

PLANNING COMMITTEE	DATE: 17/11/2025
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Number: 3

Application Number: C25/0554/18/LL

Date Registered: 31/07/25

Application Type: Full

Community: Llanddeiniolen

Ward: Penisarwaun

Proposal: To install an underground electric cable in relation to the BESS Pentir energy storage facility plan (LPA reference: C24/0532/25/LL)

Location: National Grid Co Plc, Llanddeiniolen, Caernarfon, Gwynedd, LL55 3AN

Summary of the

Recommendation: TO APPROVE WITH CONDITIONS

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1 Description:

- 1.1 This is a full planning application to install a 33kV underground cable between the Pentir electricity sub-station and the Battery Energy Storage System (BESS) facility nearby, approved via planning permission C24/0532/25/LL. The total length of the cable will be approximately 830m with the size of the site forming part of the application being 0.99ha.
- 1.2 The installation period is expected to take a maximum of 10 weeks. It is anticipated that the cable will be installed underground either through surface excavated ditches approximately 1.2m deep and 1.2m wide and backfilled, or through Horizontal Directional Drilling (underground digging between two holes) as required.
- 1.3 The site is in Open Countryside outside any development boundary as defined in the Anglesey and Gwynedd Joint Local Development Plan (LDP). It is within the Dinorwig Landscape of Outstanding Historic Interest with a small part within Zone 3 (Surface water and watercourses) as noted in the Flood Map for Planning that accompanies Technical Advice Note 15: "Development, flooding and coastal erosion".
- 1.4 The nearby woodland to the north, "Coed Tyddyn Forgan", is a recognised "Regional Wildlife Site" and is on the Ancient Woodland Inventory as a "Plantation of Ancient Woodland". The land has been categorised as 3a, 3b and 5 in the Agricultural Land Classification: predictive map for Wales.
- 1.5 The following documents were presented in support of the application:
 - Green Infrastructure and Planning Statement
 - Initial Ecological Evaluation
 - Flood Impact Assessment
 - Cultural Heritage Desktop Assessment
 - Forestry Impact Assessment

A further statement has been presented by the applicant in response to the matters raised by Natural Resources Wales and the Biodiversity Unit.

- 1.6 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.

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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 2011-2026 (LDP) adopted 31 July 2017: -**

ISA 1 - Infrastructure Provision

PS1 - The Welsh Language and Culture

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 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

Supplementary Planning Guidance (SPG) 'Maintaining and Creating Unique and Sustainable Communities' (adopted July 2019)

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 15: Development, Flooding and Coastal Erosion

TAN 18: Transport.

TAN 24: The Historic Environment

3. Relevant Planning History:

C24/0532/25/LL: Proposed Energy Storage Facility, associated access, landscaping, infrastructure, ancillary equipment, with import and export capacity to grid connection of 57MWac
- Approved 09/09/24.

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4. Consultations:

Community/Town Council: No response received

Transportation Unit: No objection

Natural Resources Wales: Protected Species

We note that the preliminary ecological report (Pentir battery energy storage system cable path, Pentir, reference: 17000_R01_NB dated 14 July 2025, Tyler Grange) submitted in support of the above application, has noted that the application site maintains potential bat roosting sites in the form of bat boxes located on trees, with potential roosting features in trees.

Bats and their breeding and roosting sites are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where bats are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three tests set out in the regulations (please also refer to paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning). Note, for the purpose of providing advice at the planning application stage, our comments are limited to the test relating to "demonstration of no detriment to the maintenance of the favourable conservation status of European protected species".

We note that the proposed construction methods are a combination of open-cut and horizontal directional drilling. Table 2.3 of the ecological report notes that bat boxes have been observed on some trees within the woodland block to the east of the application site. The table also states "should the open-cut methodology be used within the woodland to the east (adjacent to the sub-station), there would be a need to conduct further bat surveys as many suitable bat roosting features (including bat boxes) were found on many trees within the woodland block."

Based on the information submitted to date, we cannot advise your authority that the proposal would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural habitat.

Therefore, we advise that an additional survey and any appropriate mitigation measures should be conducted due to the potential for disturbance from either of the described installation methods, prior to determination to inform the decision-making process as detailed above: Otherwise, the applicant may wish to confirm the use of horizontal directional drilling (HDD) within this section of the works (with appropriate locations for the launch and reception pits) which would avoid impacts on trees, and therefore bats.

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Protected Sites

Special Area of Conservation (SAC)

We note the presence of a watercourse on the site, which discharges into the Menai Strait and Conwy Bay Special Area of Conservation, and therefore provides a hydrological pathway to the protected site.

We have concerns that a significant impact from the proposed development on the SAC cannot be ruled out during the construction phase due to the potential silt run-off entering the watercourse particularly in locations where the cable route crosses the watercourse.

To secure appropriate mitigation measures, we advise that the condition set out below should be attached to any planning permission for this development. Provided the development is carried out in accordance with those conditions, we do not consider that it will adversely affect the integrity of the SAC. Therefore, we advise that the following condition is included as part of any permission granted.

Condition 1: No development or phase of development, including site clearance work, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include the following information:

- Construction methods: details of materials, how waste generated will be managed;
- Details of any work which includes any concrete works in / adjacent watercourses, including impermeable coffer dams and measures to ensure any contaminated water is contained and not discharged into the watercourse;
- Details regarding measures to prevent any silt run-off to watercourses and remedial action if any discolouration of the watercourse occurs;
- Details regarding measures for dewatering any silt contaminated water arising from any works in wet / boggy areas;
- General site management: the details of the construction programme including timetable, details for site clearance; details of site construction drainage, containment areas, appropriately sized buffer zones between storage areas (of spoil waste, oils, fuel, 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;
- Soil Management: details of topsoil strip, storage and amelioration for re-use;

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- Traffic management: details of site deliveries, plant on site, wheel wash facilities;
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons responsible for activities associated with the CEMP and emergency contact details. The contact details should also be provided directly to the Senior Environmental Officer
Euryn.Roberts@naturalresourceswales.gov.uk prior to the commencement of work on site.

The contact details will be retained during the construction phase and then deleted. The details would be added to a spreadsheet used by duty pollution incident officers, and only used if a pollution complaint is received about the site.

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 development or phase of the development and implemented for the protection of the environment during construction.

Site of Special Scientific Interest (SSSI)

NRW believe that the proposals may affect the Morfa Harlech SSSI. On condition that the impact pathways referenced above for the SAC are adequately addressed, NRW consider the features of the SSSI will also be adequately safeguarded.

Pollution of Controlled Waters

We note that the cabling route includes crossing watercourses, and there is therefore potential for them to be buried in areas of shallow ground water / areas where the ground water level could come up to be within the invert depth of the cabling. Such conditions could compromise the integrity of the cabling over the lifetime of the development.

We advise that a preliminary decommissioning assessment should be presented to provide details regarding removing the buried cables at the end of the proposed developments' operational lifetime.

Condition 2: No less than 12 months before the expiry of this planning permission, a decommission and restoration plan shall be submitted and approved in writing by the Local Planning Authority. The Decommission and Restoration plan should include:

- Details of the methods for the removal of surface and sub-

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surface elements which are considered necessary.

- Details on how the site will be restored to a condition deemed acceptable.
- The timing of the decommissioning works.
- The measures to be used during decommissioning to minimise environmental impacts of the works (considering both potential disturbance and pollution prevention measures).
- Details of restoration for the areas disturbed by commissioning.

The approved decommission and restoration plan shall be carried out and completed within 12 months of the end of the operational phase of the associated battery energy storage system (BESS) or installed cabling.

Justification: To ensure necessary decommissioning and restoration measures are agreed prior to the expiration of a temporary planning permission, or specific activity at the site and implemented to prevent any long-term environmental impacts as a result of the development.

Our records indicate the presence of a spring and well located to the western side of the application site near the proposed watercourse crossing. It is unclear whether the spring or well are currently being used as water sources, and we advise that you consult with your Environmental Health team regarding this matter.

Lead Local Flood Authority

The Lead Local Flood Authority (as cited in the Flood and Water Management Act 2010), is normally the appropriate body to provide advice on the existing surface water flood risk and the management of surface water drainage from new developments.

Advice on localised flood risk from pluvial, surface water or groundwater should be sought on the relevant Lead Local Flood Authority.

Any work affecting an ordinary watercourse may require an Ordinary Watercourse Consent from Cynfor Gwynedd in their capacity of Lead Local Flood Authority.

Protected Species

We note that the Preliminary Ecological Appraisal (Pentir BESS Cable Route, Pentir, reference: 17000_R01_NB dated 14/07/2025, Tyler Grange) submitted in support of the above application has identified that the application site supports potential roost sites for bats in the form of bat boxes located on trees and potential roost features

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in trees.

Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where bats are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three tests set out in the Regulations (Please also refer to Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning). Please note, for the purposes of providing advice at the planning application stage, our comments are limited to the test relating to “demonstration of no detriment to the maintenance of the favourable conservation status of European protected species”. We note that the proposed construction methods are a combination of open-cut and horizontal directional drilling (HDD). Table 2.3 of the ecological report states that bat boxes were observed on some trees within the woodland block to the east of the application site.

The Table also states “should the open-cut methodology be used within the woodland to the east (adjacent to the substation), further bat surveys would be required as a number of suitable bat roosting features (including bat boxes) were found to be present on a number of trees with the woodland block.”

Based on the information submitted to date, we are unable to advise your Authority that the proposal would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

We therefore advise that additional survey and any appropriate mitigation measures are submitted due to the potential for disturbance from either of the described installation methods, prior to determination to inform the decision-making process as detailed above: Alternatively, the applicant may wish to confirm the use of HDD within this section of the works (with appropriate locations for the launch and reception pits) which would avoid impacts on trees and therefore bats.

Protected Sites

Special Area of Conservation (SAC)

We note the presence of a watercourse on site which discharges into the Menai Strait and Conwy Bay Special Area of Conservation (SAC) and therefore provides a hydrological pathway to the protected site.

We have concerns that harm from the proposed development on the SAC cannot be ruled out during the construction phase through potential silt run off entering the watercourse particularly in locations where the cable route crosses the watercourse.

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To secure appropriate mitigation measures, we advise that the condition set out below should be attached to any planning permission for this development. Provided the development is carried out in accordance with those conditions, we do not consider that it will adversely affect the integrity of the SAC. We therefore advise the following condition is included on any permission granted.

Condition 1: No development or phase of development, including site clearance, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include the following information:

- Construction methods: details of materials, how waste generated will be managed;
- Details of any works involving any concrete works in/adjacent to watercourses, including impermeable cofferdams and measures to ensure any contaminated water is contained and not discharged to the watercourse;
- Details regarding measures to prevent any silt run-off to watercourses and remedial actions if any discolouration of the watercourse occurs;
- Details regarding measures for dewatering any silt contaminated water arising from any works in wet/boggy areas;
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containment 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.
- Soil Management: details of topsoil strip, storage and amelioration for re-use.
- Traffic Management: details of site deliveries, plant on site, wheel wash facilities.
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons responsible for activities associated with the CEMP and emergency contact details. The contact details should also be provided directly to the Senior Environment Officer Euryan.Roberts@naturalresourceswales.gov.uk prior to the commencement of work on site. The contact details would be retained during the construction period and then deleted. The details would be added to a spreadsheet used by duty pollution incident officers and only used if a pollution complaint is received about the site.

The CEMP shall be implemented as approved during the site

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preparation and construction phases of the development.

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

Pollution of Controlled Waters

We note that the cabling route includes crossing watercourses and there is therefore potential for them to be buried in areas of shallow groundwater/areas where the groundwater level could raise to be within the invert depth of the cabling. Such conditions could compromise the integrity of the cabling over the lifetime of the development.

We advise that a preliminary decommissioning assessment should be submitted in order to provide details on the removal of the buried cables at the end of the proposed developments operational lifetime.

Condition 2: No less than 12 months before the expiry of this planning permission, a decommissioning and restoration plan shall be submitted and approved in writing by the Local Planning Authority. The Decommissioning and Restoration Plan should include:

- Details of the methods for the removal of surface and sub-surface elements which are considered necessary.
- Details on how the site will be restored to a condition deemed acceptable
- The timing of the decommissioning works
- The measures to be used during decommissioning to minimise environmental impacts of the works (considering both potential disturbance and pollution prevention measures)
- Details of restoration for the areas disturbed by commissioning.

The approved decommissioning and restoration plan shall be carried out and completed within 12 months of the end of the operational phase of the associated BESS or installed cabling.

Justification: To ensure necessary decommissioning and restoration measures are agreed prior to the expiration of a temporary planning permission or specific activity at the site and implemented to prevent any long-term environmental impacts as a result of the development.

Our records indicate the presence of a spring and well located to the western side of the application site near the proposed watercourse crossing. It is unclear whether the spring or well are currently used as water sources and we advise that you consult with your Environmental Health team regarding this matter.

Lead Local Flood Authority

The Lead Local Flood Authority (as cited in the Flood and Water Management Act 2010) is normally the appropriate body

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to provide advice on existing surface water flood risk and the management of surface water drainage from new developments.

Advice on localised flood risk from pluvial, surface water or groundwater should be sought from the relevant Lead Local Flood Authority.

Any works affecting an ordinary watercourse may require an Ordinary Watercourse Consent from Gwynedd Council in their capacity of Lead Local Flood Authority.

Welsh Water:

No observations to offer.

Biodiversity Unit:

An ecological survey report of the site is required, including a reptiles survey and a peat survey (soils).

The route of the cable work includes several habitats of biodiversity value, including:

- Broadleaved woodland
- Purple moor grass pasture and reeds
- Ditch/watercourse

It is likely that the works will lead to losing habitats of biodiversity value and therefore mitigation will be required.

Records show that many bird species have been recorded here and Himalayan Balsam is present. The developer should provide a Himalayan Balsam removal plan.

Trees Unit:

The development will avoid most of the impact on ancient woodland and trees by using non-ditch methods to install cables following all the recommendations provided by the Arboriculture Impact Assessment.

Public Protection Unit:

Construction work can cause noise, vibration and dust issues for the area's residents. Suggest appropriate conditions to manage these impacts.

Water and Environment Unit:

No objection.

Gwynedd Archaeological Planning Service:

Consider that the proposed development could have archaeological implications. Recommend a condition that will insist on a programme of monitoring and archaeological recording during the groundworks.

SP Energy Networks

Request that a Construction Management Plan is submitted and agreed that will include a requirement for the applicant to note how the impacts on the electricity network will be managed and mitigated.

Cadw

No response received.

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Public Consultation: A notice was posted on the site and the advertising period has expired. No observations were received in response to the public consultation.

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, the proposal is located with the intention to connect two sites that are already approved and therefore the rural location is unavoidable. 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, siting this development completely underground, it is considered that the proposal achieves this.
- 5.3 Although the development is not a renewable energy plan in itself, it would form part of the support network that could be used when 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 Evaluation was submitted with the application, and it noted:
 - That there would be no impact on national or internationally designated sites.
 - Mitigation measures such as creating an Environmental Construction Management Plan, sensitive lighting and Roots Protection Zones will be sufficient to protect from the risk of pollution.
 - The cable route is designed to avoid any important ecological features with a Horizontal Directional Drilling method being used to avoid habitats of ecological importance.
 - Through sensitive implementation methods, protected species and habitats are avoided.
 - Following the Assessment's recommendations, no matter of environmental significance will arise.

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- 5.5 The Biodiversity Unit noted the need for a bat survey and a peat survey as part of the Environmental Assessment, they also noted the need for proposals for environmental improvements and mitigation and the Himalayan Balsam removal plan. In response, the applicants noted that the Initial Ecological Evaluation presented includes an assessment for bats and, as the site is not stated on the DataMap Cymru "Peatlands in Wales" map, a peat survey is not a requirement. It is also noted that details to create habitats are noted in Table 2.3 of the Ecological Evaluation presented and includes planting mixed scrub and additional hedges, planting of native species and providing bird/bat boxes and a reptile shelter. It is also noted that a Green Infrastructure Statement was presented as part of the application.
- 5.6 In addition an Arboriculture Impact Assessment was submitted and noted implementation methods for different zones of the development, ensuring that there will be no impact on tree roots as the development progresses. This was acceptable by the Trees Unit.
- 5.7 Natural Resources Wales noted a concern regarding lack of information in the application about the potential impact on protected species and a response was received from the applicant to the point raised and it was noted, that by using an underground drilling method in sensitive places, with the launching points located outside the tree roots' protection areas, important features could be avoided. Although a further response by NRW is expected on this matter, it is considered that the confirmation received addresses NRW's concern in terms of impact on protected species, and it is possible to impose a planning condition to ensure further details of the method and the launching points at these locations. In addition, NRW were eager to ensure that an Environmental Construction Management Plan is submitted to ensure that there is no risk of harm to protected sites due to pollution on the site. Also, they were eager to ensure a condition to ensure an appropriate Decommission and Restoration Plan at the end of the plan's lifetime. The applicant is happy to accept such conditions.
- 5.8 Given the information above and accepting that the final development will be completely underground, it is believed, by setting appropriate conditions, that it can be ensured that there will be no significant harm to biodiversity deriving from the development and improvements could be ensured that would equate to a net gain to the biodiversity value of the site. Therefore, it is deemed that the proposal is consistent with Criterion 1 of Policy ADN 3 in terms of its biodiversity impact and is also in keeping with the objectives of policies PS 19 and AMG 5 of the LDP, as well as chapter 6 of the PPW relating to green infrastructure.

2. The proposal would not be harmful to visual amenities

- 5.9 The final development would be completely underground and, from undertaking the proposed mitigation work, it is not believed that any long-term visual impact would derive from the development. It is therefore believed that the proposal meets this criterion, as well as policies PCYFF 2 and PCYFF 4 as they consider visual amenities.

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

- 5.10 There are four dwellings within approximately 200m from the site and the Public Protection Service noted that the construction work could cause problems due to matters such as dust, vibration and noise and a series of conditions were proposed to ensure that there would be no harmful impact on nearby dwellings. These include submitting a Construction

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Management Plan to agree on measures to mitigate any harmful effects. In addition, SP Energy Networks, the owners of the Pentir sub-station, noted that any Construction Management Plan should include details of how the effects on the electricity network would be managed and mitigated.

- 5.11 Setting appropriate conditions as suggested above, it is believed that the development is acceptable under policy PCYFF 2 of the LDP as it relates to protecting nearby land uses for development sites.

4. There would be no unacceptable impact on water quality

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

5. Previously used buildings / land should be used

- 5.13 This is a greenfield site and the justification for choosing the site is included in 5.2 above.

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

- 5.14 Given that the development will not be visible, no cumulative impact would derive from the development.

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

- 5.15 On the whole, 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 site's restoration plan will be agreed before the need for the facility ends.
- 5.16 Given the above assessment, it is deemed that the application meets all the relevant criteria and therefore the proposal is acceptable in terms of principle and complies with the requirements of policy ADN 3 of the LDP.
- 5.17 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.

Transport and access matters

- 5.18 Once it is operational, there will be no demand for vehicular access to the site and there will be no long-term impacts on highway safety deriving 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 highway safety and convenience.

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Heritage and Archaeology Matters

- 5.19 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 confirms 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 policy PS 20 of the LDP in relation to heritage features.
- 5.20 In terms of archaeology, Heneb (Gwynedd Archaeological Planning Service) 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 groundworks, 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 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.

Agricultural land

- 5.21 The Welsh Agricultural Land Classification: Predictive Map classifies the proposed site for the facility as a Grade 3b or Grade 5 low-quality land with a small section in Grade 3a. In the long run, no loss of agricultural land would derive from the proposal and therefore the application complies with the requirements of Policy PS 5 of the LDP as it aims to safeguard the "best and most versatile agricultural land".

Flooding Matters

- 5.22 A Flood Risk Assessment was submitted with the application which notes that the development would only be temporary, without any permanent land structures above ground and there will be no changes to the use of the current land. The cable route corridor will not increase the risk of flooding in the nearby area and the impact on flooding would be negligible. Natural Resources Wales and the Lead Local Flood Authority (Water and Environment Unit) were consulted and no objection to the plan was raised. Generally, given that there would be no change in the nature of the land after completing the development, as a result of the expert advice above, it is not anticipated that this development would likely increase the flood risk on the site or the area in general and therefore it is believed that the proposal is acceptable under policy PS6 of the LDP and TAN 15.

Language Matters

- 5.23 In accordance with the Planning (Wales) Act 2015, it is a duty when determining 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), along with

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Technical Advice Note 20. The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development.

- 5.24 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. In terms of the types of developments in question, the following are noted: The proposal does not reach the thresholds for submitting a Welsh Language Statement or a Report on a Welsh Language Impact Assessment. However, Appendix 5 of the SPG notes that every housing, retail, commercial or industrial development where there is no need to submit a Welsh Language Impact Statement/Assessment should show how consideration has been given to the language.
- 5.25 The proposal before you is to install an underground cable between the Pentir sub-station and the Battery Energy Storage System facility. The work period is 10 weeks. It is not considered that the proposal is likely to have a detrimental impact on the Welsh Language and therefore, it is considered that it complies with the requirements of policy PS1 in this context.

6. Conclusions:

- 6.1 It is considered that the proposal is acceptable in principle and would not cause significant harm in terms of its impact on the landscape. It is also 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 approve in accordance with the following conditions:
1. Five years.
 2. In accordance with the plans/details submitted with the application.
 3. Compliance with the recommendations of the Initial Ecological Evaluation, Arboriculture Impact Assessment and the Green Infrastructure Statement.
 4. Submission of an Environmental Construction Management Plan to manage impacts on the natural environment.
 5. Submission of a Construction Management Plan to manage amenity matters.
 6. Agree on an Archaeological Work Programme
 7. Submission of the Site's Restoration Plan to restore the site to a condition agreed with the Planning Authority after the development's operational period has ended
 8. Submission of a plan for eradicating Himalayan Balsam from the site
 9. Submission of details for an underground drilling method with launching points located outside the tree roots' protection areas.

Notes: Natural Resources Wales
Gwynedd Archaeological Planning Service