

PLANNING COMMITTEE	DATE: 15/06/2026
THE REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 6

Application No: C26/0046/34/LL

Date Registered: 29/01/2026

Application Type: Full

Community: Clynnog

Ward: Clynnog

Proposal: Application for the operation of inert waste materials recycling, screening and recovery plant

Location: Cefn Graianog, Llanllyfni, Caernarfon, Gwynedd, LL54 6SY

Summary of the Recommendation: TO APPROVE WITH CONDITIONS.

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1. Description:

- 1.1 This is an application for the operation of inert waste materials recycling, screening and recovery plant at Cefn Graianog quarry. The site is located at the established mineral processing area at Cefn Graianog Quarry utilising the existing infrastructure and vehicular access arrangements.
- 1.2 The proposal would enable the importation, storage, treatment and blending of specified non-hazardous waste streams to produce soils, soil substitutes and secondary aggregates. The development would reduce reliance on landfill and lessen the need for primary (virgin) materials. The applicant advises that the principal driver for the development is the importation of dredged sand and gravel from operations such as Gwynedd Council's Gimblet Rock site, which undertakes dredging at the entrance to Pwllheli Harbour. Whilst mineral in nature, this material is classified as waste and therefore requires planning permission for its importation and processing. A screening plant is already in situ; the application therefore relates to the importation of material and its processing using existing plant.
- 1.3 The proposal involves the recycling and recovery of inert waste materials arising primarily from dredging, excavation and demolition activities. Processing would be limited to physical treatment, including screening and associated handling, to produce a non-waste aggregate in accordance with the WRAP Quality Protocol. The site already processes mineral material, and the proposed development is therefore similar in nature to existing operations, albeit involving imported waste. All activities would take place on existing hardstanding. It is proposed that the duration of the development be tied to the permitted life of the quarry, with restoration undertaken as part of the approved restoration scheme.
- 1.4 The proposal seeks to treat 50,000 tonnes of waste per annum, with a maximum of 20,000 tonnes (approximately 10,000m³) stored on site at any one time. The applicant has listed the following waste types from the Waste Classification Technical Guidance WM3 to be imported and treated on site:
- 01 04 08 – waste gravel and crushed rocks
 - 01 04 09 – waste sand and clays
 - 17 05 04 – soil and stones other than those mentioned in 17 05 03
 - 17 01 01, 17 01 02, 17 01 03 – concrete, bricks, tiles and ceramics
 - 17 01 07 – mixtures of concrete, bricks, tiles and ceramics (excluding those mentioned in 17 01 06)
 - 17 03 02 – road base and road planings (excluding materials containing coal tar)
 - 17 05 06 – dredging spoil other than those mentioned in 17 05 05
 - 20 02 02 – soil and stones
- 1.5 Material will access the site by the existing vehicular arrangements by road from the A487 and surface water will be contained and directed to an existing settlement lagoon for reuse within the quarry, with no off-site discharge. Operating hours and working conditions will align with those already established for Cefn Graianog Quarry.
- 1.6 The proposed development does not fall within the categories of development listed in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017. However, it does fall within the description of development set out in Schedule 2, specifically Paragraph 11 'Other Projects', (b) 'Installations for the disposal of waste (unless included in Schedule 1)', (ii) 'the area of the development exceeds 0.5 hectare'.

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- 1.7 The UK Government's Ministry of Housing, Communities and Local Government has published guidance on indicative screening thresholds for Schedule 2 development under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. While this guidance relates to English Regulations (Central Government) and is not directly applicable in Wales, the structure and content of the Welsh Regulations are broadly similar.
- 1.8 As such, the guidance is considered to be a useful reference in informing the screening process and in determining whether a proposed development is likely to give rise to significant environmental effects requiring an Environmental Impact Assessment.

The guidance advises that 11 (b);

“Installations (including landfill sites) for the deposit, recovery and/or disposal of household, industrial and/or commercial wastes where new capacity is created to hold more than 50,000 tonnes per year, or to hold waste on a site of 10 hectares or more. Sites taking smaller quantities of these wastes, sites seeking only to accept inert wastes (demolition rubble etc.) or Civic Amenity sites, are unlikely to require Environmental Impact Assessment.”

It is therefore clear that the Column 1 description in paragraph 11 is not restricted entirely to the “disposal” of wastes and any installation that deposits, recovers or disposes of wastes should be considered included in this paragraph.

- 1.9 Having screened and assessed the proposal against the criteria set out in Schedule 3 of the Regulations, it is considered that the likely environmental effects of the development would not be significant. As such, the submission of an Environmental Impact Assessment in support of the planning application is not considered necessary.

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**
- Strategic Policy PS 1: Welsh Language and Culture
 - Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
 - Strategic Policy PS 5: Sustainable Development
 - Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy
 - Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
 - Strategic Policy PS 21: Waste management
 - Strategic Policy PS 22: Minerals
 - AT 4: Protection of Non-Designated Archaeological Sites and Their Setting
 - AMG 1: Areas of Outstanding Natural Beauty Management Plans
 - AMG 3: Protecting and Enhancing Features and Qualities that are distinctive to the Local Landscape Character
 - AMG 5: Local Biodiversity Conservation
 - PCYFF 2: Development Criteria
 - PCYFF 6: Water Conservation

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- MWYN 1: Safeguarding Mineral Resources
- MWYN 5: Buffer Zones Around Mineral Sites
- MWYN 9: Restoration and Aftercare
- GWA 1: Provision of waste management and recycling infrastructure
- GWA 2: Waste Management and allocated sites
- Supplementary Planning Guidance – Maintaining and Creating Distinctive and Sustainable Communities 2019

2.4 **National Policies:**

- Planning Policy Wales (PPW Edition 12, 2024)
- Future Wales – The National Plan 2040.
- Technical Advice Note (TAN) 5: Nature conservation and planning
- Technical Advice Note 11: Noise
- Technical Advice Note 12: Design
- Technical Advice Note 18: Transport
- Technical Advice Note 20: Planning and Welsh language
- Technical Advice Note 21: Waste
- Technical Advice Note 23: Economic development
- Technical Advice Note 24: The historic environment
- Mineral Technical Advice Note 1 (MTAN): Aggregates

3. **Relevant Planning History:**

- C24/1126/34/AC ‘Application under Section 73 for variation of condition 1 of planning permission reference C20/1065/22/AC to allow for 4-year extension for the completion of minerals operations and restoration.’ – Granted permission on 28/11/2025.
- C24/1125/34/AC ‘Application under Section 73 for variation of condition 2 of planning permission reference C20/1064/22/AC to allow for 4-year extension for the completion of minerals operations and restoration.’ – Granted permission on 27/11/2025.
- C24/1124/34/AC ‘Application under Section 73 for variation of condition 1 of planning permission reference C20/1063/22/AC (proposed eastern extension for the extraction for the extraction of sand and gravel and progressive restoration) to allow for 4-year extension for the completion of minerals operations and restoration.’ – Granted permission on 08/09/2025.
- C20/1065/22/AC ‘Application under Section 73 of the Town and Country Planning Act to vary condition 1 on planning permission C10D/0487/34/MW to extend the life of quarrying and associated processing operations for a further four years to allow for the completion of mineral working with a further year for the completion of restoration’ – Granted permission on 15/04/2021.
- C20/1064/22/AC ‘Application under Section 73 of the Town and Country Planning Act to vary condition 2 on planning permission C15/0299/34/MW (construction of 3 ancillary silting lagoons and associated works to provide the necessary capacity to enable the ongoing working of mineral and the provision of a closed system for the control of quarry water on site) to allow a four-year extension for the use of the lagoons in connection with the minerals operations and a further year for the completion of restoration.’ – Granted permission on 15/04/2021.
- C20/1063/22/AC ‘Application under Section 73 of the Town and Country Planning Act to vary condition 1 on planning permission C16/0816/34/MW (proposed eastern extension for the extraction of sand and gravel and progressive restoration) to allow a four-year extension for the completion of minerals operations and a further year for the completion of restoration.’ – Granted permission on 15/04/2021.
- C16/0816/34/MW ‘Proposed eastern extension of the extraction of sand and gravel and progressive restoration’ - Granted subject to conditions on the 18th of November 2016.
- C15/0299/34/MW Granted subject to conditions on 22nd June 2015 – Construction of 3 ancillary silting lagoons and associated works to provide the necessary capacity to enable the ongoing working of mineral and the provision of a closed system for the control of quarry water on site.
- C10/0487/34/MW - Application submitted with an Environmental Impact Assessment. Planning permission granted subject to conditions on 23rd August 2011 to vary conditions on an existing

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planning permission to extend the life of the quarrying operations up until 31 December 2020 and variation of a scheme of working under conditions 1&2 of planning permission 2/14/12G and C00D/0487/34/MW.

- The site has a long history of sand and gravel extraction dating back to the earliest known planning permission granted in May 1958, with documented evidence of the workings supplying material for several large-scale civil engineering contracts in the area including the Dinorwig Power Station, Stwlan Dam and several local road improvement contracts. The following permissions are specific to the application area. The site has been operational under planning permission 2/14/16G granted on the 1st of March 1996, which includes both the Cefn Graianog processing area and the extractive operations at Graianog Farm. A further permission, C00D/0005/34/MW granted under in May 2000 to vary conditions 1 & 2 of this consent to alter the sequence of extractive operations. This variation enabled the operation to blend various mineral types within the working face to meet production/sales requirements and to rationalise the sequence of progressive restoration.

4. Consultations:

Community Council:

Response received on 18/02/2026:

Following on from the Clynnog Fawr community council meeting on the evening of Tuesday 17th February 2026 where this planning application was discussed, there was no objection.

Cyngor Gwynedd Transportation Unit:

No comments received.

Cyngor Gwynedd Public Protection Service (Environmental Health):

Response received on 14/05/2026:

The Service's interpretation of the original request was that it proposed an additional activity to be undertaken concurrently on the quarry's existing machinery, effectively increasing the level of operations on site, including the potential introduction of more plant and equipment.

On that basis, the Service's position is as follows:

- If no additional machinery is brought onto the site to manage the waste, there is no objection to the installation as set out below.
- However, it is recommended that a noise condition be attached to any consent to ensure that site operations remain within acceptable limits.
- Should the applicant intend to introduce additional machinery to facilitate the activity, a noise impact assessment would be required to demonstrate that the increased operations would not result in unacceptable impacts.

Response received on 17/04/2026:

We acknowledge that the proposed activity will be regulated under the Environmental Licensing (England and Wales) Regulations 2016 by Natural Resources Wales (NRW). However, it is noted that the planning and environmental licensing regimes are separate, and the existence of an environmental licence, or the intention to obtain one, does not remove the need to assess the effects of land use, including effects on amenities on nearby sensitive receptors. The purpose

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of the assessment is to show that operational noise will not lead to significant adverse effects on residential amenities, taking into account relevant guidelines (e.g. BS 4142, WHO guidelines, TAN 11, Welsh soundscape effects).

Controlling noise through an environmental permit does not remove the requirement for such an assessment.

Environmental licensing (CNR) regulates emissions and pollution control from the installation (using BAT, license conditions, management plans, etc.), while during the planning phase, the applicant must be able to demonstrate that the development will not have a negative impact on nearby residents, so this is the reason for requesting a noise assessment to show that they will not increase the noise in the area.

Response received on 05/03/2026:

Air Quality

The proposed activities at the application site inherently generate dust, including from vehicle movements, the unloading of dry waste, screening operations, and stockpiling. The submitted assessments identify a number of sensitive receptors, including residential properties (the nearest approximately 205 m away) and recreational pathways. Prevailing winds (south-west to north-east) have been considered, with a greater risk identified for downwind receptors. The Service accepts the information contained within the DMP, which outlines appropriate measures for managing dust onsite. The mitigation measures to control dust outlined within the DMP shall be implemented. However, the DMP does not address the potential health risks associated with fine particulate matter (PM₁₀ and PM_{2.5}) at sensitive receptor locations. The ERA states that “particulate emissions can arise from the deposit of potentially dry or dusty wastes, uncovered dusty waste deposits, un-vegetated areas, vehicle movements on unpaved or dusty roads, and settlement of surface water run-off laden with suspended solids”. Given the potential risks associated with fine particles, the Service reiterates its recommendation consistent with comments made at the pre-application stage, that an air quality assessment is undertaken.

Noise

The Environmental Risk Assessment (Ref: K0642-ENV-R002-04, August 2025) notes that the proposed activities “will utilise the same or similar plant as is currently in operation onsite, and that associated noise emissions are not expected to exceed levels typical of existing quarry operations. The nearest residential property (approximately 205 m east-south-east), along with other properties at greater distances (325–780 m), is therefore unlikely to experience significant additional noise”. The applicant must provide evidence to demonstrate that the proposed operations will not result in an increase in overall site noise. It is recommended that a noise assessment is undertaken to confirm that the combined noise from both quarry operations and the proposed activities will not exceed 55 dB LAeq (1 hr), free field at the nearest noise-sensitive receptor. Should noise levels exceed 55 dB LAeq

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(1 hr), appropriate mitigation measures must be implemented. The Service concurs with the mitigation measures outlined within the submission and emphasises that, should a noise complaint be received, the applicant will be required to appoint a suitably qualified noise consultant to undertake monitoring. This is to ensure continued compliance with the site's existing noise condition, namely that noise levels arising from operations shall not exceed 55 dB LAeq (1 hr), free field at any noise-sensitive residential property.

Operating Hours

Operating hours are identified within the Environmental Management Plan (August 2025). The Service recommends that these hours be conditioned should the application be approved: The waste materials recycling, screening and recovery activities shall only take place between: 07:00–17:00 Monday–Friday 08:00–12:30 Saturday No operations on Sundays or Bank Holidays

Cyngor Gwynedd Biodiversity Unit:

Response received on 24/03/2026:

The GIS has been produced to a good standard. This development follows the stepwise approach, no objection.

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

No comments received.

Cyngor Gwynedd SuDS Approval Body:

Response received on 23/02/2026:

Based on the information available, it is unclear whether this development meets the criteria set out in Schedule 3 of the Flood and Water Management Act 2010, and the associated thresholds that would necessitate a separate SuDS application. For clarity, under the current guidance, developments comprising of one or more dwellings or construction area of 100m² or more are required to obtain SAB approval prior to construction.

We have no objections to the planning application. Please note that SAB approval will be subject to a full assessment during the formal SAB application process. If the construction area is less than 100 m², SAB approval is not required.

Further details regarding the SAB application process are available through the following link <https://www.gwynedd.llyw.cymru/en/Residents/Planning-and-building-control/Planning/Sustainable-Drainage-Systems.aspx>

Cyngor Gwynedd Lead Local Flood Authority (YGC Water and Environment Unit):

No comments provided.

North and Mid Wales Trunk Road Agency (NMWTRA):

Response received on 19/02/2026:

I refer to your consultation of 03/02/2026 regarding the above planning application and advise that the Welsh Government as

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highway authority for the A487 trunk road does not issue a direction in respect of this application.

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

AONB: No comments received.

CADW: Response received on 18/02/2026:

Thank you for your letter inviting our comments on the information submitted for the above planning application.

Advice

This response is based on the advice provided by Cadw's Historic Environment Planning Officer.

Having carefully considered the information provided, we have no objection to the proposed development in regards to the scheduled monuments or registered historic parks and gardens listed in our assessment of the application below.

The national policy and Cadw's role in planning are set out in Annex A.

Assessment

Scheduled Monuments

CN067 Caerau Ancient Village

CN098 Graianog Standing Stone & Round Cairns

CN115 Y Foel Camp

CN213 Cross Inscribed Stone Near Capel Uchaf

The above scheduled monuments are located inside 3km of the proposed development, but intervening topography, buildings and vegetation block all views between them. Consequently, the proposed development will have no visual impact on the settings of these scheduled monuments.

The proposed development is located some 350m southeast of scheduled monument CN098 Graianog Standing Stone & Round Cairns, the proximity of which means the monument could be affected by noise or other factors associated with the proposed development.

Scheduled monument CN098 Graianog Standing Stone & Round Cairns comprises the remains of a standing stone and the remains of two cairns which date to the Bronze Age (c. 2300 - 800 BC). The standing stone is 2.85 m high by 0.85 m wide by 0.6 m thick. It is rectangular in section with flat, smooth sides. The north cairn is 8 m in diameter, built of small stones which remain to a height of 0.5 - 0.6 m. A modern field wall has been built over the southeast edge of the cairn, preserving at least three kerb stones in its base. A further three kerb stones are visible, two on the west side and one on the north. The south cairn is larger and more spread, with little indication of its original shape and size. It is now an amorphous mass of stone, 25 m x 8 m by 1.5 m high.

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Bronze Age funerary and ritual monument are thought to have been located so that they had views to and from neighbouring funerary monuments, prominent natural features and associated settlement sites. In this case burnt mounds suggest the presence of settlement over the plateau to the east and significant views are in this direction, although the modern quarry at Cefn Graianog interrupts these, as well as between the component parts of the monument.

Natural Resources Wales:

Response received on 27/05/2026:

Thank you for consulting Natural Resources Wales (NRW) on your Habitats Regulations Assessment for the above development, which we received on 26th May 2026

Our response should be taken as NRW's formal representation, as the appropriate nature conservation body, to your Appropriate Assessment (AA) under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

In consideration of the mitigation measures detailed, we agree with your conclusion that an adverse effect upon the integrity of the Corsydd Eifionydd SAC can be ruled out.

Response received on 17/02/2026:

We have no objection to the proposed development as submitted and provide the following advice.

Environmental Permitting

The activity proposed in this planning application requires an environmental permit or exemption under The Environmental Permitting (England and Wales) Regulations 2016.

The site was granted an environmental permit, Permit Number EPR/DB3598CW, dated 29/10/2025.

National Landscapes

The development is situated within 600 metres of the Llŷn National Landscape/Area of Outstanding Natural Beauty (AONB). We note that section 6.7 of the Supporting Planning Statement, Kedd Limited, January 2026 discusses the Landscape and Visual effects of the proposed development.

We are assuming that your Authority has screened the application and concluded that any impacts on landscape are unlikely in line with Planning Policy Wales. If you require further advice, then please reconsult us.

Protected Sites

Gwynedd Council Council Offices Ffordd y Cob Pwllheli LL53 5AA

Ein cyf/Our ref: CAS-299665-W7Q1

Eich cyf/Your ref: C26/0046/34/LL

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The site lies within 500 metres to the Corsydd Eifionydd Special Area of Conservation (SAC) and Cors Gyfelog Site of Special Scientific Interest (SSSI).

Corsydd Eifionydd Special Area of Conservation

From the information provided, we consider that providing the developer complies with the Environmental Permit, which is protective of the Corsydd Eifionydd Special Area of Conservation (which would be applied onsite independently of the HRA process) the proposal would not result in a likely significant or adverse effect.

As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), your authority must, before deciding to give consent for a project which is likely to have a significant effect on a SAC, either alone or in combination with other plans or projects, make an appropriate assessment of the implications of the project for that site in view of its conservation objectives. You must for the purposes of the assessment consult NRW and have regard to any representations we make within such reasonable time as you specify. In the absence of that assessment, NRW cannot advise that the proposals would not result in an adverse effect upon the SAC.

Cors Gyfelog Site of Special Scientific Interest (SSSI)

Providing the impact pathways referenced above for the SAC are adequately addressed, NRW consider the features of the SSSI will also be adequately safeguarded

Groundwater Protection

The Supporting Planning Statement, Kedd Limited, January 2026 and Environmental Risk Assessment, ayesa, Report Reference: K0642-ENV-R002-04, August 2025 both state “Given the waste types proposed to be accepted and processed at the site are inert soils and gravels originating from dredging, excavation and demolition activities, it is very likely these materials will contain low or negligible concentrations of potentially polluting substances”.

The applicant cannot be certain that there is no potential for contaminated silts to be incorporated with dredging materials. We recommend the applicant ensure materials coming onto site are as stated ‘will contain low or negligible concentrations of polluting substances’.

The Waste Planning Statement and Environmental Risk Assessment suggest “The activities are to be undertaken on permeable hardstanding” and “There is limited potential for rainwater/surface water to permeate through the hardstanding and migrate into the underlying superficial sands and gravels, and siltstone bedrock”.

Permeable surfaces will allow surface water to infiltrate into underlying strata. If there is to be any uncertainty about the quality of source materials entering the site, we would recommend that impermeable surfaces are installed where materials are to be stored and processed with sealed drainage.

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Protected Species

No ecological information has been submitted, although a discussion of the background to ecological assessment of the site is provided within section 6.5 of the Supporting Planning Statement. We recommend you seek the advice of the Local Planning Authority's ecological adviser about the requirement for further information to be submitted in support of the application, the need for bespoke surveys and the scope of further information, where required.

Other Matters

The advice in this letter relates to matters which are included on our consultation topics list. We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

If you have any queries about the above, please do not hesitate to contact us.

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.

5. Assessment of the material planning considerations

Principle of development

- 5.1 The proposed development is for the importation, storage, treatment and blending of specified non-hazardous waste streams to produce soils, soil substitutes and secondary aggregates.
- 5.2 Section 5.13 of Planning Policy Wales and Policy GWA 1 are relevant to this proposal. Planning Policy Wales states that the planning system plays a key role in facilitating sustainable waste management, whilst ensuring that any adverse environmental impacts are minimised. It also emphasises the need to avoid risks to human health, protect designated landscapes and nature conservation sites from inappropriate development, and safeguard the amenity of residents, as well as other land uses and users that may be affected by existing or proposed waste management facilities.
- 5.3 The application site is allocated within the Joint Local Development Plan for provision of waste management facilities and recycling infrastructure identified in Policy GWA 1. The policy notes that 'Cefn Graianog' is a site that is suitable for the development of an 'Urban Quarry'. TAN 21: Waste defines Urban Quarries in paragraph 3.24 "*Where there are longer term prospects for a sufficient and economic supply of demolition and construction waste from an appropriate catchment area, it may be appropriate to identify a permanent recycling repository or 'urban quarry' for this purpose. Planning authorities should include criteria based policies, or preferably identify suitable sites, to guide the location of repositories or 'urban quarries' for construction and demolition waste to avoid unnecessarily landfilling of inert waste.*"

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- 5.4 Although the site is allocated for waste management use, policy GWA 1 states that *“Any new development must be suitable in terms of size and scale and must not have an adverse impact upon the landscape, the natural environment or the amenity and health of the local population. All new proposals for Waste Management facilities should be accompanied by a Waste Planning Assessment (as defined by Annex B of TAN21, Waste).”*
- 5.5 An assessment of the development’s suitability, including its potential impacts on visual and landscape character, residential amenity and environmental considerations, is set out in the following sections of this report. These assessments conclude that the proposal would not give rise to any adverse impacts.
- 5.6 The application is supported by a Waste Planning Assessment (WPA), which provides details of the proposed development, operational processes, and the identified need for the facility.
- 5.7 As set out above, the proposal seeks to treat up to 50,000 tonnes of waste per annum, with a maximum of 20,000 tonnes (approximately 10,000m³) stored on site at any one time. The waste types proposed to be imported and treated, as defined within Waste Classification Technical Guidance WM3, include:
- 01 04 08 – waste gravel and crushed rocks
 - 01 04 09 – waste sand and clays
 - 17 05 04 – soil and stones (excluding those classified under 17 05 03)
 - 17 01 01, 17 01 02, 17 01 03 – concrete, bricks, tiles and ceramics
 - 17 01 07 – mixed construction materials (excluding those classified under 17 01 06)
 - 17 03 02 – road base and planings (excluding coal tar-containing materials)
 - 17 05 06 – dredging spoil (excluding that classified under 17 05 05)
 - 20 02 02 – soil and stones
- 5.8 Processing would be limited to physical treatment methods, including screening and associated handling, to produce a non-waste aggregate in accordance with the WRAP Quality Protocol.
- 5.9 The WPA identifies that the primary need for the development arises from the intended importation and processing of dredged material from Cyngor Gwynedd’s Gimblet Rock site, associated with works at Pwllheli Harbour. In addition, the proposal would enable Cefn Graianog Quarry to diversify its operations by providing recycled products alongside existing quarried materials, thereby reducing reliance on the extraction of primary mineral resources.
- 5.10 Furthermore, the development supports the principles of a circular economy by promoting the reuse and recovery of materials, minimising waste generation and reducing the need for landfill disposal. As such, the proposal is considered to represent a sustainable form of development in accordance with national and local planning policy.
- 5.11 It is believed that the Waste Planning Assessment submitted with the application is commensurate with the nature and scale of the proposed development. The proposal submitted with the application is acceptable in principle and complies with local and national policies and guidelines on the principle of the sustainable treatment of waste. The development therefore complies with policies PS21 and GWA 1 of the Anglesey and Gwynedd Joint Local Development Plan 2011 - 2026.

Visual amenities and landscape

- 5.12 Policies PCYFF 3, PCYFF 4, MWYN 3 and MWYN 9 of the JLDP are all relevant policies to consider in terms of visual and landscape impact. The potential significance of any landscape and visual impacts are determined by a combination of the magnitude of changes and sensitivity of the landscape setting to change.

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- 5.13 This application is for operation of inert waste materials recycling, screening and recovery plant at Cefn Graianog quarry. The development will utilise the existing hard standing yard area of the quarry currently permitted by planning permission C20/1065/22/AC.
- 5.14 Other than the construction of 1.5m bund along the eastern and southern boundaries, the proposal will not alter the existing site and there will be no extension to the footprint of the site.
- 5.15 The landscape and visual impact assessment submitted as part of the development proposals for the parent permission of the mineral operations includes an appraisal of the development including a selection of viewpoints and photomontages taken from vantage points from within landscape character areas within and around the site. The assessment makes an evaluation of the surrounding landscape in terms of the AONB, Eryri National Park as well as local impact. The 'Nantlle' Landscape of Outstanding Historic Interest is located approximately 1000m northeast of the existing quarry and it is not considered that the proposal will impact on the nature and historic fabric of this landscape designation or the cultural significance of the slate quarrying areas.
- 5.16 The screening/recycling plant is already present on site and will remain within the existing processing and stockpile area. As such, it should be considered within the context of the established plant and machinery, as shown on Drawing No. KD.CFN.3.D.003. The plant is mobile and notably smaller in scale compared to the existing mineral processing operations currently undertaken at the site. Given that the development sits within an established mineral working it is not considered that it would not result in any great levels of visual impact.
- 5.17 The proposed development will be time limited to match the associated mineral permissions, and the restoration of the site will be done in accordance with previously approved plans. This will ensure that the proposal does not compromise the restoration of the mineral site that is a requirement of policy MWYN 9 of the JLDP.
- 5.18 Within the overall context of the existing Quarry site, the identified landscape and visual changes have a limited level of effect and would not result in any great levels of visual impact. Therefore, with the retention of existing conditions it is considered that the application complies with policies AMG 1, PCYFF 3, PCYFF 4 and MWYN 9 of the JLDP.

General and residential amenities

- 5.19 The proposal is for operation of inert waste materials recycling, screening and recovery plant at Cefn Graianog quarry that by its nature is very similar to the type of infrastructure that has been operational on the site for many years, and which has been the subject of environmental controls through planning conditions, or Environmental Permits.
- 5.20 Although not specifically relevant to waste development, the existing permitted mineral operations are of a similar nature and have been assessed against policies MWYN 3 and MWYN 5 of the JLDP and MTAN 1 Wales; Aggregates. The policies require that mineral developments do not pose unacceptable harm to the amenity or health of residents in terms of visual impact, levels of dust, noise, vibration, and light as a result of the operation itself and a recommended separation buffer distance of 100m.
- 5.21 There are no sensitive properties located within this 100m buffer zone of this development and the proposal is for operations of a similar nature. The site it will be subject to the same working conditions as present, including the control of noise, dust & working hours, white noise alarms are fitted to plant machinery to minimise disturbance etc. The council's Public Protection Service have confirmed that they do not object to the proposed development.
- 5.22 It is considered therefore that subject to appropriate conditions to control the impacts of noise and dust and working hours the proposal will not have a detrimental impact on the amenities of the area and therefore conforms to policy PCYFF 2 and GWA 1 of the Gwynedd and Môn Joint Local Development Plan 2011 - 2026.

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Traffic matters, Public Rights of Way and Common Land

- 5.23 The proposal does not involve any alterations to the existing access arrangements, nor is it anticipated to result in an increase in transport movements. This is because vehicle movements associated with the development are expected to offset those currently linked to mineral operations.
- 5.24 It is considered that the existing road network is of a sufficient standard to accommodate the level of traffic anticipated from the site. Furthermore, public rights of way would not be adversely affected, subject to the imposition of an appropriate planning condition.
- 5.25 The development is therefore considered to comply with Policies PS 4 and TRA 4 of the Gwynedd and Môn Joint Local Development Plan (2011–2026).

Ecological and biodiversity matters

- 5.26 This application is specifically for the operation of an inert waste materials recycling, screening and recovery plant at Cefn Graianog quarry does not include any extension or substantive physical alterations to the already approved working area.
- 5.27 On 7th February 2024, the Welsh Government published an update to Chapter 6 of Planning Policy Wales (PPW), which deals with green infrastructure, net worth to biodiversity, the protection afforded to Sites of Special Scientific Interest and trees and woodlands. The applicant has provided a Green Infrastructure Statement (GIS) that has followed the stepwise approach in chapter 4. The stepwise approach is a hierarchy of actions used to assess and limit the impact of the development on biodiversity.
- 5.28 The council's biodiversity unit have not offered an objection and note that Green Infrastructure Statement is acceptable.
- 5.29 Therefore, the proposal conforms to the requirements Strategic Policy PS 19 and Policy AMG 3, AMG 5, and GWA 1 of the Gwynedd and Môn Joint Local Development Plan 2011 - 2026.

Habitats Regulation Assessment

- 5.30 As the competent authority under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended), Cyngor Gwynedd is required to undertake a Habitats Regulations Assessment (HRA) prior to determining any application likely to have a significant effect on a designated site.
- 5.31 The development is located closest to the Corsydd Eifionydd SAC, which comprises four component SSSIs: Cors Llanllyfni (1.5km north), Cors Gyfelog (1km south), Cors y Wlad (2.5km southwest) and Cors Graianog (5km southeast). The SAC is designated for features including transition mires and quaking bogs, marsh fritillary butterfly, and slender green feather-moss. Its conservation objectives focus on maintaining these habitats and species, supporting a diverse range of nutrient conditions, sustaining associated flora and fauna, and ensuring appropriate habitat management across the component sites.
- 5.32 The proposal seeks permission for an inert waste recycling, screening and recovery plant within Cefn Graianog Quarry. Although confined to part of the existing processing yard, the development has been assessed in the context of the wider quarry operations. The works are located outside the SAC and are not hydrologically or physically connected to any of its component sites. As such, there will be no direct habitat loss.

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- 5.33 A closed-loop lagoon system is in place to manage surface water and prevent pollution, ensuring that there is no adverse impact on the hydrology of the SAC. In addition, the development will operate in accordance with pollution prevention best practice, including measures for water treatment, storage of hazardous materials, and emergency spill response.
- 5.34 The only potential pathway for impact is through dust emissions. However, the development involves screening, sorting and blending activities only, with no crushing proposed, thereby limiting dust generation. Given the separation distance of approximately 382 metres to the SAC boundary, any dust emissions would be expected to disperse before reaching the site. This risk is further minimised through mitigation measures set out in the Dust Emissions Management Plan (DEMP).
- 5.35 The extant quarry permissions have previously been assessed under the Habitats Regulations, concluding that the development would not have a likely significant effect on the SAC. Taking account of the nature of the proposal, the separation distance, and the embedded mitigation measures, no credible pathways have been identified that would result in adverse effects on the qualifying features of the Corsydd Eifionydd SAC.
- 5.36 NRW confirmed that they agree with the Local Planning Authority's conclusion that it is beyond reasonable scientific doubt, that the proposal would not adversely affect the integrity of the designated site, subject to the implementation of the identified mitigation measures and conditions.

Hydrology and Hydrogeology

- 5.37 Welsh Government published a revised TAN 15 on the 31st of March 2025. The revised TAN 15 is titled 'Development, flooding and coastal erosion' and is accompanied by Circular 002/2025 'Guidance on The Town and Country Planning (Flood Risk Area Development) (Notification) (Wales) Direction 2025' and clarification letter from the Chief Planner of the Welsh Government's Planning Directorate. Section 1 of the new TAN 15 states "This document replaces Technical Advice Note 14, published in 1998 and Technical Advice Note 15, published in 2004. Development Plans and planning decisions should no longer refer to those documents."
- 5.38 A small area at the northern portion of the application site and the existing lagoons within is situated within a Surface Water and Small Watercourse Flood Zone 2 and 3 on the Flood Map for Planning. The principal purpose of the closed-loop lagoon system is to supplement the existing water management infrastructure to prevent this from occurring. The water management system has been specifically designed to ensure sufficient capacity to manage all quarry waters on site, i.e. as a self-contained system.
- 5.39 The existing closed-loop lagoon system is to supplement the existing water management and is already subject to planning permission and it's not considered that it's inclusion for use in managing water of the proposal would have no apparent effect on flood risk to the development.
- 5.40 There have been no objections or concerns relating to drainage or flood risk in response to consultation with Natural Resources Wales or Lead Local Flood Authority and it is considered therefore that the proposal will not have a detrimental impact on the flood risk and complies with PCYFF 6 and the requirements of TAN 15.
- 5.41 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 policies AMG 5, PCYFF 2, PCYFF 3, PCYFF 6 and GWA 1 of the Gwynedd and Môn Joint Local Development Plan 2011 – 2026.

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Archaeology and cultural heritage

- 5.42 The development will utilise existing hardstanding within the mineral processing yard and will not involve any previously undisturbed ground. As such, it is not expected to have any impact on archaeological interests. Although there are Scheduled Ancient Monuments within 350m of the site, Cadw has confirmed that it raises no objections to the proposal.
- 5.43 The proposal therefore complies with Policy PS 20 of the Gwynedd and Môn Joint Local Development Plan 2011 - 2026.

The Welsh language

- 5.44 Policy PS1 states that a 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". In response to this requirement, 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.
- 5.45 This application will maintain the existing local workforce at the Cefn Graianog Quarry. The development will therefore likely retain Welsh speakers in the local community who will use the language in the workplace.
- 5.46 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

- 5.47 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. It further states that; Local planning authorities should recognise market signals and have regard to the need to guide economic development to the most appropriate locations, rather than prevent or discourage such development.
- 5.48 The proposal to expand operations at Cefn Graianog Quarry to include a recycling facility will support the local economy by sustaining and potentially enhancing both direct and indirect employment associated with quarry operations. In accordance with Strategic Policy PS 5 (Sustainable Development) and Policy PS 13 (Providing Opportunity for a Flourishing Economy) of the Gwynedd and Môn Joint Local Development Plan, the development contributes towards maintaining a viable rural economy and supporting employment opportunities within the minerals sector.
- 5.49 Furthermore, the retention of a local workforce is recognised as having wider social and cultural benefits, including supporting the vitality and use of the Welsh language in accordance with Strategic Policy PS 1 (Welsh Language and Culture). As such, the proposal is considered to deliver positive socio-economic outcomes in line with the overarching objectives of the Development Plan.
- 5.50 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.

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6. Conclusion:

- 6.1 The proposal seeks to recycle non-hazardous waste at Cefn Graianog to produce secondary aggregates, consistent with its allocation as a waste management site under Policy GWA 1. It would process up to 50,000 tonnes annually, supporting a circular economy and reducing reliance on primary mineral extraction. Overall, the development is considered acceptable in principle and compliant with national policy and JLDP Policies PS 22 and GWA 1.
- 6.2 There is unlikely to be any apparent change in site working conditions or visual impact of the workings and the development will not detract from the positive features in the landscape in accordance with Policy PS 19, AMG 3, AT 1, MWYN 3 & MWYN 9 of the Gwynedd & Môn Joint Local Development Plan 2011 – 2026.
- 6.3 There are no overriding planning policy issues sufficient to warrant refusal of planning permission and issues relating to noise, dust & environmental controls are well established on this site. It is considered therefore that subject to appropriate conditions to control the impacts of noise and dust and working hours the proposal will not have a detrimental impact on the amenities of the area and therefore conforms to policy PCYFF 2 of the Gwynedd and Môn Joint Local Development Plan 2011 - 2026.
- 6.4 In addition, the proposal is likely to make a positive contribution on the economy of the area in accordance with Strategic Policy PS 13 of the Anglesey and Gwynedd Joint Local Development Plan 2011 - 2026.

7. Recommendation:

- 7.1 To delegate powers to the Head of the Environment Department to approve the application, subject conditions relating to the following:
1. Commencement of development within 12 months of permission.
 2. Cessation of operations by 31/12/2028. Restoration of site by 30/06/2029 (to match mineral permission ref. C24/1126/34/AC).
 3. In accordance with approved plans.
 4. Mark out the boundary of the consented area and construction of surface water collection point and containment bund prior to commencement of development.
 5. Restriction on Permitted Development Rights, buildings, erection of structures, private ways, floodlighting & fences.
 6. Nothing other than inert waste materials shall be imported to site (Waste Codes identified in the Waste Planning Assessment). Audit of material to be made available upon request.
 7. No more than 50,000 tonnes of inert waste material to be imported to site per annum. No more than 20,000 tonnes stored on site at any one time.
 8. Unless otherwise agreed in writing, details of the location and specifications of any floodlights will be submitted for the approval of the Waste Planning Authority prior to installation.
 9. Hours of working. (to match existing).
 10. Noise limits (to match existing).
 11. Noise Management Plan submitted within 3 months of permission.
 12. All vehicles, plant and machinery operated within the site shall be maintained in such a manner as to restrict maximum noise emission levels to those set out in the manufacturer's specification. No plant, machinery or equipment shall be operated at the site unless fitted with appropriate sound deadening screens, casework, enclosures and silencers.
 13. No operations on the site shall be undertaken in such a manner as to cause the raising of fugitive dust and a water spray or other dust suppression system shall be maintained on site at all times together with an adequate supply of water. Stockpiles of materials and areas traversed by wheeled vehicles or within which the handling or movement of material is undertaken shall be watered or otherwise treated at such times and intervals as may be necessary to prevent the raising of such dust.

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14. The surface of the site access to the public highway shall be kept free from mud and other debris and maintained at all times in a condition acceptable to the Waste Planning Authority such as to ensure that mud is prevented from being deposited onto the public highway.
15. Sheeting of lorries leaving and arriving at site with stone or material less than 500mm.
16. Restriction of vehicle access to existing access arrangements.
17. A copy of this determination and the approved plans showing the method and direction of working and restoration shall be displayed in the operator's site office at all times during the life of the site.
18. The best practicable means and/or 'white noise' reversing alarms shall be fitted to mobile plant and vehicles used on site.
19. Oil, fuels and chemicals stored on impervious base and bunds.
20. The operator shall monitor the site for the presence of non-native invasive plant species for each phase of the development, focussing particularly on Japanese knotweed, and implement control measures as appropriate.
21. Restoration and aftercare (to match existing).