

<b>PLANNING COMMITTEE</b>	<b>DATE: 18/05/2026</b>
<b>REPORT OF THE ASSISTANT HEAD OF DEPARTMENT</b>	

**Number: 1**

**Application Number: C25/0949/36/EIA**

**Date Registered: 24/12/2025**

**Application Type: Environmental Impact Assessment**

**Community: Garndolbenmaen**

**Ward: Dolbenmaen**

**Proposal: 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.**

**Location: Land South Of A487, Glan Dwyfach, Garndolbenmaen, LL51 9PQ**

**Summary of the Recommendation: TO DELEGATE THE RIGHT TO APPROVE WITH CONDITIONS SUBJECT TO THE RECEIPT OF A FAVOURABLE RESPONSE FROM THE TRUNK ROAD AGENCY**

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

## 1. Description:

- 1.1 This is an application for a proposed new substation and associated infrastructure and ancillary works that include a new access road from the A487 and the upgrading of existing agricultural access track and new underground 132kV cables to connect to the existing Electricity Networks overhead line.
- 1.2 This proposal forms part of a wider project which encompasses the reinforcement of overhead lines and cables on the existing circuits between Pentir and Trawsfynydd substations in North West Wales. 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 (Great Britain's 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:
- 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 under reference C25/0947/25/EIA.
- Glaslyn Cables – 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. A planning application has been submitted under reference C25/0947/25/EIA.
- 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.
- Section 37 consent under the Electricity Act 1989 will be required for the following ( these will not be subject to a planning application):
- Bryncir – Replacement of Tower 4ZC067 and downloads into the proposed Bryncir substation. Installation of fibre optic cable.
- Bryncir – A new 132 kV overhead line (for part of the route) to connect the existing SPEN DB route to the Bryncir substation and removal of a redundant section of SPEN DB route.
- Trawsfynydd – Amendment to downloads from the existing Tower 4ZC005 to turn into a new gantry in the substation and changes to the alignment of substation compound southern western boundary fence. (This site falls under the jurisdiction of the Snowdonia National Park Authority)
- 1.4 The site subject to this application is located to the southeast of Bryncir (1km), south of the A487 and to the east of the junction with the B4411 and 1.2km southwest of Garndolbenmaen. The proposed development site is located on relatively flat ground and comprises predominantly pastoral fields, with an area of marshy grassland to the southwest. The site is enclosed by a variety of field boundary types, primarily dry-stone walls and post and wire fencing, with overgrown hedgerows and hedgerow trees along the southern and north-eastern boundaries. Managed hedgerows are also present along the southern side of the A487.
- 1.5 The proposed works will cover a total of 12.4 hectares (ha) with the substation compound measuring 1ha with the remaining land comprising of the cable routing, access roads and construction compounds. It is noted that a similar proposal has previously been approved under reference

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

C17/0772/36/LL (and a subsequent permission to extend the time period for commencing works under C22/1102/36/AC), however this permission no longer meets the needs of the project.

The development will include;

- Construction of a new 400 kV substation, including a permanent access road.
- Installation of a new section of 132 kV underground cable and two fibre-optic cables to provide substation communications, comprising one routed underground from Tower 4ZC068 and one routed directly from replacement Tower 4ZC067.
- Permanent diversion of Public Right of Way Dolbenmaen No. 18 and construction of a new land-owner access track.
- Installation of a small kiosk to supply low-voltage electricity to the substation.

The proposed substation would comprise the following equipment and infrastructure:

- One Super Grid Transformer (400/132 kV).
- Ancillary buildings, including: A small single-storey amenity building measuring approximately 38 m in length and up to 5 m in height; and a separate small single-storey building housing the main control systems.
- Busbars and Air Insulated Switchgear (AIS), comprising one 400 kV installation; and one 132 kV installation.
- Earth switches (Six at 400 kV and three at 132 kV).
- Disconnectors (Four at 400 kV and one at 132 kV).
- Circuit breakers two at 400 kV and one at 132 kV.
- Three cable sealing ends.
- Twelve current transformers.
- Three settlement metering units.
- One diesel generator.
- A gantry structure with a maximum height of up to 10.5 m.
- One low voltage alternating current (LVAC) transformer.
- Surge arrester (Three at 400 kV and three at 132 kV).
- Voltage transformers (Three at 400 kV and four at 132 kV).
- One water tank.
- One oil interceptor.

1.6 The Scottish Power Energy Networks (SPEN) Distribution Boundary (DB) route would connect to the proposed Bryncir substation via a combination of underground cables and overhead line. The DB connection route would leave the proposed Bryncir Substation to the east as approximately 600 m of 132 kV underground cable, installed in trefoil formation, crossing beneath the Pentir to Trawsfynydd 400 kV overhead line before routing north through two fields and turning west to a cable terminal structure. From this point, the route would continue as approximately 250 m of overhead line, and would be subject to a separate s37 of the Electricity Act consent.

1.7 A permanent access road providing access to the proposed works site from the A487 via an upgraded existing access track opposite Bryn-yr-Efail-Uchaf. The access route would follow field boundaries to the substation compound. The permanent access road would be approximately 250 to 300 m in length, have a maximum width of 6 m, and would comprise a tarmacadam surface. Crossing points would be provided to enable landowner access across the road.

1.8 A temporary construction compound would be located near the vehicle access from the A487, with a secondary construction area located adjacent to the proposed substation compound.

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- 1.9 Public Right of Way (PRoW) Dolbenmaen No. 18 crosses the proposed site and would be permanently diverted to facilitate the Bryncir substation. The diverted route would run adjacent to the substation access track, follow the southern boundary of the drainage pond, and reconnect with the existing route to the west. A separate application under Section 257 of the Town and Country Planning Act 1990 will need to be submitted to formally divert the footpath.
- 1.10 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. Volume 3 of the ES is specifically in relation to the Bryncir substation development and is supported by Volumes 6 (Wider works), Volume 7 (The project and cumulative effects) and Volume 8 (Technical Appendices).
- 1.11 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. The report concluded that the seven formal responses from statutory consultations received had been considered.

## 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 3: Protecting and enhancing features and qualities that are distinctive to the local landscape character  
 AMG 5: Local Biodiversity Conservation  
 AT 1: Conservation areas, world heritage sites and registered historic landscapes, parks and gardens  
 AT 4: Protection of non-designated archeological sites and their setting

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Supplementary Planning Guidance – Maintaining and Creating Distinctive and Sustainable Communities 2019

## 2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Version 12 – February 2025)

Technical Advice Note 5: Nature Conservation and Planning

Technical Advice Note 12: Design

Technical Advice Note 15: Development, flooding and coastal erosion

Technical Advice Note 18: Transport

Technical Advice Note 23: Economic Development

Technical Advice Note 24: The historic environment

## 3. Relevant Planning History:

C22/1102/36/AC 'Variation of condition 1 (timeframe to start work) on planning permission C17/0772/36/LL to extend the period for starting the work for a further 5 years' permitted with conditions on 27/02/2023.

C18/0168/36/LL 'Application to vary condition 2 of planning permission C17/0772/36/LL in order to move the diversion of the public footpath no. 18' permitted with conditions on 18/05/2018.

C17/0772/36/LL 'New substation, associated infrastructure, landscaping and new access road' permitted with conditions on 12/1/2017.

C17/0063/36/SC 'Screening opinion for a proposed new 400kv substation' EIA not required by decision dated 08/02/2026.

## 4. Consultations:

Community Council: No response received.

Transportation Unit: No Response received.

Public Rights of Way Unit Response received on 05/01/2026:  
The route of public right of way (Footpath) number 18 in the community of Dolbenmaen is affected by this development (see attached plan). The applicant has also noted the proposed diverted route.

The route of a public right of way should not be moved unless the change has first been authorised by a legal Order, known as a Diversion Order. The applicant must contact Cyngor Gwynedd Rights of Way Team prior to submitting a formal application to divert the path under section 257 of the Town and Country Planning Act 1990. Contact:- Llwybrau@gwynedd.llyw.cymru. The Council's Rights of Way Team request that this is a condition in the planning consent.

Before starting any diversion procedure, the applicant and the Council will need to agree on the direction of the diverted route, the standard of the new path in terms of surfacing and any furniture such as gates. It is also expected that the applicant will agree to meet all the relevant costs in terms of diverting the route.

Natural Resources Wales: Response received on 26/01/2026:

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

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

Please note that for the purposes of this application, we have only considered the proposed development within the red line boundary. We have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome if the document identified below is included in the approved plans and documents condition on the decision notice:

Document - Outline Construction Environmental Management Plan, National Grid, December 2025

Please note, without the inclusion of this document we would object to this planning application. Further details are provided below.  
Environmental Management

The Afon Dwyfach is within close proximity of the proposed access track and substation. Due to the proximity of the Afon Dwyfach there is a need to minimise the risk of pollution that could occur by the construction of the proposed development. If not managed properly, there may be a high risk of pollution of controlled waters.

We note the submission of Outline Construction Environmental Management Plan, National Grid, December 2025. The mitigation measures proposed in the Outline Construction Environmental Management Plan (CEMP) and supporting documents are comprehensive and appropriate to protect the environment, provided they are implemented rigorously and monitored effectively.

We would therefore advise that your Authority include the following document in the approved plans and documents condition on the decision notice:

- Outline Construction Environmental Management Plan, National Grid, December 2025

#### Protected Species

##### Bats

We note the information submitted in support of the above application (Bryncir Bat Survey Report, National Grid, Environmental Statement Appendix 3.5F).

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”.

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

As this is a lower risk case for bats, we consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range. We recommend that you discuss the need to secure any avoidance or mitigation (including appropriate lighting controls) measures with your internal ecological advisor.

We note that no other protected species (fully protected under the Wildlife and Countryside Act 1981 (as amended) or European protected species) were noted within the site and as such we have no further comments to make on protected Species.

#### Flood Risk

The Flood Map for Planning identifies the application site to be within Flood Zone 1, and therefore at low risk of flooding. We do not have any further flood risk comments.

We recommend that you consult your colleagues in the Local Authority Drainage Department for further advice in relation to the proposed site drainage. We advise that any proposed surface water drainage scheme should ensure that run-off from the proposed development is reduced or will not exceed existing runoff rates. Details of adoption and management should also be submitted to ensure that the scheme/systems remain effective for the lifetime of the development.

#### National Landscape

Due to the distance and sense of separation from the Eryri National Park, direct notable impacts on the National Park or its setting are not anticipated during the construction and operational phases. Effects are considered negligible and not significant.

Due to the separation distance from the Llŷn National Landscape / Area of Outstanding Natural Beauty (AONB), we consider that there would be no significant effects on the AONB.

#### 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.

Dŵr Cymru Welsh Water:

Response received on 21/01/2026:

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

Firstly, we would advise that our response is based on land included within the red line boundary on the Site Location Plan (TCPA) submitted in support of the application. With respect to the submitted application form, we acknowledge that the development proposes to discharge foul and surface water flows to a cess pit and sustainable drainage system respectively.

#### FOUL WATER

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

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

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

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.

#### ASSET PROTECTION

In addition, we would advise it is the applicant's responsibility to ensure that any proposed works do not conflict with any underground services. For Sewers or Watermains that may be present and affected by your proposals, you are advised to contact Dŵr Cymru Welsh Water who will be able to explain whether any consent is required for your proposed works. Prior to commencing works, we recommend you review the information and guidance on available on Welsh Water's website at

<https://developers.dwrcymru.com/en/applications/planning/asset-location-and-cctv-surveys>

#### WATER SUPPLY

We note as part of the proposal that a water tank is proposed. We would be grateful to receive an estimate of the daily and annual water consumption in order to assess and advise further.

Please be advised Dŵr Cymru Welsh Water is not responsible for fire protection or for providing suitable fire flows. Providing fire flows and fire protection are the responsibility of the appropriate regional Fire Services. We refer you to the 3rd Edition of the National Guidance Document on the Provision of Water for Fire Fighting published by the Local Government Association and Water UK.

Accordingly, for the reasons outlined above, we offer a holding response until such time as additional information has been submitted and request we are re-consulted on receipt of this information.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at [developer.services@dwrcymru.com](mailto:developer.services@dwrcymru.com)

Please quote our reference number in all communications and correspondence.

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Thank you for consulting on the above application, our observations are as follows; The Service has assessed the Environmental Statement and associated documents in relation to noise and air quality for the above development, namely;

- Environmental Statement (ES) Report, volume 3: Bryncir Works, November 2025
- Operational Noise Assessment (ES Volume 3 – Appendix 3.11.B and A Operational Noise Assessment)
- Outline Construction Environmental Management Plan
- ES report, volume 3, Chapter 10 : Air Quality and Emissions

### **Operation noise**

The submitted noise and vibration assessment has been reviewed with regard to the potential impacts on residential amenity arising from construction activities, construction traffic, ground-borne vibration, and operational noise from the proposed substation and associated equipment.

The location is predominantly surrounded by agricultural fields and in a rural area. The nearest noise sensitive property being 105m North of the site, and 175m South of the site. The proposed substation will operate at voltages up to 400kV , with equipment including one Supergrid Transformers (SGTs), cooling plant, support and electrical equipment, ancillary buildings, an access road and security fencing.

The noise assessment has been undertaken for the SGT and cooling plant as the dominant main noise source from the site. It is understood that there will be further transformers onsite, cable sealing ends and diesel generator. Can the Service have an explanation why these have been excluded from the noise assessment; would other equipment on-site increase the noise level when all operating at the same time? Could the applicant please clarify? The specific sound level used in this assessment for the SGT is based on 102.5% voltage and 50% load. There is the potential for this load to be exceeded in emergencies/exceptional circumstances. The Service would have expected to see the worst-case scenario when the transformers and cooling fans are operating at 100%. Can the applicant submit further information demonstrating what the predicted noise levels would be during the night-time period when the site is operating under maximum load conditions, with all plant and equipment on-site in operation? There is no sound power data provided for low frequency bands for SGT, and therefore the assessment has been modelled on 100Hz for the main SGT tank and placed within an enclosure that provided a minimum of 20dB sound attenuation at 100Hz. A fixed +3 dB acoustic feature penalty has been applied for tonality. Transformers can exhibit tonal components that may warrant +4 to +6 dB penalties, especially at night when background levels are low. As the low frequency data is not available, and there could be a risk of tonality issues/hums, the Service would advise that the highest penalty to be adopted as a worst-case scenario. If this was the case, noise from the substation would have an impact on noise sensitive residents during the night-time period. Can the applicant explain why the worst case in relation to low frequency noise/tonality has not been considered?

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

The report concludes a “low” noise impact; however, key components of the assessment are based on generic source data, assumed low-frequency mitigation performance. There are concerns from the Service that with low background noise levels were even small, tonal noise can be disturbing to residents. Following a review of the submitted Operational Noise Assessment (ES Vol 8 – Appendix 3.11.B Operational Noise Assessment), the Public Protection Service is unable to provide support for the proposal at this stage. While the document broadly follows BS 4142 methodology, there are several material uncertainties, assumptions, and data gaps which prevent the authority from concluding that the development will not result in adverse noise impacts, particularly during the quietest night-time periods. Public Protection Service would request that the applicant clarifies the issues raised above.

If approval is granted prior to receiving the additional information/clarification, the Service would recommend that the following are conditioned: Operational noise:

- The rating level (L<sub>A</sub>r,Tr) from the combined noise of all fixed plant and machinery at the substation shall not exceed the representative night-time background level (23 dB LA90) at any noise-sensitive receptor. Daytime rating levels shall be at least 5 dB below the daytime LA90. All fixed plant, machinery and equipment located on site shall be maintained following installation and throughout the lifetime of the consent.
- A commissioning noise survey shall be undertaken within 3 months of operation to ensure compliance with the noise condition above, and low frequency noise to be assessed.
- The Supergrid Transformers shall be enclosed within an acoustic enclosure that provided a minimum of 20dB attenuation at 100Hz. Validation of enclosure performance before prior to operation.
- Any substitution to plant and Equipment onsite requires demonstration of equal or lower spectral noise levels.
- Should there be any exceedance or adverse impact further mitigation measures shall be implemented within 8 weeks, followed by retesting.
- Where a verified complaint is received by Cyngor Gwynedd that suggests that the Noise Rating Level from all fixed plant, machinery and equipment located on site exceeds the background sound level at receptor identified within the noise report, the operator of the site shall complete an assessment in accordance with the methodology and principles set out in BS 4142:2014+A1:2019, to demonstrate that the Noise Rating Level does not exceed the background sound level. The combined Noise Rating Level of all fixed plant, machinery and equipment located on site should account for any reasonable character corrections, i.e., tonality, intermittency, impulsivity, and other sound characteristics. The assessment shall be completed by a competent person agreed in writing with the Local Planning Authority in advance of the assessment.

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

If the Noise Rating Level exceeds the background sound level a further scheme incorporating further measures to achieve a Noise Rating Level shall be submitted to the Local Planning Authority for approval. All works comprised within those further approved measures shall be completed.

### **Construction noise**

Construction noise has been assessed within Chapter 11 of the ES. The Service agree with the methodology used to assess the predicted construction noise levels at the noise sensitive properties. These being based on category A and B. The Service would recommend that the following are conditioned if the application is granted:

- daytime noise threshold LAeq,T is conditioned for each receptor identified within the table below.
- Noise monitoring shall be undertaken on the boundary of the closest residential properties; to ensure that the noise threshold is not exceeded.
- Noise sensitive property shall be notified by letter or leaflet drop advising of the works programme with estimated start and completion dates. The notification shall also contain the names and telephone numbers of site contacts to deal with enquiries. The notification leaflet/letter shall also be sent to the Planning Authority and Public Protection Department.
- The developer shall be responsible for responding to complaints within an adequate time frame and where appropriate providing details of corrective action taken. All complaints shall be recorded and the Local Authority notified.

Should piling take place, it is recommended that the following is conditioned:

- The piling method adopted must be that of non-percussive nature. Piling must only be undertaken between the hours of 9:00 – 17:00 Monday to Fridays only, piling shall not be permitted on Saturday, Sundays or a bank holiday.

Vibrations: Construction Within the BS5228-2 guidance, levels above 1.00mms-1 – 10.0mms-1 may cause complaint but can be tolerated if prior warning and explanation is given to residents. The proposed development work has predicted that vibration will be negligible at the noise sensitive properties as there are no residential properties within 50m of the development.

### **Outline Construction Environmental Management Plan (OCEMP)**

The OCEMP provides details of what needs to be considered and included in a detailed Construction Environmental Management Plan (CEMP) that will be developed prior to works commencing. The proposed working hours during the construction works are 07:00-19:00 Mondays to Fridays, no work over the weekend and bank holidays. Cyngor Gwynedd stipulate that all Construction noise should be

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

within 08:00-18:00 during the week, and 08:00-13:00 on Saturday, with no work on Sundays or Bank Holidays.

Any working outside of the proposed hours must receive consent from the Local Authority. Any night-time working, the developer should make an application for a s.61 Control of Pollution Act consent, accompanied with a noise report for any night-time work.

- Construction work shall only be undertaken between 08:00-18:00 during the week Monday Friday, and 08:00-13:00 on Saturday, with no work on Sundays or Bank Holidays.

The Service agree with the measures to control noise within the OCEMP. This section noted that noise monitoring will be undertaken by the contractor. A competent person shall undertake noise monitoring during the construction phase. The results of the noise monitoring must be recorded, along with the time, duration, location and weather conditions. The records shall be made available to officers of the Local Authority.

Table 4.1 Construction Management and Mitigation states under B-BW-004, the noise levels for general construction work, the background noise level should not be exceeding 70 decibels (dB), or that greater from levels obtained from main A487 road. The noise levels must adhere to the noise limits agreed with the Local Planning Authority, it has been identified that the noise limits at some properties shall be 65dB, not 70dB. Therefore, this section does not correspond with the details within the noise chapter 11 on predicted noise limits, and it will be necessary to ensure that the CEMP coincides with the noise levels in the noise assessment.

Air Quality: we agree with the proposed best working practice to reduce dust emissions during the Construction period.

- It is advised that the details in the OCEMP be implemented in the final CEMP before deciding on the proposed development.

### **Air Quality**

The dust impact assessment follows the IAQM 2024 guidance. The Chapter identifies that there will be large dust-emission magnitude for earthworks, construction and track out, low overall sensitivity due to receptor Distribution and low-risk outcomes for amenity, health, and ecological receptors with mitigation applied.

The use of electric generators rather than diesel is preferred for both noise and air quality benefits, and the developer should consider using electric generators. The mitigation measures outlined within the OCEMP shall be implemented into a Construction Management Plan (CEMP). With the mitigation measures proposed within the OCEMP the Service have no additional comments to make on this chapter.

### **Contaminated land**

A desk-top study should be undertaken to ensure land is not contaminated. If unexpected contamination is found during development, all works must cease immediately. The LPA must be notified within 48 hours and an appropriate investigation/mitigation strategy submitted for approval. Work shall not recommence until written approval has been given.

### **Lighting**

No details have been provided within the application relating to whether external lighting will be implemented at the substation.

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Should external lighting be installed, a lighting assessment must be undertaken. All lighting shall be suitably angled and if necessary shielded (as determined by the Local Planning Authority) to prevent glare and light trespass beyond the site boundary as per the guidance provided by the Institution of Lighting Professionals Guidance – Reduction of Obtrusive Light Guidance Note 01/21. The lighting shall be maintained following installation and throughout the lifetime of the consent.

**Conclusion**

There is the potential for low frequency noise disturbance from the development to nearby sensitive receptors as the data are not available, and assessment when the substation is running at maximum capacity has not been assessed. The Service has matters which require clarification or additional information to support the application. If approval is considered, the Service recommend that the conditions mentioned above are applied to protect residential amenity.

Biodiversity Unit:

Following a site visit on 18th March 2026, I can confirm that much of this site is on agriculturally improved fields dominated by Perennial Rye-grass with low biodiversity and no species interest.

During the site visit we happened to meet the Morgan Sindal project manager for the construction.

The *clawdd* along the main road, where it is proposed to create a wider access, is on a raised bank and the grassland here is semi-improved with mosses and Field Wood-rush *Luzula campestris*. This bank has the potential for grassland fungi and I recommend that the turves are removed and transplanted into area that will be protected from agricultural operations. In Teams meetings (1st & 7th April 2026) with applicant (TACP) and their ecologist (Donna Hall) it was agreed that the bank turve will be translocated. I recommend that a plan detail this is proved together with a map showing where the receptor site for the turve will be. It will also require monitoring for 5 years.

**Temporary Works & Afon Dwyfach**

The temporary access works, circled in red below, is along Afon Dwyfach. Although this area is outside of the red line boundary of the planning application the work is integral to the application for development, and works in this area have the potential to impact Marsh Fritillary butterflies associated with the nearby SAC. This area is a wetland habitat with Purple Moor-grass, Sphagnum mosses, in place it is very boggy and wet. This habitat is sensitive to changes in hydrology such as drainage or channels or holes can also lead to drainage. This habitat is sensitive to compaction. Purple Moor-grass habitat is a priority biodiversity habitat listed by the Welsh Government under the Environment Act 2016. The applicant has a duty to minimise damage to this habitat and restore it. Temporary access using bog matting and tracked vehicles can reduce compaction and damage

Part of it has scattered trees and this is wet woodland, which is a biodiversity priority habitat. Afon Dwyfach will have to be crossed. While works are taking place an ecologist must be present at all times. The habitats here are likely to support reptiles, therefore measure must be taken to avoid harm to reptiles.

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Further investigation is required to assess the river's potential to support Fresh Water Pearl Mussel.



#### INNS

Himalayan balsam occurs along Afon Dwyfach and an eradication programme must be in place as soon as possible to control this invasive species.

Comments received 28/04/2026

The water drainage plan is acceptable

Local Authority Tree Officer:

Response received on 18/03/2026:  
The proposed works adequately mitigate any loss of arboricultural value. No objection.

SuDS Approval Body:

Response received 07/04/2026:

We had a meeting on site with the agent last week and agreed on a plan. For application C25/0949/36/EIA, we have no objections. For application C25/0947/25/EIA, it does not require a SuDS application, as it is an application to put a cable underground, so there are no drainage implications.

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.

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- 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 run-off rates, requiring attenuation and flow control measures. If no watercourse is reasonably accessible, proceed to Priority 4.

#### Priority 4: Surface Water System

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

#### Priority 5: Combined Sewer

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

Further details regarding the SAB application process are available through the following link <https://www.gwynedd.llyw.cymru/cy/Trigolion/Cynllunio-a-rheolaeth-adeiladu/Cynllunio/Systemau-Draenio-Cynaliadwy.aspx>

North and Mid Wales Trunk  
Roads Agency:

Response received on 26/02/2026:

I refer to your consultation of 5<sup>th</sup> January 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.

The applicant must provide the following information to support this application or resubmit the application with the following details;

1) The applicant is requested to submit a full suite of Design Manual for Roads and Bridges (DMRB) - compliant engineering details in respect of the proposed site access from the A487. Any non-compliant elements are to be recorded as a Departure from Standards and submitted to the Local Planning Authority (LPA) for review by the Welsh Government, as Overseeing Organisation for the Strategic

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Road Network (SRN).

2) The applicant is requested to submit detailed visibility splay information in both the horizontal (plan) and vertical (cross-section) plane as per the requirements of both CD 109 and CD 123 of the DMRB.

3) The applicant is required to submit to the LPA, the appropriate stage (Preliminary/Detailed Design) of Road Safety Audit, as per the requirements of GG119 of the DMRB.

4) The applicant is requested to submit a swept-path analysis of the proposed site access to confirm that the largest anticipated vehicle can safely access and egress the site from the A487.

5) Site access highway design plans, including sufficient access road width for two vehicles to pass each other for a set distance (15m min.) from the edge of the trunk road subject to the swept path analysis.

6) Public Right of Way, the provision of and revised signage required to maintain (PRoW). Construction Traffic Management Plan and Abnormal Indivisible Loads

7) We refer you to and request you submit documentation to clarify compliance with the requirements of the Procedure and Advice Guidance (PAG) document "Pulling Together, Best Practice for Transporting Abnormal Loads in Wales," see attached copy. Please note Section 5 regarding "Abnormal loads and Development Control" including provision of: -.

a. Full route details

b. Vehicle weight, length, width, and height

c. Swept Path Analysis of all SRN junctions

The following points should be brought to the attention of the applicant:

1) The developer will be required to enter into a S278 Agreement under the Highways Act with the Welsh Ministers prior to the construction of the proposed site accesses and any other trunk road mitigation works.

2) Any Temporary Traffic Orders which are required to facilitate the movement of AILs, speed limit changes, etc. on the trunk road network must be submitted to Welsh Government and can take up to 12 weeks to approve.

3) The developer should consult with the North and Mid-Wales Trunk Road Agent's (NMWTRA) Streetworks Team to ensure that constraints on vehicle movements such as embargo periods, route traffic sensitivity, temporary roadworks, and other highway restrictions are all included within the CTMP.

4) Welsh Government shall be consulted regarding environmental impacts on the Strategic Road network and associated soft estate during design development and the Environmental Statement. It would be expected that:

a) Potential pathways to environmental contamination of the SRN, including the soft estate and water drainage system, are anticipated and controlled appropriately.

b) The loss of semi-natural habitats of value to biodiversity on the

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

SRN soft estate is avoided where possible and mitigated and compensated for where impacts cannot be avoided.

c) Opportunities to provide biodiversity enhancements within and adjacent to the SRN soft estate should be perused such that there is a net benefit for biodiversity resulting from any works related to the SRN, in accordance with the Section 6 Enhanced Biodiversity Duty under the Environment (Wales) Act 2016. For example, we would suggest that a low nutrient substrate is used for the poor semi-improved grassland creation for the hedgerow removal areas and that a species rich seed mix of local provenance is used to maximise the biodiversity benefits and minimise the management burden.

If you have any further queries, please forward to the following Welsh Government Mailbox  
NorthandMidWalesDevelopmentControlMailbox@gov.wales

Heneb:

Response received on 01/04/2026:

Thank you for consulting us on this application and many apologies for the late response. Archaeological investigations have been progressing in parallel with the application and I am able to provide an update on these with my advice on the application.

The submitted Environmental Statement includes a Historic Environment chapter, which is supported by a site-specific desk-based assessment (Appendix 3.6). The desk-based assessment has some shortcomings, in omitting some standard elements: analysis of the title map(s) for the site including field names; review of modern aerial and satellite imagery; information about land use, field boundaries, terrain, images and any access restrictions from the walkover survey; and landscape analysis of the potential of the site for presently unidentified archaeology (e.g. any peat, wetland areas or watercourses). Some of this information is available in other chapters of the ES (notably the ecology chapter and appendices) and as archaeological work has moved on, it is not expedient to require amendments at this stage.

My comments at PAC on potential archaeology remain applicable to some degree. The later prehistoric, Roman and medieval evidence recorded in the wider area must be viewed as part of contemporary landscapes including the application site, and the potential for remains of these periods is unknown/good rather than negligible as assessed in the desk-based assessment. Responding to this, geophysical survey has been completed (Headland Archaeology ref BRYN25, January 2026); a copy of this report should be submitted to the Council for the planning file. The survey identified numerous anomalies, the majority of which appear to relate to former field boundaries. Some of these can be matched with fields on historic mapping, others are not shown and are therefore earlier (presumed pre-18th century, possibly medieval or earlier). A programme of trial trenching to investigate the geophysical survey results has been agreed, and is anticipated to take place in late May/early summer.

The results of trial trenching are normally required to be submitted as part of an Environmental Statement and prior to determination of

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

a planning application. In this case, however, there is considered to be sufficient evidence that while archaeology is likely to exist at the site, this is not of such significance that it would preclude development. The main aim of trenching will be to inform the scope of mitigation and the timing of trial trenching in parallel with the determination process is therefore considered acceptable in this case.

During the application period, ground investigations have taken place under archaeological supervision. No archaeological evidence was recorded in the trial pits (Heneb report 1844, February 2026), but the applicant team notified us of a previously unrecorded historic milestone that had been exposed in separate hedge cutting work. This has now been added to the regional Historic Environment Record and flagged for avoidance in the upcoming project. This responsible reporting merits acknowledgement.

Whilst significant remains are not predicted at the site, there are evidently archaeological features that merit proportionate investigation and recording under a coherent mitigation programme. The scope of this cannot be detailed on present information, but the provisional approach outlined in the ES is a reasonable expectation, including some level of pre-construction Archaeological excavation with Archaeological monitoring and recording during the construction phase, and subsequent off-site analysis and reporting. In addition, we would advise that pre-construction recording should include a basic record of historic field boundaries affected by the development.

I am pleased to note 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

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Guidance of the Chartered Institute for Archaeologists (CIfA).

Cyngor Gwynedd's Language and Scrutiny Unit:

Response received on 21/01/2026:

The Language Unit's summary opinion:

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

Eryri National Park:

No response received.

Public Consultations:

A notice was placed in the press, notices were placed in several locations close to the site and nearby residents were informed. The advertising period has expired and received no comments from the public.

Comments have been received from the Local Member who confirms that he is not objecting the proposal but raises the issues below:

- Impact of noise and dust on the amenities of nearby residents
- Concern about the complexity of the entrance on a busy road
- Archaeology matters

## 5. Assessment of the material planning considerations

### Principle of development

- 5.1 The application is submitted by National Grid Electricity Transmission (NGET); and proposes a new electricity substation and associated works on the proposed site.
- 5.2 A previously approved application for a similar substation development (reference C17/0772/36/LL) remains 'live' but has not been implemented as the North Wales Connection (NWC) project, which proposed replacement conductors on part of the existing overhead line, replacement of the Glaslyn Cables and a new 400/132 kV substation (Bryncir Substation) south of the existing Tower 4ZC067, was cancelled after planning permission was granted. This permission no longer meets the needs of the current project and has led to the submission of this planning application.
- 5.3 The additional capacity would support the efficient transfer of renewable energy across the region, contributing to carbon reduction and Net Zero targets. The proposed works are an essential component of the Pentir to Trawsfynydd Reinforcement project; without the new substation and associated 132 kV infrastructure, this section of the scheme would constrain the network and prevent the project objectives from being achieved.
- 5.4 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 and the provision of strategic grid infrastructure required to facilitate this growth.

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- 5.5 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.
- 5.6 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 on-shore infrastructure associated with offshore renewable energy projects will be supported in principle.
- 5.7 Chapter 5 of PPW, Productive and Enterprising Places, addresses the economic aspects of place-making. 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”*.
- 5.8 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, while 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.
- 5.9 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.
- 5.10 Strategic Policy PS5 of the adopted Local Development Plan supports development where it can be demonstrated that it accords with the principles of sustainable development. In this instance, a clear and demonstrable need for the proposed substation has been established. While the site lies outside any defined development boundary, a comprehensive design appraisal process has been undertaken. This has identified the preferred option as being sited adjacent to the existing Pentir-Trawsfynydd 400kV overhead line, thereby minimising additional landscape and environmental impacts.
- 5.11 The Local Planning Authority therefore considers that the proposed development is acceptable in principle and supported by National and Local Planning Policy.

### **Visual amenities and landscape**

- 5.12 The proposed works will cover a total of 12.4 ha with the substation compound measuring 1ha with the remaining land comprising of the cable routing, access roads and construction compounds.

The development will include;

- Construction of a new 400 kV substation, including a permanent access road.
- Installation of a new section of 132 kV underground cable and two fibre-optic cables to provide substation communications, comprising one routed underground from Tower 4ZC068 and one routed directly from replacement Tower 4ZC067.

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- Permanent diversion of Public Right of Way Dolbenmaen No. 18 and construction of a new land-owner access track.
  - Installation of a small kiosk to supply low-voltage electricity to the substation.
  - Temporary construction compounds.
- 5.13 Landscaping works will include the reinstatement of *clawdd* (wall) along the A487 behind the visibility splay. Along the eastern side of the access road species rich hedgerow, *clawdd*, willow trees and species rich meadow will be planted and species rich grassland and stock proof fencing along the western boundary.
- 5.14 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 places. In addition, Policy PCYFF4 seeks to ensure that developments integrate appropriately into their surroundings and demonstrate that landscaping has been considered from the outset.
- 5.15 A Landscape and Visual Impact Assessment (LVIA) has been submitted as part of the Environmental Statement accompanying the application. As previously noted, the site does not lie within any statutory landscape designation and is located within National Landscape Character Area (NLCA) 05: Tremadog Bay and Local Landscape Character Area (LCA) 10: Central Llŷn.
- 5.16 The LVIA concludes that the proposed development would not result in any significant adverse effects on landscape character or landscape receptors during either the construction or operational phases. While visual effects would be more apparent during the construction phase, these impacts would be temporary in nature and confined to the duration of construction activity. During the operational phase, visual effects would be substantially reduced through the implementation of the approved landscaping strategy and the removal of the temporary construction compound and associated works.
- 5.17 It is acknowledged that any new infrastructure within a rural setting may give rise to a degree of visual change; however, in this case, the LVIA demonstrates that such change would not be of a magnitude sufficient to cause significant harm to the character or appearance of the surrounding landscape. The siting of the development adjacent to existing energy infrastructure further limits the extent of landscape and visual effects and avoids the introduction of additional isolated built form within the wider countryside.
- 5.18 Substantial weight must also be given to the clear and overriding need for the development, which forms part of nationally important energy infrastructure and is supported by both national and local planning policy objectives relating to energy security and decarbonisation.
- 5.19 Furthermore, consideration should be given to the fallback position represented by the extant planning permission for a substation on the site. That permitted scheme would result in a comparable level of visual impact, albeit with a different orientation and design. In this context, the proposed development would not materially worsen the visual baseline conditions and, when assessed cumulatively, the identified benefits are considered to clearly outweigh any limited and temporary adverse effects.
- 5.20 Having regard to the submitted information and plans, the Local Planning Authority is satisfied that the proposed development accords with the requirements of Policies PCYFF2, PCYFF3, and PCYFF4 of the LDP.

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

### **General and residential amenities**

- 5.21 Developments must avoid unacceptable impacts to amenity or health of residents in terms of noise, vibration, light, air quality as a result of the operation itself or during construction. The Local Authority's Public Protection Unit have reviewed the submitted information and have provided comments on operational noise, construction noise, the Outline Construction Environmental Management Plan (OCEMP), lighting and contaminated land, and has suggested conditions in order to ensure that the proposal is acceptable. It is also noted that a detailed Construction Environmental Management Plan (CEMP) will also be submitted subject to a planning condition.
- 5.22 There are numerous farmhouses scattered around the site, the closest being directly opposite the proposed access to the site, and then approximately 200m away. It is considered that the conditions provided by the Public Protection Unit together with an updated and 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.

### **Traffic and Public Rights of Way**

- 5.23 The proposal involves the alteration of an existing farm access from the A8487 which is a Trunk Road in order to gain suitable access to construction traffic. The access will then be maintained and used for maintenance purposes. The response received by the Trunk Roads Agency requests further details to enable the suitability of this access to be assessed as it is a design that departs from the usual standards. At the time of writing the report this information has been submitted to the Trunk Roads Agency by the applicant in the form of an application for a departure from the usual standards, which will be discussed by a panel on the 12th of May 2026, and if approved then a revised response is expected from the Trunk Roads Agency confirming that the access is acceptable and request conditions where applicable. This matter will be reported in the Planning Committee.
- 5.24 The proposed development will require the diversion of public right of way (Footpath) number 18 in the community of Dolbenmaen. The route of a public right of way should not be moved unless the change has first been authorised by a legal Order, known as a Diversion Order. A formal application to divert the path under section 257 of the Town and Country Planning Act 1990 will be required and the Local Authority's Public Rights of Way Unit will need to agree on the direction of the diverted route. It is also understood that further discussions have taken place between the applicant, Public Rights of Way Officer and the Landowner and that the proposed layout will require a slight amendment to the submitted plans, and that a section 257 application was submitted on the 31.03.2026. It is therefore considered reasonable to include a planning condition to ensure that the revised plan is submitted and agreed with the Local Planning Authority and that s257 consent has been secured.
- 5.25 On the basis of the above; and subject to receiving a favourable response from the Trunk Roads Agency regarding the access, the Local Planning Authority considers that the development conforms with the requirements of policy TRA 4 of the LDP.

### **Hydrology and Hydrogeology**

- 5.26 The ES includes a chapter (7) on Geology, Hydrogeology, Land Use and Agriculture (Soils). Parts of the development fall within Flood Zone 2 and 3 from Surface Water and Small Water-courses.
- 5.27 Natural Resources Wales confirm in their comments that there are no objections or concerns regarding drainage or the risk of flooding. Originally, the Land Drainage Unit objected to the application due to a lack of information and evidence to show that the surface water hierarchy is followed in their design for dealing with surface water. A meeting was held to discuss the issue and

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

a revised plan has been submitted changing the procedure for dealing with surface water, and the Land Drainage Unit is now satisfied with the proposal.

- 5.28 It is also noted that Dwr Cymru has requested further information to include a daily and annual estimate of water consumption on the site, and this information has already been submitted to Dwr Cymru, but no response has been received at the time of writing the report
- 5.29 It is considered that the proposed development would not have any detrimental effect on hydrological features and flood risk and complies with the requirements of Strategic Policy PS 19 and Policy AMG 3, AMG 5, PCYFF 2, PCYFF 3 and PCYFF 6 of the Gwynedd and Môn Joint Local Development Plan 2011 – 2026 and TAN 15 (2025).

### **Ecological and biodiversity matters**

- 5.30 The majority of the application site consists of agriculturally improved grassland with walls or cloddiau, and several candidate wildlife sites are located close by. Comments have been received by the Biodiversity Unit which highlighted concerns in the first instance in relation to insufficient enhancements, drainage concerns and lack of information in relation to species and habitat data.
- 5.31 Discussions have taken place between the Biodiversity Unit, case officers and the applicant and their agents, which found that some of the comments provided were for areas located outside of the application site and in relation to development which would be subject to alternative consents (such as s37 of the Electricity Act). These areas will be attended to during the assessment of the proposals under requirements of the alternative consents, and they cannot be controlled via this application. In addition, discussions were held with the Land Drainage Unit in relation to surface water matters as noted in paragraph 5.27 above and measures which removed the requirement to discharge into the streams and watercourses were agreed, and therefore these features are no longer affected. The possible presence of fungi within the site is thought to be limited to a bank near the boundary by the proposed access, and it has been agreed that this will be relocated as part of mitigation measures to be agreed via a planning condition, and which will safeguard the fungi in the future.
- 5.32 A Green Infrastructure Statement and outline Landscape and Ecological Management Plan has been submitted which proposes mitigation and enhancement measures, full details are to be included in full versions of the Landscape and Ecological and Construction and Environmental Management Plans. The content of the outline plans are noted and the proposed mitigation and biodiversity enhancement measures and it is considered reasonable to include a planning condition to ensure that full details are submitted. It is therefore considered that the proposal is acceptable and conforms with the requirements of policy PS19 of the LDP together with chapter 6 of PPW relating to the stepwise approach.

### **Archaeology and cultural heritage**

- 5.33 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.
- 5.34 Heneb do not object to the application subject to the following conditions being imposed (if minded granting permission);
- Submission of written scheme of investigation for archaeological work prior to the development implementation (extension) and work completed in accordance with submitted scheme.
  - Submission of detailed analytical report of the archaeological work required by 1st permission with 12 months of completion of works.

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- 5.35 Subject to these conditions and mitigation measures, it is considered that the proposal will have no significant impact on designated and undesignated heritage assets and therefore, complies with policies PS20, AT 1 and AT 4 of the JLDP.

### **The Welsh language**

- 5.36 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”.*
- 5.37 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.
- 5.38 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.
- 5.39 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**

- 5.40 Technical Advice Note 23, Economic Development states; in determining planning applications local planning authorities need to bear in mind that traditional business use, classes B1-B8, only account for part of the activity in the economy. It is important that the planning system recognises the economic aspects of all development and that planning decisions are made in a sustainable way which balance social, environmental and economic considerations.
- 5.41 The proposal is critical to the Pentir to Trawsfynydd Reinforcement project that will have direct and indirect impacts on employment opportunities, economic activity and local supply chains.
- 5.42 Therefore, it is considered that the proposal would make a positive impact of the economy of the area and accord with policy PS 13 of the JLDP and TAN 23.

### **6. Conclusion:**

- 6.1 The proposed new substation and associated infrastructure and ancillary works that include a new access road from the A487 and the upgrading of existing agricultural access track and new underground 132kV cables to connect to the existing Electricity Networks overhead line is acceptable in principle and is supported by National and Local Planning Policy.
- 6.2 The proposed works are an essential component of the Pentir to Trawsfynydd Reinforcement project; without the new substation and associated 132 kV infrastructure, this section of the scheme would constrain the network and prevent the project objectives from being achieved.
- 6.3 There are no overriding planning policy issues sufficient to warrant refusal of planning permission and issues relating to visual impact, impact on amenity, highway safety, ecology and it is considered that subject to appropriate conditions to control the impacts of the development can be safely mitigated.

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

**7. Recommendation:**

7.1 To delegate the right to approve with conditions subject to the receipt of a favourable response from the Trunk Road Agency

1. 5 years
2. In accordance with approved plans
3. Footpath conditions
4. Public Protection conditions
5. Biodiversity conditions
6. Trunk Road conditions
7. Heneb conditions
8. Language conditions