

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

Number: 3

Application Number: C25/0778/14/LL

Date Registered: 24/10/2025

Application Type: Full

Community: Caernarfon

Ward: Peblig - Caernarfon

Proposal: Construction of 36 houses and associated infrastructure works including roads and footpaths, amenity space, landscaping and drainage measures and a new substation.

Location: Plot of Land on Llanberis Road, Caernarfon, Gwynedd, LL55 2ED

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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

1. Description:

- 1.1 The application relates to the construction of 36 dwellings on land located on the outskirts of Caernarfon town. The site is bordered by a residential estate on its south-west side and a single dwelling and industrial site on its south-east side.
- 1.2 The development will provide 10 apartments, 3 bungalows and 23 houses comprising the following:
 - 10 x two-person 1 bedroom apartment - Social rent
 - 3 x three-person 2 bedroom bungalow - Social rent
 - 8 x four-person 2 bedroom house - Social rent
 - 2 x five-person 3 bedroom house - Social rent
 - 2 x seven-person 4 bedroom house - Social rent
 - 1 x eight-person 5 bedroom house - Social rent
 - 5 x four-person 2 bedroom house - Intermediate rent
 - 5 x five-person 3 bedroom house - Intermediate rent
- 1.3 All units will be affordable, including a mix of social rent housing and intermediate rent housing. In addition to the dwellings, the scheme will include an estate entrance and road, parking spaces, open spaces and a sustainable drainage area with associated landscaping.
- 1.4 The site lies outside, but immediately adjacent to, the Caernarfon development boundary as defined in the Anglesey and Gwynedd Joint Local Development Plan. The site is accessed from a Class 1 county road that runs along its northern boundary. A public footpath also runs along the eastern boundary of the site. There are Flood Zones (2 and 3) located near the south-east boundary of the site along with surface water and small watercourses.
- 1.5 The following documents were submitted as part of the application:
 - Affordable Housing Statement
 - Scheme Delivery Statement
 - Welsh Language Impact Assessment
 - Flood Consequence Assessment
 - Additional Ground Permeability Testing
 - Agricultural Quality
 - Water Conservation Statement
 - Breeding Bird Appraisal
 - Initial Drainage Statement
 - Gradiometer Survey
 - Utility Study
 - Planning Statement
 - Pre-application Consultation Report
 - Tree Survey and Arboriculture Impact Assessment
 - Archaeological Evaluation

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

- Bat Survey and Report
- Design and Access Statement
- Geotechnical Ground Permeability and Contamination Investigation Report
- Green Infrastructure Statement
- Landscape and Visibility Statement
- Preliminary Ecological Evaluation
- Transport Statement

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

2. Relevant Policies:

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

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

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

PS 1: The Welsh Language and Culture

ISA 1: Infrastructure Provision

ISA 5: Provision of Existing Open Spaces

PS 4: Sustainable Transport, Development and Accessibility

TRA 2: Parking Standards

TRA 4: Managing Transport Impacts

PCYFF 1: Development Boundaries

PCYFF 2: Development Criteria

PCYFF 3: Design and Place Shaping

PCYFF 4: Design and Landscaping

PCYFF 5: Carbon Management

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

PCYFF 6: Water Conservation

PS 5: Sustainable Development

PS 6: Mitigate and Adapt to the Impacts of Climate Change

PS 16: Housing Provision

PS 18: Affordable Housing

TAI 8: Appropriate Housing Mix

TAI 15: Affordable Housing Threshold and Distribution

TAI 16: Exception Sites

AMG 3: Protecting and Enhancing Features and Qualities Distinctive to the Local Landscape

AMG 5: Local Biodiversity Conservation

PS 19: Conserving and Enhancing the Natural Environment

PS 20: Protecting and Where Appropriate Enhancing Heritage Assets

Supplementary Planning Guidance (SPG):

SPG: Maintaining and Creating Distinctive and Sustainable Communities

SPG: Housing Mix

SPG: Affordable Housing

SPG: Planning Obligations

SPG: Open Spaces in New Housing Developments

2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2024)

TAN 11: Noise

TAN 12: Design

NCT 15: Development, Flooding and Coastal Erosion

TAN 18: Transportation

TAN 2: Planning and Affordable Housing

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

TAN 20: Planning and the Welsh language

TAN 5: Nature Conservation and Planning

3. Relevant Planning History:

3.1 Application / appeal reference. Application address. Description of the proposal. Decision and date.

C09A/0003/14/LL - CONSTRUCTION OF SUPERMARKET, PARKING SPACES, LANDSCAPING, PETROL STATION CAR WASH AND NEW ACCESSES INCLUDING ROUNDABOUT - Withdrawn 05-11-2009

4. Consultations:

Community/Town Council: 26/11/2025 - Support the Application with an observation from the committee that Gwynedd has no social housing that meets the Passivhaus standard - this at a time when 25% of the population of Wales is in Fuel Poverty (rising to 83% of low-income people). The committee would hope that the applicant will keep this in mind when planning this project and in the future (Unanimous)

11/02/2026 - Support the Application with an observation from the committee that Gwynedd has no social housing that meets the Passivhaus standard - this at a time when 25% of the population of Wales is in Fuel Poverty (rising to 83% of low-income people). The committee would hope that the applicant will keep this in mind when planning this project and in the future (Unanimous)

13/05/2026 - Support the application but regret that there is no alternative scheme for the heating e.g. 'District Heat'. The Council also regrets that there is no specific response in the developer's changes to the Town Council's previous observations. The Council also hopes that the developer will pay close attention to the observations of the Highways Department and the need to protect the residents from noise pollution from the adjacent industrial park and that the houses are thoroughly insulated. The Town Council also asks Cyngor Gwynedd for a portion of the Section 106 capital that will come with this development if it goes ahead – to be used to improve provision for the public at Parc Coed Helen (Unanimous)

Transportation Unit: Following discussions with the developers and receipt of revised drawing C1139_0181J, I would like to take this opportunity to submit the following additional observations on planning application C25/0778/14/LL, Caernarfon

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

Access to the Site

We are satisfied with the traffic calming measures shown on the submitted plans. The proposed measures are considered acceptable and contribute to promoting a safer environment for all road users. It will be possible to decide on the specific details of these measures at a later stage.

Pedestrian Links to the Town

We welcome the changes made to the proposed crossing facilities, together with the provision of an additional footway linking the crossing point to the bus stop located to the south of the development. This connection is considered to provide a more direct and convenient walking route towards the town centre and public transport facilities. It is considered that this route will reflect the natural desire line for pedestrians and the likely travel behaviour of site users, thereby encouraging a greater number of walking trips and supporting the principles of active and sustainable travel. As a result, the amendment is regarded as a positive improvement to the accessibility and connectivity of the proposed development.

Conclusion

Based on the information submitted, the development is unlikely to have a substantial impact on the local roads network. The proposed improvements to pedestrian facilities offer benefits to the community. From a transport and highways perspective, there are no reasons to refuse the planning application. I ask that you include the following conditions/notes with any permission that is granted:

CONDITIONS

The access shall be laid out and constructed strictly in accordance with the submitted plan.

The car parking accommodation shall be completed in full accordance with the details as submitted before the dwellings are occupied.

The estate road and footways shall be surfaced to base-course standards and lighted before any dwellings that is serves are occupied.

The estate road(s) shall be kerbed and the carriageway and footways finally surfaced and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the work on the site or such any other period as may be agreed in writing with the Local Planning Authority, whichever is the sooner.

Within the line of the visibility splays nothing more than 1m above the level of the adjoining highway shall be allowed.

NOTES

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

The applicant should be advised to contact Street Works Manager for the necessary consent, as required under Section 171 / 184 of the Highways Act, 1980, to carry out work within the highway / footway / verge for the formation of the access. Contact details for Gwynedd Council's Street Works Unit: telephone 01766 771000 or email GwaithStryd@gwynedd.llyw.cymru

Following the below, I ask that you include the note below with any permission that is granted: The Applicant is advised to enter into a Section 38 Agreement Highway Act 1980 with the Council if he intends for the road to be adopted

Cyfoeth Naturiol Cymru:

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 04 November 2025. We have no objection to the proposed development as submitted and provide the following advice.

Protected Species We note that the information submitted in support of the above application (Preliminary Ecological Appraisal Survey and Report, and Bat Survey and Report, RML, ref: 3299/11, Apr 2025) has identified that bats are unlikely to be roosting at the application site. We therefore have no observations to make on the application as submitted in respect of bats. We recommend that you discuss the need to secure further measures/ avoidance measures with your internal ecological advisor.

Other Matters The advice in this letter relates to matters which are included on our consultation topics list. We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list. We advise the applicant that, in addition to planning permission, it is their responsibility to ensure secure all other permits/consents/licences relevant to their development. Please refer to our website for further details. If you have any queries about the above, please do not hesitate to contact us.

Welsh Water:

We refer to your planning consultation relating to the above site, and we can provide the following observations in respect to the proposed development. Firstly, with respect to the submitted application form, we acknowledge that the development proposes to discharge foul and surface water flows to a foul sewer and surface water body respectively.

FOUL WATER

The proposed development site is located in the catchment of a public sewerage system which drains to Caernarfon Wastewater Treatment Works (WwTW). We have considered the impact of foul flows

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

generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. Please note that the applicant has not obtained approval under Section 104 of the Water Industry Act 1991 for the formal adoption of drainage. The drainage proposal will be subject to Welsh Minister design and Sewers for Adoption (7th Edition) standards. It is a mandatory requirement for the applicant to obtain Section 104 approval for the laying of adoptable drainage. Should the proposal alter as a result of the Section 104 process, the applicant will be responsible for notifying the Local Planning Authority.

Surface Water

Turning to surface water drainage, as of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. In this instance, we offer no objection to proposals for disposal of surface water flows into a surface water body, in principle, subject to consultation and agreement with the regulatory body or riparian owner of this system.

SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

WATER SUPPLY

Capacity is currently available in the water supply system to accommodate the development. We reserve the right however to reassess our position as part of the formal application for the provision of new water mains under Section 41 and Section 51 of the Water Industry Act (1991) to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

ASSET PROTECTION

The site is crossed and adjacent to public watermain with their approximate positions being marked on the attached statutory public watermain record. In accordance with the Water Industry Act 1991, Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. Having reviewed the amended plans, on the strict understanding that no buildings, foundations, structures, trees/planting, ecological mitigation, SuDS features or alterations to ground levels are proposed above or within the protection zone of the public watermain when measured 3 metres

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

either side of the centrelines, we withdraw our holding objection.

Notwithstanding the above, given that the public watermain crossing the site is a strategic asset, we would request that the condition outlined below is included within any planning permission to protect the structural condition and ongoing access of the public watermain.

Accordingly, if you are minded to grant planning consent for the above development, we would request that the following Condition(s) and Advisory Notes are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets

Conditions

No development shall take place until details of a scheme to either protect the structural condition or if necessary, divert the public watermain crossing the site has been submitted to and approved in writing by the local planning authority. The scheme shall include a detailed design outlining the measures taken to secure and protect the structural condition and ongoing access of the public watermain. No other development pursuant to this permission shall be carried out until the approved protection measures or diversion scheme have been implemented and completed. The approved scheme shall be adhered to throughout the lifetime of the development and the protection measures shall be retained in perpetuity.

Reason: To protect the integrity of the public watermain(s) and avoid damage thereto.

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

Public Protection Unit:

Thank you for the above consultation, the Department's observations are as follows:

The Service has noted that the site is located next to the Cibyn industrial estate. The proposed properties could be affected by noise and activities currently taking place on the Industrial Estate. It is essential that the properties are adequately insulated from noise to prevent any noise disturbance from being caused to the prospective occupants. The applicant has included a noise report and a contaminated land report as part of this application.

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

Noise

We have assessed the noise report from Redfan Solutions, number 2425-530, dated 9/2/24. Background noise monitoring has been carried out at three different locations around the site. The main source of noise for Position 1 was traffic, with position 2 and the noise sources was from the industrial estate as the main source that would negatively affect the amenities of the new development. These being the refrigeration units at Ready Foods (operates 24/7), and the extraction system at Welcome furniture. Section 8 of the report indicates the minimum sound reduction levels, and highlights that “It is important that the quoted minimum sound reduction specifications are met by the panels and windows, including frames, seals etc, glass performance alone is not an acceptable means of demonstrating compliance with the specification for window performance.” And have stated that “Good levels of workmanship are required throughout the build.”

It is essential that each property has been sound insulated to prevent external noise (and internal noise) from causing a negative effect on the residents. It must be remembered that the proposed site is located adjacent to an industrial estate with several noise sources that can negatively impact residents. The report has assessed the garden noise levels and have recommended that a “2.1m high close boarded fence of good quality and well maintained will be capable of achieving the required noise levels of traditional external areas that are used for amenity space, such as gardens and patios.”

The Service would recommend that is conditioned if the application was granted. The location outlined on the "BOUNDARY TREATMENT PLAN" does not correspond to the location stated in the noise report for the acoustic fence. The acoustic fence must enclose all the properties identified in the noise report (page 15). Section 9 has stated that in order to achieve the internal noise level, the windows must remain closed. Other ventilation methods will be required. Therefore, it is essential that the applicant provides information about the ventilation that will be used to ensure that adequate ventilation is provided but also that the method chosen will ensure that internal noise levels are met. The report has concluded that with good sound insulation, and a higher-than-average acoustic fence for properties facing the industrial estate, the levels contained within the BS8223 should be met

The assessment has not assessed the low-frequency noise risks from the industrial estate, nor the noise from the new substation.

Effective sound insulation is essential, not only from external noise, but also from transmission noise between houses and apartments. Sound insulation will be required for the proposed development to

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

ensure external noise will not have a negative impact on the future residents, but also to ensure that transmission and impact noise between the flats/dwellings will not cause any problems. The development must also adhere to the guidance on noise insulation and ventilation in Approved Document E and F of the Building Regulations. A property's layout is a means of helping to reduce noise, for example, by having bedrooms located away from the noise source. Good acoustic design is critical, the developer should design the accommodation so that it provides good standards of acoustics, ventilation, and thermal comfort. The Service recommends that the following are conditioned / undertaken if the development is permitted: -

A noise insulation scheme shall be provided to the Planning Authority before any development commences to demonstrate that the internal noise levels achieve the levels outlined in the WHO guidance document, BS8233 and NR Curves. Walls and ceilings will require acoustic glazing and sound insulation. - - - A noise study shall be submitted for approval following the implementation of any insulation scheme, to demonstrate that the internal and external noise levels can achieve the noise limits stated within WHO/BS8233/NR curves before the development is occupied. Install a 2.1m high close boarded acoustic fence surrounding the properties identified in the noise report (figure 8.10 "Fence height", page 15).

Reason: to protect the occupants of the development

Due to the location of the proposed residential development, there is a high risk that noise could have a negative impact on the development. The noise assessment has indicated that if the development is built using correct materials and sufficient noise insulation, noise from the industrial estate should not have a negative impact on the residents.

Air Source Heat Pumps (ASHP) / and a new substation. Should the development contain ASHP/Substations, a noise assessment and noise mitigation scheme shall be submitted, giving information on protecting the proposed dwellings / gardens / external amenity areas from noise from external noise sources. It will be expected that developments achieve the "good" noise criteria as described by BS8233:2014 unless there are exceptional circumstances why this standard cannot be achieved. - -

To safeguard the amenity and living conditions of neighbouring occupiers from noise pollution which may result from the development, the sound rating level (established in accordance with BS 4142:2014+A1:2019) of any plant, machinery and equipment installed or operated in connection with the development shall be designed so that it achieves a rating level which is at least 5dB below

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

existing background levels, when measured in accordance with BS 4142:2014+A1:2019. Air Source Heat Pumps will be required to be included as part of the noise assessment. Details of Air Source Heat Pumps will be required confirming exact locations and manufacturer's product specification, including predicted noise levels for the proposed equipment shall be submitted. If the developer is unsure of the type to be specified, it is possible to specify restrictions on the size of the individual ASHPs and/or a minimum separation distance from other dwellings within the development. This would be led by the noise assessment.

Reason: to protect the amenities of the area and the residents of the development.

Construction work

Construction can cause noise problems for nearby residents. –

To protect the residents of the area, construction work should take place between the hours of 08:00-18:00 Monday to Friday, 08:00-13:00 Saturday, and not at all on Sundays and Bank Holidays. Best practicable methods should be used to reduce noise and vibration at work and consider the recommendations of the BS5228: Control of Noise and Vibration on Construction and Open Sites', that can include mitigation measures such as erecting acoustic barriers around the site near residential premises.

Reason: to protect the amenities of the area

Contaminated land

Having assessed the report relating to land contamination, this Service concurs with its conclusions. –

The recommendation in section 6.2.2 must be followed; 'It is recommended that prior to the reuse of topsoil in the development that additional sampling and analysis of the topsoil for metals is undertaken to confirm it is fit for use.' - Should any unusual ground conditions or unforeseen contamination be discovered during any stage of the development then work must cease immediately and correspondence with the Planning and Public Protection Service undertaken.

Reason: to protect the worker and user of the site

Biodiversity Unit:

27/05/2026 - The amended landscaping plans no longer show the retained hedgerow or the buffer between this habitat and the proposed development. See the photograph of the relevant hedgerow below. This habitat has been identified as one of the most valuable areas for biodiversity on the site and must be retained to secure a net benefit

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

for biodiversity in accordance with Planning Policy Wales.

19/06/2026 - Following my previous observations, the hedgerow buffer has been re-included in the design plans. I have no further observations.

Trees Unit:

The tree report has been completed to a suitable standard. All tree protection measures described should be made a condition of planning approval. It is worth acknowledging that T18, just beyond the site boundary, is protected by TPO. Tree protection fencing must be installed prior to any construction work to avoid damage and potential liability. The proposed tree planting scheme is appropriate and contains a suitable mix of species for the area and setting

Language and Scrutiny Unit:

As there is no update to the language assessment, the Language Unit has no further observations to add.

These are the most recent observations:

Overall, this is a comprehensive assessment overall, and, where information is lacking, there are examples that note where the full information can be found. For example, on pages 2-3, the author states "Full details of the proposed development are provided in Section 4 of the Planning Statement along with details of the sustainability of the Site in Section 2." However, information, or at least a reference to where the Unit can find information, is missing from the body of the Assessment. There are, for example, no Tai Teg/Housing Options Team statistics in the Assessment to outline clear evidence of demand. If there are statistics, then they should be included in the body of the Assessment to support the identified risk. In addition, it would have been beneficial to see a statistical analysis at ward/community level, in order to offer a clearer analysis than what has been provided at county level.

Heneb:

The above planning application is accompanied by archaeological reports documenting staged assessment and field evaluation of the site, undertaken by CR Archaeology (report numbers CR247-2024 and CR247 2025). We have monitored this work on behalf of the council and confirm that all stages have been carried out in accordance with the relevant professional standards and guidance. The primary target for this work was a Roman road (PRN 17856) between the forts of Segontium (Caernarfon) and Canovium (Caerhun, Conwy), which was strongly suspected to cross the application site. The evidence for this derives from an earthwork visible on lidar within the application site and identified sections of

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

Roman road along the same alignment, in particular during the construction of the Caernarfon bypass approximately 1.6km to the north-east (PRN 112291). The application site is approximately 750m from Segontium and direct continuation of this line leads across the site to the south-eastern fort entrance. The results of the trenches were mainly negative, suggesting a generally low potential across the site. Two trenches located across the expected Roman road recorded a cobbled surface corresponding with the lidar earthwork and geophysical survey results. Artefacts retrieved from this surface indicated a late medieval/ post-medieval date for this deposit, and it was interpreted as being associated with an adjacent farm. It is not unusual for Roman routes to have been used in later periods; in locations, as here, where the ground is prone to flooding, an existing surface or raised area would be a logical base for a new track. Roman roads in the region vary in construction, but can be surprisingly rudimentary. The section excavated along the bypass was described as “up to 6.3m wide and generally comprised a layer of poorly sorted limestone rubble, which, in some areas, overlaid silty-clay bedding layers...In some areas depressions along its surface were also recorded, which probably related to traffic along it (i.e. wheel ruts and potholes), indicating that it probably formed an important route of communication for many centuries. It is also possible that the fabric of the road contained evidence for different phases of construction and repair...”

The association of the cobbled surface with the farm is weakened by the eastward continuation of the linear earthwork towards the excavated section. In addition, to reach either the north-east or south-east entrance to Segontium from the excavated section, the road would require two changes of direction without obvious practical need, if it were to avoid the application site. While this is of course possible, it would be uncharacteristic. Despite the unpromising evaluation results, therefore, it is considered that the possibility that the road crosses the site cannot be ruled out. Even if it was found that the road has taken a deviation, this would be important evidence in mapping the Roman road network of the region and therefore informing recommendations where Roman remains might be anticipated for future development proposals. The late medieval and early post-medieval landscape is also poorly understood, so were the road to be shown in fact to date to this period, this would also be locally significant information.

In light of these observations and in accordance with national and local planning policy and guidance, it is recommended a suitable condition should be attached to any planning permission to secure proportionate mitigation.

The following wording is suggested:

- i) No development (including site clearance, topsoil strip or

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

other ground works) shall take place until a written scheme of investigation for archaeological work has been submitted and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in accordance with the approved written scheme of investigation.

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

Reasons: 1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2024 and TAN24: The Historic Environment. 2) To ensure that the work will comply with MORPHE/Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

The level of archaeological risk would typically be addressed through archaeological monitoring and recording, but this has been found to be ineffective on residential developments, as well as being inconvenient to the developer. Having regard to the nature of the proposed development, it is advised that the more expedient approach would be strip, map and record in advance of construction followed by assessment, analysis, conservation, reporting and archiving as appropriate to the discoveries made. All elements of the archaeological programme must be undertaken by a professional archaeological firm experienced in work of this nature, in accordance with the relevant standards and guidance of the Chartered Institute for Archaeologists.

Chief Fire Officer:

With reference to your consultation received 6th May 2026, in respect of application-C25/0778/14/LL. The Fire Authority does not have any observations regarding access for appliances and water supplies. If you should require any further information, please do not hesitate to contact the Compliance Officer.

Land Drainage Unit:

SuDS Observations

We have no objections to this planning application.

Lead Local Flood Authority Observations

Have looked through the FCA and the flood risk is very low really isn't it - some low risk associated with an existing ditch where the new entrance would be, but I don't think there is a threat to the site of the proposed houses. Agree therefore with the FCA's conclusions. The most important thing is that the drainage scheme complies with the

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

requirements of SuDS.

Housing Strategic Unit:

Information about need:

The following indicates the number of applicants who wish to live in the area:-

351 options on the Tai Teg register for intermediate properties in the Caernarfon area.

There are 363 applicants from the common housing waiting register for social properties in the Peblig area, Caernarfon.

Information on the type of need:

The following shows the number of bedrooms that the applicants wish to have:

Number of bedrooms (Tai Teg)

Number of bedrooms	Need as a %	rent	buy
1 bed	2%	1%	1%
2 bed	44%	22%	22%
3 bed	48%	17%	31%
4+ bed	6%	3%	3%

Number of bedrooms

(Housing Options Team)

Number of bedrooms	Need as a %
1 bed	34%
2 bed	42%
3 bed	16%
4 bed	7%
5 bed	1%

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

Suitability of the Plan:

Based on the above information it appears that the Scheme :-

Meets the area's needs

If the Housing Association is a partner for this development, the design of the property must conform with WG standards (DQR).

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertisement period has ended, and no letter / correspondence of objection was received

One observation was received in favour of the proposal.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The proposal provides a mix of 10 apartments, 3 bungalows and 23 dwellings with 10 one-bedroom units, 16 two-bedroom units, 7 three-bedroom units, 2 four-bedroom units and 1 five-bedroom unit.
- 5.2 The indicative supply level for Caernarfon over the Plan period is 415 units (including a 10% 'slippage allowance', i.e. the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc). During the period 2011 to 2026, 293 units were completed in Caernarfon. The land bank i.e. sites with extant planning permission, as of April 2026, stood at 31 (all on windfall sites). Note that an indicative figure of 29 units for the T26 designation (Rear of Maes Gwynedd) which does not have planning permission. Taking into consideration all the above information collectively, it is noted there is currently adequate capacity within the indicative supply for Caernarfon.
- 5.3 Policy TAI 8 promotes proposals that contribute to improving housing balance and meet identified needs in the community as a whole. Therefore, there is a need to consider whether the mix of units and tenure proposed here is suitable to promote a sustainable mixed community. It is therefore important to consider the inclusion of the 'Housing Mix' SPG when establishing whether what is proposed is suitable, and it is noted that the guidance expects all applicants submitting a planning application for a Use Class C3 housing development consisting of 5 or more housing units to submit a Housing Statement in support of their planning application.
- 5.4 It is noted that the development offers a provision of 100% affordable housing on an exception site immediately adjacent to the Caernarfon development boundary as set out in the Joint LDP and therefore Policy TAI 16 Exception Sites is applicable to this application, which states:

Where it is demonstrated that there is a proven local need for affordable housing (as defined in the Glossary of Terms) that cannot reasonably be delivered within a reasonable timescale on a market site inside the development boundary that includes a requirement for affordable housing, as an exception, proposals for 100% affordable housing on sites immediately adjacent to development boundaries that form a reasonable extension to the settlement will be granted.

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

Proposals must be for small-scale development, proportionate to the size of the settlement, unless it can be clearly demonstrated that there is a clear need for a larger site, and, where appropriate, priority will be given to suitable previously developed land."

- 5.5 The Plan Glossary of Terms defines Local Need Affordable Housing within or on sites other than an Urban Service Centre as; "... people in need of an affordable house who have resided within the Local Service Centre or in the surrounding rural area for a continuous period of 5 years or more, either immediately before submitting the application or in the past..."

Paragraph 8.1.3 of the Affordable Housing SPG gives a definition of the 'surrounding rural area' as:

'surrounding rural area', which is 6km from the site of the application and the extent of any Community Council area bisected by the 6km distance, but excluding properties within the development boundary of any settlement other than the settlement within which the application is located.

- 5.6 Evidence has been submitted in the form of an Affordable Housing Statement and includes confirmation of the social and intermediate affordable housing need figures in March 2026 which are

- 959 applicants on the Gwynedd Housing Register who chose Caernarfon as their first-choice area,
- 489 applicants who also have a five-year local connection to Caernarfon,
- 314 applicants are listed in band 1A and 2 for housing needs whilst also having a five-year local connection with Caernarfon.
- 281 applicants in need of intermediate 2- and 3-bedroom houses on the Tai Teg list.

- 5.7 Comments from the Housing Strategy Unit confirm a general need for affordable housing (without a local connection requirement) for Peblig; however further information received from them confirms that the need for affordable housing with a 5-year connection to Caernarfon (Band 1A-2) stands at 199 (September 2026), and that there are 323 people on the Tai Teg list for intermediate 2/3-bedroom properties (with a total of 351 across all dwelling types). It is noted that these figures do not include rural need within 6km of Caernarfon (excluding people living within a settlement located within that 6km radius) and therefore the overall figure is likely to be higher.

- 5.8 It is noted that there is a site designated for housing (T26 -Rear of Maes Gwynedd) within the development boundary of Caernarfon, without any planning permission. The LDP confirms that this site has been designated for 29 homes with an expectation of 30% (9 properties) to be affordable for Gwynedd's needs. It is known that the need for social housing throughout Gwynedd (with a local connection to Gwynedd) is around 2000, and the need for intermediate housing is around 800. Given this and the figures mentioned above for the need in Caernarfon only, it is considered that the need for affordable housing exceeds what the designated site and the site of this application could provide.

- 5.9 Paragraph 4.1.7 of the Affordable Housing SPG confirms:

"Where the main sources (LHMA, Common Housing register and Tai Teg) or evidence submitted by the applicant have not identified a need for Local Need Affordable Housing in a rural area (e.g. because the households concerned have not chosen to register their need or priority for

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

specific settlements) then a local survey is the best way to demonstrate a need for affordable housing. The survey should be carried out by a qualified individual / company / service, such as a Rural Housing Facilitator, and the methodology should be agreed with the Council"

- 5.10 In this case therefore, and from the information available, as the need has been proven by the applicant's principal sources and evidence, in accordance with the requirements of the SPG there is no purpose conducting a local survey by a Rural Housing Facilitator.
- 5.11 The need for evidence is absolutely essential to carry out a full assessment and is a fundamental requirement for this type of application and to this end this is a proposal for housing where there is a clear affordable local need that has been proven on a site which is located outside but abutting the development boundary for Caernarfon. It is considered that the proposal forms a logical extension to the town and therefore fully conforms to the requirements of policies PCYFF 1 and 2, TAI 8, TAI 15 and TAI 16 of the Local Development Plan as well as the relevant advice provided by the Supplementary Planning Guidance and national guidance within Planning Policy Wales and Technical Advice Notes.

Visual amenities

- 5.12 Policy PCYFF 3 states that proposals will be approved, including extensions and changes to existing buildings and structures, if they comply with a number of criteria including that the proposal adds to or improves the character or appearance of the site, the building or the area in terms of setting, appearance, scale, mass, the height and elevation treatment; that it respects the context of the site and its place in the local landscape; that it uses materials that are appropriate to their surroundings and incorporates soft landscaping; that it improves a safe and integrated transport and communications network; that it limits the risk and danger of flood water run-off and prevents pollution; that it achieves an inclusive design that allows access for all and helps to create healthy and vibrant environments taking into account the health and well-being of future users.
- 5.13 The application involves the development of a green field into a residential housing estate. The site is located on the outskirts of Caernarfon town and outside but immediately adjacent to the town's development boundary. There are dwellings to the south-west, and the Cibyn Bungalow and the Cibyn industrial estate to the south-east. The land is existing agricultural land.
- 5.14 It is proposed to plant and maintain a hedge to surround the site to mitigate a significant adverse impact on the wider landscape.
- 5.15 The houses are of a design like those seen in the town and the proposed dwellings are all a maximum of two storeys, like the houses to the south-west of the site. The proposed mix of dwellings allows for a layout that does not cause mass-related issues that may otherwise be incompatible with the character and local context. Considering that this proposal is located on the outskirts of the town and would blend into the wider built landscape of Caernarfon, it is considered acceptable and will not have a significantly adverse effect on the character of the area or the wider landscape. It is therefore considered that the proposal is acceptable and provides a logical extension to the settlement and complies with the relevant requirements of policies PS 5, PCYFF 3 and 4 and TAI 16.

General and residential amenities

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

- 5.16 The proposed dwellings are located within approximately 15 metres of an existing residential estate to the south-west of the site. In addition, one of the proposed dwellings is approximately 10 metres from the Cibyn Bungalow and Cibyn Industrial Estate to the south-east. Apart from the existing residential estate and the Cibyn Bungalow, the other nearest dwelling is located approximately 120 metres from the nearest proposed dwelling. It is proposed to install a hedgerow, landscape buffer strip and landscaping between this development and nearest adjacent dwellings. It is unlikely that the proposal would have a significant negative impact on the privacy of nearby residents. With regard to the impact of noise emanating from the activities and traffic of a new housing estate, it is not anticipated that it would significantly disrupt nearby houses.
- 5.17 The Environmental Health Service has considered the application having regard to the proximity of the site to the Cibyn Industrial Estate and the potential for noise from industrial activities to affect the amenities of the residents of the proposed development. A Noise Report was submitted by Redfan Solutions (ref. 2425-530) to support the application. The report concludes that the noise levels recommended in BS8233 can be achieved, provided appropriate mitigation measures are implemented. This includes the provision of suitable sound insulation in the dwellings and the erection of a 2.1m high acoustic fence to protect garden amenities and external amenity areas. However, the Service has noted that the location of the fence shown on the boundary treatment plan is not in line with the arrangement assessed in the noise report, and therefore it will be necessary to ensure that the fence encloses all relevant properties. The report also confirms that it will be possible to achieve suitable noise levels within the dwellings by ensuring that some windows are closed at all times, and that suitable ventilation can be ensured by alternative means if needed. The review is considered to confirm that suitable mitigation can be provided to ensure suitable noise levels within the dwellings, and therefore subject to conditions to ensure that the mitigation measures are agreed in advance the development is considered acceptable from a residential amenity perspective.
- 5.18 To this end, it is not considered that the proposal would have a significant adverse effect on the amenities of nearby residents and is therefore considered acceptable and complies with the requirements of policy PCYFF 2 of the LDP.

Transport and access matters

- 5.19 The Transport Unit has no objection to the proposed development. It is considered that the traffic calming measures shown on the amended plans are acceptable and they would contribute to creating a safer environment for road users, with the final details being conditionally agreed. The changes to the crossing facilities and the provision of an additional footway connecting the site to the bus stop to the south are also welcomed. This is seen as providing a more direct and convenient connection to the town centre and public transport services, reflecting the likely route of pedestrians and encouraging active and sustainable travel. Consequently, these changes are considered to be a positive improvement to the accessibility and connectivity of the development.
- 5.20 It is generally considered that the development would not have a significant adverse effect on the local road network and that the proposed improvements would provide benefits to the local community. From a highways and transport perspective, subject to the imposition of standard conditions and reference to the section 278 procedure relating to the access, parking provision, completion of the estate road, lighting, visibility splays and the undertaking necessary works within the public highway, the application is deemed to be in accordance with policies TRA 2 and TRA 4 of the LDP.

Biodiversity matters

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

- 5.21 In its initial observations, the Biodiversity Unit noted that the revised plans omitted the clawdd and associated buffer that had been identified as one of the most valuable habitats on the site. It was emphasised that retaining this feature is essential to ensure a net benefit to biodiversity in line with the requirements of Planning Policy Wales. However, following further discussions and revision of the plans, the hedge buffer has been reintroduced, and the Biodiversity Unit has confirmed that there are no further observations.
- 5.22 In relation to trees, the tree report is considered to have been completed to an acceptable standard. It is recommended that all tree preservation measures set out in the report are secured through a planning condition. It is also noted that tree T18, which is outside the site's boundary, is protected by a Tree Preservation Order, and therefore tree protection fencing will need to be installed prior to the commencement of any construction work in order to avoid damage to it. The proposed planting scheme is considered appropriate and includes a suitable mix of species reflecting the character and location of the site.
- 5.23 A green infrastructure statement has been submitted as part of the application and is considered acceptable. The proposals are generally considered acceptable in terms of biodiversity and trees, subject to ensuring the preservation of the hedgerow and associated buffer, as well as the implementation of the tree preservation measures and the recommended planting scheme. Due to this, the application is deemed to be in accordance with policies AMG 5 and PS 19 along with Chapter 6 of PPW.

Flooding and drainage matters

- 5.24 There are Flood Zones (2 and 3) located near the south-east boundary of the site along with surface water and small watercourses. A Flood Impact Survey has been submitted as part of the application and the Lead Local Flood Authority has confirmed that the content of the Survey is acceptable. There is a low risk associated with an existing ditch on the site but that there is no threat to the proposed housing. In addition, the Land Drainage Unit has confirmed there is no objection to the proposed drainage scheme, and to this end it can be confirmed that the proposal complies with all the requirements of Technical Advice Note 15: Development, Flooding and Coastal Erosion 2025, and that the proposal does not pose a risk to life.

Archaeological matters

- 5.25 The application is supported by archaeological assessment and evaluation reports. The main focus was on the possibility that the Roman road between Segontium (Caernarfon) and Canovium (Caerhun, Conwy), crosses the site. Although the evaluation produced mostly negative results, two trenches recorded a cobbled surface corresponding with the LiDAR earthwork and geophysical survey results. Although artifacts suggest a late medieval or post-medieval date, the possibility that the feature follows or incorporates the Roman road route cannot be ruled out.
- 5.26 The evaluation has minimised the archaeological risk, but the presence, absence or possible deviation of the Roman road remains of archaeological interest. In addition, confirming a medieval or post-medieval route would contribute to an understanding of the local historic landscape.
- 5.27 As a result, it is considered necessary to impose an archaeological condition to ensure a proportionate programme of archaeological mitigation. Due to the nature of the development, it is considered that a programme of strip, map and record prior to commencement of construction is the most appropriate method, along with any necessary assessment, reporting and archiving work

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

in accordance with CIfA standards. Subject to this condition, the proposal is deemed to comply with the policy requirements PS20 of the LDP.

Language Matters

- 5.28 Criterion (2) of Policy PS 1 states that a Welsh Language Impact Assessment will be required for a proposed development on an unexpected windfall site for a large-scale housing development. The fact that this is an exception site outside the development boundary therefore means it is an unexpected windfall site. As noted in the SPG 'Maintaining and Creating Distinctive and Sustainable Communities', this development is considered a 'large scale' housing development.
- 5.29 It is noted that a Welsh Language Impact Assessment has been submitted with the application. In their response to the consultation, the Language Unit confirmed that the linguistic assessment is overall comprehensive and that the linguistic risk/impact identified by the applicant is considered neutral. It is noted that a condition for providing a Welsh name for the estate would be placed on any decision. Consequently, the proposal is not considered to be contrary to the material requirements of policy PS 1.

Welsh Water Matters

- 5.30 Welsh Water has confirmed that the site is crossed by public water pipes and adjacent to statutory equipment, with the approximate locations of the infrastructure set out on the relevant plans. It was noted that Welsh Water has statutory rights under the Water Industry Act 1991 to ensure access to its equipment at all times for maintenance, repair and refurbishment purposes.
- 5.31 Following the submission of revised plans, Welsh Water have reviewed the proposal and confirmed that they are withdrawing their previous objection. This is based on the understanding that no buildings, foundations or structures, tree planting, ecological mitigation measures, Sustainable Drainage features or changes to land levels will be constructed within the protection zone which extends 3 metres to either side of the centre of the public water pipeline.
- 5.32 The revised plan is considered to provide adequate protection for the existing water infrastructure and ensure that active access to the equipment is retained. Consequently, Welsh Water has no objection to the development subject to compliance with the approved plans, relevant operational requirements and suggested conditions, and therefore the proposal is deemed to comply with the requirements of policy ISA 1.

Open Spaces and Play Areas

- 5.33 Policy ISA 5 states that new housing proposals for 10 or more dwellings, in areas where existing open spaces cannot meet the needs of the proposed housing development, are expected to provide a suitable provision of open space. Paragraph 6.1.29 of the LDP states that in order to provide information regarding the open space requirements in proposals, the Fields in Trust (FIT) benchmark standard of a minimum of 2.4 hectares per 1,000 population should be used. This includes 1.6ha of outdoor sports facilities (of which 1.2ha are formal playing fields) and 0.8ha of children's play space (of which 0.25ha are equipped play areas). The estimate made shows that there is a lack of provision of outdoor play areas and equipped children's play areas in this area.

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

- 5.34 The applicant offers open spaces and has identified an area for an equipped children's play area on the site which satisfies the need that has been highlighted. Therefore, it is considered that the proposal complies with Policy ISA 5 of the LDP.

Education Matters

- 5.35 The Department for Education was consulted on the proposal, and confirmation was received that there is available capacity at Ysgol Gynradd Maesincla and Ysgol Uwchradd Syr Hugh Owen. Specifically:

- Ysgol Maesincla: Capacity 318 – Total January 2026 – 256. Projected numbers – September 2027 – 259; September 2028 – 270;
- Ysgol Syr Hugh Owen Capacity 1164 – Total January 2026 – 822. Projected numbers – September 2027- 878; September 2028 – 878.

- 5.36 The estimated number of children that would result from the development is shown below:

There are 26 2+ bedroom units in the development. Therefore, the number of additional pupils from this application are as follows:

- Primary School: $26 \times 0.40 = 10.4$ pupils
- Secondary School: (years 7 to 11) $26 \times 0.29 = 7.54$ pupils and (years 12 and 13) $26 \times 0.02 = 0.52$

- 5.37 Based on this information and as there is existing capacity within the local schools, this proposal would not cause Schools to exceed their capacity and therefore it is not relevant to consider an educational contribution in this case for the additional pupils that would result from the proposed development.

Agricultural Land

- 5.38 The current Welsh Government maps confirm that this land is identified as a mixture of registered land 2 and 3b, but a document submitted as part of the application (Agricultural Quality of Land off Llanberis Road, Caernarfon) suggests that it is 3a and 3b, concluding as follows:

"Subgrade 3a This land has permeable medium loamy topsoils, with subsoils slightly affected by perched water.

Land access with machinery is likely to be restricted in winter and early spring, although late spring as well as autumn sowing is theoretically possible.

The topsoils in places have common large hard stones. This presents a risk of increased machinery wear were the land to be cultivated.

Subgrade 3b

This land in the south has moderately high topsoil clay content and poor drainage (Soil Wetness Class IV). Under the local climate this means that the land is usually too wet for spring machinery land access, and arable cropping is therefore limited to autumn sowings."

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

- 5.39 Paragraph 3.58 of Planning Policy Wales (PPW) notes that "agricultural land of grade 3a, as well as classes 1 and 2, in the Agricultural Land Classification (ALC)16 is deemed as the best and most versatile and should be conserved as a finite resource for the future" , while paragraph 3.59 notes:

"When considering the search sequence and in development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 and 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade."

- 5.40 Strategic policy PS 6: Alleviating and adapting to the effects of climate change, notes:

"In order to adapt to the effects of climate change, proposals will only be permitted where it is demonstrated with appropriate evidence that they have fully taken account of the following and responded appropriately to them"

with criterion 6 confirming the requirement to:

"Safeguard the best and most versatile agricultural land, promoting allotments, support opportunities to produce food locally and local farming to reduce the area's contribution to food miles".

- 5.41 With the information available on the Government maps and the information submitted as part of the application, it is clear that a large part of the site is identified as either registered land 2 or 3a. Information has also been submitted confirming that the site is not suitable for machinery. The location of the site, surrounded by an industrial estate, existing housing and a highway means that it has been separated from other agricultural land. As confirmed in paragraph 5.12 above, a clear need for affordable units has been proven, and therefore it is considered that there is sufficient justification for the development of this land and that the proposal is not contrary to the requirements of criterion 6 of policy PS 6 together with advice given in Planning Policy Wales in particular paragraphs 3.58 and 3.59.

6. Conclusions:

- 6.1 In view of the above and having considered all relevant planning matters including local and national policies and guidance as well as all the observations received, it is considered that this proposal is acceptable as it meets the requirements of the relevant policies and guidance as set out above.

7. Recommendation:

- 7.1 To approve with conditions

1. Five years
2. In accordance with the plans
3. Highways Conditions

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

4. Tree protection fencing must be installed prior to any construction work to avoid damage and potential liability
5. Biodiversity Condition - Hedgerow and in line with the green infrastructure statement
6. Welsh Water Conditions
7. Public Protection Conditions - noise mitigation measures, installation of acoustic fencing, details of air source heat pumps, working hours
8. Submittal of a Construction Environmental Management Plan
9. Land contamination conditions
10. Archaeological conditions
11. Welsh Name
12. Affordable Housing Condition
13. Condition C3 only
14. Withdrawal of permitted rights

Notes

Highways

SUDS

Major Development