

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

Number: 2

Application Number: C26/0946/44/EIA

Date Registered: 24/12/2025

Application Type: Environmental Impact Assessment

Community: Porthmadog

Ward: Porthmadog

Proposal: The extension of the existing Wern Cables Sealing End Compound (CSEC) including a new permanent access; a new Minffordd CSEC and Tunnel Head House (THH) with permanent access; the removal of the existing Garth CSEC; installation of new 400 kilovolt (kV) cables to replace redundant 400 kV and 132 kV cables; and other associated infrastructure and ancillary works.

Location: Land Along The A483 Corridor, Porthmadog

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 This is an application for the extension of the existing Wern Cables Sealing End Compound (CSEC) including a new permanent access; a new Minffordd CSEC and Tunnel Head House (THH) with permanent access; the removal of the existing Garth CSEC; installation of new 400 kilovolt (kV) cables to replace redundant 400 kV and 132 kV cables; and other associated infrastructure and ancillary works.
- 1.2 The Project is part of the wider network transmission upgrades required to facilitate the connection of 50 Gigawatt (GW) of offshore wind by 2030. Increasing capacity on the existing transmission line between Pentir and Trawsfynydd substations has been identified as a step that needs to be taken urgently to provide more transmission capacity. This is recognized by Ofgem (the national energy regulator), who have identified the necessary work as Accelerated Strategic Transmission Investment (ASTI).
- 1.3 Full planning permission is required from the relevant Local Planning Authority for:
- 1.4 Pentir – Replacement of existing underground cables; installation of new cross site underground cables in the existing Pentir substation; and ancillary works. A planning application has been submitted and granted permission by the Planning Committee under reference C25/0947/25/EIA.
- 1.5 Bryncir - new substation and associated infrastructure and ancillary works, including a new access road from the A487 and the upgrading of an existing agricultural access track, and new underground 132 kV cables to connect to the existing Electricity Networks overhead line. A planning application has been submitted under reference C25/0949/36/EIA.
- 1.6 Glaslyn Cables (this application) – an extension to the existing Wern Cables Sealing End Compound (CSEC) including a new permanent access; a new Minffordd CSEC and Tunnel Head House (THH) with permanent access; the removal of the existing Garth CSEC; installation of new 400 kV cables to replace redundant 400 kilovolt (kV) and 132 kV cables; and other associated infrastructure and ancillary works.
- 1.7 Trawsfynydd – Installation of new underground cables and cable sealing ends, shunt reactor and gantry and the widening of part of the existing access road in the fenced compound at Trawsfynydd substation and ancillary works. This site falls within the Snowdonia National Park area, and a planning application has been submitted to the Park Authority.
- 1.8 The proposed works included in this application covers a 106.4 ha and extends for approximately 6 km, between the Wern CSEC and Minffordd broadly following the corridor of the A487 Porthmadog Bypass, which runs in a generally east-west direction.
- 1.9 Progressing from west to east, the route passes through the Porthmadog Roundabout, beneath the A487 Porthmadog Bypass, and crosses both the Welsh Highland Heritage Railway (WHHR) and the Ffestiniog & Welsh Highland Railway (FfWHR). It continues to the north of Clwb Chwaraeon Madog before turning south and passing beneath the A487 Porthmadog Bypass once again. The route then traverses the Glaslyn Site of Special Scientific Interest (SSSI), continuing in an easterly direction towards its termination at the existing Garth CSEC.

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

- 1.10 The proposed works can be split into the following components; Wern CSEC, Glaslyn Cables, Garth CSEC, Minffordd Tunnel Head House and CSEC, construction access and operational access and will be summarised in turn below.

Wern CSEC

- 1.11 The Wern CSEC would be upgraded to accommodate 12 replacement cables arranged as two circuits. Works include installation of new high-voltage equipment, foundations, support structures, and associated infrastructure such as drainage, access, and hardstanding. The compound would be extended eastwards, increasing its size, with a new 2.4 m security fence and some tree removal required. A new 1.26 km permanent access road would be constructed from the A498, including gates, turning areas, and connections to existing field accesses. A parallel filter trench with drainage features and inspection chambers would also be installed alongside the access route.

Glaslyn Cables

- 1.12 Redundant 132 kV and 400 kV cables will be partially removed, with some sections retained in situ to avoid impacts on sensitive habitats and protected species. Where left in place, cables will be cut, drained, purged, capped, and monitored via pits over an approximately 10-year period. The replacement cable route is around 6 km long, largely crossing agricultural land but also intersecting roads, railways, and watercourses. Installation will use a combination of open trenching and Horizontal Directional Drilling (HDD), with limited direct burial. New 400 kV cables will be XLPE type, eliminating the need for oil and associated infrastructure. Cable sections will be installed from drums and connected within sealed joint bays, positioned to reflect technical, access, and environmental constraint

Minffordd Tunnel Head House (THH), Minffordd CSEC and Garth CSEC

- 1.13 The Minffordd THH, part of the EVIP project, was originally intended to connect to the existing Glaslyn Cables at Garth CSEC. However, the current project allows connection of replacement cables directly near the THH, reducing cable lengths and enabling the removal of Garth CSEC. As the two cable types cannot be directly jointed underground, a new Minffordd CSEC will be constructed adjacent to the THH to facilitate the connection. This forms a single integrated installation. The CSEC will be located on land previously allocated for landscaping, requiring revised landscaping proposals. Design updates to the THH (approved under C20/0244/08/LL) include a 1 m increase in ground level due to updated flood risk modelling, a change in shaft cover shape from circular to rectangular, and minor adjustments to height and drainage.
- 1.14 The Garth CSEC will become redundant once the EVIP project cables are connected at Minffordd CSEC. Under the proposed works, all existing infrastructure within the compound would be removed to a depth of 1 m and the site reinstated. This would include landscape restoration through woodland, scrub, and grassland planting
- 1.15 The Minffordd THH will measure approximately 15.18 m by 12.17 m and 6.09 m in height. The Minffordd CSEC will include new electrical infrastructure, cable troughs for both EVIP and Glaslyn cables, and a grey security fence to integrate with the overall design.

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

Environmental Impact Assessment and statutory consultation

- 1.16 The proposed work is part of the wider Project, and part of it (namely the re-installation of high voltage electric cables under the Glaslyn) has been confirmed as development that requires an Environmental Impact Assessment (EIA) as confirmed in the screening opinion provided under reference C24/0806/08/SC under Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017. An Environmental Statement (ES) has been prepared for the whole project.
- 1.17 Volume 4 of the ES is specifically in relation to the Glaslyn works and is supported by Volumes 6 (Wider works), Volume 7 (The project and cumulative effects) and Volume 8 (Technical Appendices).
- 1.18 Due to the size of the site, this application is defined as a major development. As part of the application, in accordance with the requirements of the Town and Country Planning Order (General Development Procedure) (Wales), a pre-application consultation report was received as part of the application (PAC). The report shows that the developer informed the public and statutory consultee about the intention before submitting a formal planning application.

2. Relevant policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-2026, adopted 31 July 2017**
 - PS 1: Welsh Language and Culture
 - PS 4: Sustainable transport, development and accessibility
 - PS 5: Sustainable Development
 - PS 13: Providing opportunity for a flourishing economy
 - PS 19: Conserving and where appropriate enhancing the natural environment
 - PS 20: Preserving and where appropriate enhancing heritage assets
 - TRA 4: Managing transport impacts
 - PCYFF 2: Development criteria
 - PCYFF 3: Design and place shaping
 - PCYFF 4: Design and landscaping
 - PCYFF 6: Water Conservation
 - AMG 2: Special Landscape Areas
 - AMG 3: Protecting and enhancing features and qualities that are distinctive to the local landscape character
 - AMG 5: Local Biodiversity Conservation

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

- AMG 6: Protecting Sites of Regional or Local Significance
- AT 1: Conservation areas, world heritage sites and registered historic landscapes, parks and garden
- AT 4: Protection of non-designated archaeological sites and their setting
- MWYN 5: Mineral buffer zones around mineral sites
- Supplementary Planning Guidance – Maintaining and Creating Distinctive and Sustainable Communities 2019
- Supplementary Planning Guidance – Slate Landscape of North West Wales

2.4 National Policies:

- Future Wales: The National Plan 2040
- Planning Policy Wales (Edition 12, 2024)
- Technical Advice Note 5: Nature Conservation and Planning
- Technical Advice Note 11: Noise
- Technical Advice Note 15: Development, Flooding and Coastal Erosion
- Technical Advice Note 18: Transport
- Technical Advice Note 24: The Historic Environment
- Minerals Technical Advice Note (MTAN) Wales 1: Aggregates

3. Relevant Planning History:

Location	Planning Reference Number	Description of development	Decision date
Tir Ger Garth Sealing End Compound, Minffordd, Penrhyndeudraeth	C22/0905/08/RA	Discharge condition 3 (Agree fence colour), partially discharge condition 6 (Submit a Construction and Environmental Management Plan (CEMP)) and 7 (Landscape Implementation plan) on Planning Permission C20/0244/08/LL	14/12/2022
Tir Ger Garth Sealing End Compound, Minffordd, Penrhyndeudraeth	C22/0740/08/RA	Fully discharge condition 4 (submit a Construction Traffic Management Plan) and fully discharge condition 6 (submit a Construction and Environmental Management Plan (CEMP)) on Planning approval C20/0244/08/LL.	09/09/2024
Tir Ger Garth Sealing End Compound, Minffordd, Penrhyndeudraeth	C22/0653/08/RA	Part discharge of condition 6 (submit a Construction and Environmental Management Plan (CEMP)) on Planning approval C20/0244/08/LL	11/10/2022
Tir Ger Garth Sealing End	C22/0514/08/RA	Discharge condition 6 (details of Environmental Management Plan -	28/06/2022

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

Compound, Minffordd, Penrhyndeudraeth		Reptile Method Statement) on Planning permission C20/0244/08/LL	
Tir Ger Garth Sealing End Compound, Minffordd, Penrhyndeudraeth	C22/0509/08/RA	Discharge condition 13 (details of programme of archaeological works) on Planning permission C20/0244/08/LL.	17/06/2022
Tir Ger Garth Sealing End Compound, Minffordd, Penrhyndeudraeth	C20/0244/08/LL	The following development is located within the boundaries of Gwynedd Council Local Planning Authority: 1) Construction of Western tunnel head house (including the associated construction compound) at Garth and the permanent access track the following development is located within the boundaries of Snowdonia National Park Local Planning Authority: 2) Construction of Eastern tunnel head house (including the associated construction compound), sealing end compound and permanent access at Cilfor 3) A new sealing end compound on the eastern side of the Dwyrdd Estuary to connect the underground cables to the overhead line The following development does not require formal planning permission: These proposals would allow for the construction of an underground tunnel housing electricity cables and the removal of 10 existing pylons and associated overhead lines from across the Dwyrdd Estuary The application crosses the boundary between Gwynedd Council and the Snowdonia National Park and therefore you may receive a consultation from each authority in relation to the development located within its boundaries.	18/12/2020

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

Prif Lein Rheilffordd Arfordir Y Cambrian / Cambrian Coast Mainline Railway, Minffordd, Penrhyndeudraeth, LL48 6HP	C09M/0140/08/LL	PROPOSED REALIGNMENT OF EXISTING RAILWAY TRACK, RETAINING WALL, SIGNALS, LINESIDE FENCING AND CHANGE OF USE TO OPERATIONAL RAILWAY LAND	10/02/2010
Prif Lein Rheilffordd Arfordir y Cambrian / Cambrian Coast Mainline Railway, Minffordd, Penrhyndeudraeth, Gwynedd, LL486HP	C11/0162/08/LL	VARIATION OF CONDITION 2 ON PLANNING PERMISSION C09M/0140/08/LL TO ENABLE SLIGHT VARIATION OF DESIGN, LOCATION AND FINISH OF RETAINING WALL	15/04/2011
Caeau yn / Fields at - Pensyflog Farm, Porthmadog, LL499PW	C10D/0298/44/LL	CHANGE OF USE OF AGRICULTURAL FIELDS TO BE USED FOR "QUAD TREKKING" FROM 1 MARCH - 31 OCTOBER AND SITING OF PORTACABIN AS OFFICE	29/11/2010
WERN MANOR, Porthmadog, Gwynedd, LL49 9SH	C05D/0750/36/LL	CONVERSION AND RE- DEVELOPMENT OF MANOR HOUSE USED AS A NURSING HOME AND RE-DEVELOPMENT OF STABLES AND OUTBUILDINGS TO FORM 12 RESIDENTIAL UNITS, AND CONVERSION OF FARM BUILDINGS TO 14 HOLIDAY UNITS TOGETHER WITH THE DEMOLITION OF THE OPEN- SIDED BARN ADJACENT TO THE FARM TRACK AND THE ERECTION OF A BOUNDARY WALL ALONGSIDE THE TRACK	29/03/2007

EIA project related developments;

Location	Planning Reference Number	Description of development	Decision date
-----------------	--------------------------------------	-----------------------------------	----------------------

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

Land south of A487, Glan Dwyfach, Garndolbenmaen, LL1 9PQ	C25/0949/36/EIA	Application for a new substation and associated infrastructure and ancillary works, including a new access road from the A487 and the upgrading of an existing agricultural access track, and new underground 132 kV cables to connect to the existing Electricity Networks overhead line.	18/05/2026
Pentir substation, Bangor, LL57 4ED	C25/09472/25/EIA	Replacement of existing underground cables and installation of new cross site underground cables in the existing Pentir substation and ancillary works.	N/A

4. Consultation:

Consultee	Response
Penrhyndeudraeth Town Council	<u>Response received on 18/05/2026:</u> No objection
Porthmadog Town Council	<u>Response received on 13/05/2026:</u> No objection
Cyngor Gwynedd Transportation Unit	<u>Response received on 27/05/2026:</u> I refer to the above application C25/0946/44/EIA on land along the A483 corridor, Porthmadog. I recommend that the application be drawn to the attention of the Welsh Government for consideration, as the application relates to a trunk road rather than a county road.
Cyngor Gwynedd Public Protection Service (Environmental Health)	

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

Cyngor Gwynedd Biodiversity Unit

Response received on 24/08/2026:

Main Ecological Issues

- The footprint of the development will be about 48ha and will result in the loss of a total an estimated 33ha of habitats of ecological value (moderate to high) most of these habitats will be created.
- Lack of up-to-date surveys regarding protected species e.g. badgers
- Insufficient Biodiversity Enhancement
- Impact to Glaslyn SSSI & land take within SSSI (0.04ha & 1.66ha)
- Impact to Glaslyn SSSI bird populations
- Impact to Ysbyty Bron y Garth SSSI & Coedydd Meirionnydd SAC and Lesser Horseshoe Bat population due to tree and wooded corridor loss and lighting has not been fully assessed
- Confidence of re-instatement, mitigation of SSSI and working with third party and land owners to secure and implement the biodiversity enhancements.
- Insufficient information for habitats to be re-instated for temporary land use during construction.
- Over complicated documentation
- Unclear definitions between mitigation and compensation of SSSI & habitats and biodiversity enhancement
- Lack of confidence in the mitigation and compensation.
- Un-completed updated survey information regarding water voles & badgers
- The assessment of temporary loss of habitats has not fully considered the time it takes for new habitats to establish and if it is possible to re-create habitats such as ancient woodland or bogs.
- Lighting causing impact to bat flight paths
- Tree loss cause impacts to bat flight paths
- Impacts to Less Horseshoe Bat fight path due to tree/hedge removal and lighting
- Lack of information for loss of water course due to culverting or access bridges
- NBB document not provided yet
- No ecological baseline surveys of ty Obry site.
- Additional enhancement site lies within a different river catchment and Eryri NP.

Surveys

Surveys have been undertaken for habitats, hedgerows and species. Trees & structures for bat roosts. Some habitats & species surveys are yet to be completed such as for Badger, Water Vole, Fresh Water Pearl-mussel, plants, otters.

Surveys for non-mobile species such as Fresh Water Pearl Mussel should have been undertaken to inform the EIA.

Designated sites

The following designated sites are within the Glaslyn works:

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

- Meirionnydd Oakwoods and Bat Sites Special Area of Conservation (SAC)
- Glaslyn SSSI
- Ysbyty Bron y Garth (SSSI)

Meirionnydd Oakwoods and Bat Sites Special Area of Conservation (SAC)

This site is designated for its woodland habitats and its population of Lesser Horseshoe Bats. See section on Habitats Regulations Assessment together with impacts to Ysbyty Bron y garth below.

Glaslyn SSSI

Glaslyn SSSI is designated for its marsh habitats and bird populations. This includes its estuary, marshes, floodplains, riverine habitats, wet woodland, vascular plant & birds breeding assemblages. The site is also of special interest for a population of the rare snail *Vertigo lilljeborgi* and nursery roosts for lesser horseshoe bats *Rhinolophus hipposideros*. Water vole, otters and Atlantic salmon.

This estuarine site supports a number of breeding birds. Shelduck (*Tadorna tadorna*), lapwing (*Vanellus vanellus*), common snipe (*Gallinago gallinago*) and grasshopper warbler (*Locustella naevia*) breed here, while many wildfowl use the area over winter, including whooper swan (*Cygnus cygnus*).

Twelve underground cables are proposed to be installed across the Glaslyn SSSI marsh. This will require a construction compound located on the edge of the SSSI near Minffordd. The construction compound at Minffordd will result in a small area (0.06ha) of habitat (Coastal Floodplain and Grazing Marsh) within the Glaslyn SSSI will be permanently lost and 1.6ha will be temporary loss. Temporary removal of approximately 1.6 ha (0.37% of the SSSI) of marshy grassland will be required to facilitate installation of the HDD pit (M23a *Juncus effusus/acutiflorus* *Galium palustre* rush-pasture *Juncus acutiflorus* sub-community).

Under section 28 of the Wildlife & Countryside Act 1981 (as amended by the CROW Act 2000), Cyngor Gwynedd before granting consent that will result in the damage of an SSSI, has consulted NRW. In a letter from NRW dated 11th August 2026, it states that they are satisfied with the mitigation and compensatory measures proposed by the applicant for the impact to the SSSI. The applicant has provided an Addendum to the Environmental Statement which outlines mitigation and compensatory measures, to be partly implemented via a third party. NRW have also requested planning conditions which include a pre-commencement botanical survey as well as an Ecological Clerk of Works.

- Botanical surveys should be conducted before works begin to protect or translocate rare plant species.

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

The works within and near the Glaslyn SSSI will also cause disturbance to birds from construction activity. Several species are particularly sensitive to visual disturbance including curlew (taking flight at 275m), redshank (at 250m), shelduck (*Tadorna tadorna*) (at 199m) and bar-tailed godwit (*Limosa lapponica*) (at 163m).

- I recommend that this is mitigated by timing of works with tides and seasons to reduce disturbance to birds.

Ysbyty Bron y garth SSSI

Works are also proposed immediately adjacent to Ysbyty Bron y Garth SSSI. The Glaslyn Cable scheme has the potential to impact on foraging and commuting bats which are associated with the SSSI.

The impact assessment within volume 4 p.87 assesses the impact to the Bron y Garth Hospital SSSI as not significant (see extract below). It suggests that the bats (I assume they are referring to LHS Bats are “habituated” to the A487 road, which I disagree.

ES “The SSSI is designated because bats use a building in the former hospital, over 650 m from the nearest point of works. The surrounding habitat within the SSSI provides important feeding habitat for the bats and flight line connections to other bat populations. Although the works would cause some temporary disturbance to the edge of an area of scrub and woodland, designated for lesser horseshoe bats, this is the edge of the 38ha site. Bats present here will be habituated to the adjacent A487 Porthmadog Bypass and the Cambrian Railway, as well as the nearby village (Minffordd), A497 and Breedon Minffordd Quarry and Asphalt Plant site.”

In addition to the proposed works as part of this planning application there are wider works which will also have an impact on habitats and species as well as designated sites. There seems to have been a misunderstanding of impact tree loss and the ecological function of trees for LHS Bats. The assessment has not fully considered the loss of wooded corridors and their importance as LHS Bat flightlines. The assessment appears only to consider trees containing bat roosts being lost. LHS Bats do not roost within trees.

- Furthermore, detailed assessment of impact to bat flight corridors required.

Wildlife Sites

There are two candidate Wildlife Site within the proposed works. Wildlife Sites that are in the Glaslyn works site could be directly impacted during construction through temporary habitat loss or disturbance.

- Ty'n-y-berllan - The southern boundary of Ty'n y berllan cWS slightly overlaps the Glaslyn works site boundary. This cWS is designated for woodland habitat and will not be directly impacted by the proposed works.
- Coed Bryn-twr/Wern cWS, part of which is recorded as ancient woodland lies along the route of an existing road that will be used temporarily prior to construction of the permanent access road to Wern CSEC. Minor tree

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

trimming is required at the junction with the A497 to maintain the existing visibility splay.

Other Wildlife Site which are hydrologically linked to the site could potentially be indirectly impacted through changes to water quality.

NWWT Nature Reserve

North Wales Wildlife Trust has a nature reserve, Traeth Glaslyn NWWT Reserve, which is wholly in the Glaslyn works.

Habitats

Priority Habitats of high importance within proposed works areas:

- Ancient woodland
- Ancient & veteran trees
- Coastal and floodplain grazing marsh (in the Glaslyn works site boundary and the proposed works area).
- Coastal and floodplain grazing marsh (in the Glaslyn works site boundary and the proposed works area).
- Lowland fen and reedbed (in the Glaslyn work site boundary but outside of the direct works area due to the use of HDD).
- Saltmarsh (in the Glaslyn works site boundary and the proposed works area).
- Lowland dry acid grassland (in the Glaslyn works site boundary and the proposed works area).
- Purple moor grass and rush pasture (in the Glaslyn works site and the proposed works area).
- Hedgerow.
- River.
- Standing water or pond.
- Wet woodland.
- Deciduous woodland.

Habitats just outside the Glaslyn works:

- Traditional orchard (0.04 km east of the Glaslyn works site boundary).
- Lowland heathland (0.16 km north-east of the Glaslyn works site boundary).
- Lowland meadow (0.72 km south of the Glaslyn works site boundary).
- Maritime cliff and slope (1.53 km south of the Glaslyn works site boundary).
- Blanket bog (1.90 km north of the Glaslyn works site boundary).
- Raised bog (1.90 km north of the Glaslyn works site boundary).

Species

Species which are of high importance (i.e. protected and/or section 7) within the scheme include: badger, otter, lesser horseshoe bat, other species of bat,

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

Lilljeborg's whorl snail (*Vertigo lilljeborgi*), freshwater pearl mussel, blue-tailed damselfly, variable damselfly, and the

beetle *Hydraena palustris*, caddisfly *Limnephilus fuscicornis* (local importance), water vole, Welsh Mudwort, Dwarf Spike Rush, several wading birds (such as redshank, wigeon, shelduck), hare, hedgehog, polecat, eel, trout, salmon, osprey, green sandpiper, black-tail godwit, whooper swan, slow worm, common lizard, grass snake, toad.

Ecological Impacts

The EIA examines the following ecological impacts:

Priority Habitats that are in the Glaslyn works site could be directly impacted during construction through habitat loss, fragmentation or disturbance. Those which are hydrologically linked could also potentially be indirectly affected through changes to water quality. The introduction or further spread (where already present) of INNS during construction through the movement of machinery, vehicles and people could also indirectly impact priority habitats through habitat degradation. Air quality impacts from construction-generated dust could also occur to priority habitats within 50 m of the proposed works.

Construction – loss of habitat

The proposed cables will cross the Glaslyn SSSI, but this will be underground and construction works will have a footprint of 1.66ha within the SSSI.

As set out in the ES, the link boxes and HDD compound will result in approximately 0.04ha of permanent loss and 1.6ha of temporary loss of habitat within the south-eastern area of the Glaslyn SSSI, comprising Coastal Floodplain and Grazing Marsh (CFGM). Potentially loss of plants of Welsh Mudwort, Dwarf Spike-rush.

The sources of potential ecological effects during construction are:

Habitat loss – direct impacts associated with changes in land use resulting from the proposed works. These include short-term temporary changes in land use associated with works to facilitate the cable reinforcement works and permanent change in land use owing to the extension of the Wern CSEC and the creation of a permanent new access road to the Wern CSEC.

Construction – habitat degradation

Habitat degradation – direct or indirect impacts resulting in the reduction in the condition of a habitat and its suitability for some or all of the species it supports, e.g. changes in air quality affecting ancient woodland from construction dust or impacts on tree root protection zones.

Construction – Species mortality & disturbance & loss of habitat

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

Species mortality – direct impacts on species populations associated with mortalities due to construction activities, e.g. site clearance.

Disturbance – indirect impacts resulting from a change in normal conditions (i.e. light, noise, vibration, human activity) that result in individuals or populations of species changing behaviour or range.

In addition, I have considered:

- Loss of wildlife corridors – flight paths for bats, culverts install impacting fish, otter etc.
- Loss of breeding and foraging habitats

Construction – spread of INNS

Spread of INNS – construction methods resulting in spread of INNS and degradation of habitats.

Operation – species impacts

The source of potential effects on IEFs during operation could include:

Species mortality – direct impacts on species populations associated with mortalities due to operation activities, e.g. mowing and strimming.

- Permanent loss of wildlife corridor.

Disturbance – indirect impacts during operation resulting from a change in normal conditions (i.e. EMF, light, noise, vibration, human activity) that result in individuals or populations of species changing behaviour or range.

Spread of INNS – operation methods resulting in spread of INNS.

Habitat Loss – Permanent

Area (hectares) / Length or amount	type	Ecological Importance
0.06ha	Marshy grassland	SSSI
0.14ha	scrub	
0.03 ha	Broadleaved woodland – semi-natural	S7
0.17 ha	Broadleaved woodland – plantation.	
0.21 ha	Mixed woodland – plantation	
0.14 ha	Scrub dense/continuous	
0.13 ha.	Neutral grassland – semi-improved	S7?
0.52 ha	Poor semi-improved grassland	
0.20 ha	Improved grassland	

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

0.29 ha	Marsh/Marshy grassland	
0.01 ha	Marginal and inundation -marginal vegetation.	
0.01 ha	Other tall herb and fern – ruderal	
0.04 ha	Amenity grassland.	
0.59 km of	line of trees	
80 m	of species-poor hedgerow	
10 m	of species-rich hedgerow	S7
42	Individual trees	

Total 1.94ha of habitats permanently lost

10m species rich hedgerow

80m of specie poor hedgerow

75 m of species rich hedgerow temporary loss to be re-instated

Total of hedges lost is 165m (85m of this is species rich hedge)

Habitat loss – temporary

- 0.66 ha of scrub – dense/continuous
- 0.04 ha of scrub-scattered
- 0.065 ha of Acid grassland – semi-improved
- 4.53 ha of Neutral grassland - semi-improved
- 10.07 ha of improved grassland
- 11.99 ha of Marsh/marshy grassland
- 12.83 ha of poor semi-improved grassland
- 0.05 ha of other tall herb and fern -ruderal
- 4.35 ha of cultivated/ disturbed land -arable
- 1.35 ha of cultivated/ disturbed land - amenity grassland
- 0.15 ha of marginal and inundation-marginal vegetation
- 0.14 ha of cultivated/ disturbed land – ephemeral/short perennial

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

- 0.377 km of line of trees
- 0.036 km standing water
- 0.78 km running water
- 0.75 km hedgerow
- 28 Individual Trees

TOTAL habitats temporary loss 46.085ha

Rivers, Streams & Water courses

57 individual water course crossings proposed where possible most water courses will be crossed underground via HDD.

18 water courses will be crossed by HDD over the six HDD sections with High Voltage Cables (HVC) buried between 3.15 – 18 m deep.

15 water courses will be crossed by open trenching with HVC buried between 1.0 – 1.17 m deep (including the two main rivers).

Eight temporary crossings (bridges with spans between 3.1 and 6.7 m and access roads).

Five permanent crossings (bridges with spans between 3.38 – 6.46 m.

Five watercourses to be reworked for access.

Two temporary water course diversions via culverts at lengths of 85 and 110 m.

Two compound earthworks that cross ditches.

Two existing water course crossings that are to be maintained.

Ecological Mitigation proposed in the ES

The Glaslyn works has sought to avoid impacting habitats, for example by retaining existing cables in situ to minimize impacts to bats and habitats, but works are estimated to result in the loss of 48 ha. It is intended to re-instate most of the habitats, however I am concerned that the lag time for the establishment of habitats has not been fully considered, and some habitats can never be re-created such as ancient woodland.

Mitigation will include measures avoid harm to nesting birds such as vegetation clearance outside of the bird breeding season; vegetation clearance will be overseen by an ecologist to avoid harm to reptiles, mammals and amphibians.

Buffer zones will be used between the works and water courses and trees.

Where artificial lighting is used, the ES states that it will conform to best practice guidelines with respect to minimizing light spill into adjacent habitats to prevent

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

disturbance to bats and other species. However, I still have concerns regarding the impact on lighting to Lesser Horseshoe Bats because this species is very sensitive to light and light spill on wooded can create barrier to bats.

Off-site compensation will be provided to compensation for the loss of hedgerows.

Turves with plants such as bluebells will be removed and re-instated or translocated. A pre-works botanical survey of all Glaslyn SSSI working areas will identify protected or notable species. The survey findings will inform the development and implementation of targeted conservation measures for each relevant species, which may include the establishment of protective exclusion zones, seed collection, propagation or plant translocation. Any specimens identified will be removed and where practicable kept for reinstatement following the works, or reinstated upstream of the works away from potential impacts to naturally propagate where this is not possible. Post construction monitoring will take place.

Works to water courses will include measures to reduce impacts to fish.

I recommend that replacement badger sets are provided during construction.

Trees will be surveyed for roosting bats before felling and works sites will be checked for otter before works commence.

Where Loss or severance of foraging or commuting habitat (e.g. hedgerows) additional mitigation measures will use “dead hedging” to retain connectivity. However, no map is provided highlighting the bat commuting habitats. I therefore recommend that this is provided to ensure that landscape connectivity is in place for bats during and post-construction.

Documents provided stating intended mitigation include:

- LEMP - Volume 8, Appendix 4.4.C Glaslyn Cables Outline Landscape and Ecological Management Plan
- CEMP - Volume 8, Appendix 4.2.A: Outline Construction Environmental Methodology Statement
- Volume 8, Appendix 4.5.L: Net Benefit for Biodiversity Assessment and Green Infrastructure Statement.
- Addendum to the Environmental Statement (received July 2026)

4.4.C Glaslyn Cables Outline Landscape and Ecological Management Plan

The proposed measures to achieve NBB are outlined in Table 5.1 (ES Vol. 8 Appendix 4.4C – Outline LEMP) and Table 6.1 (ES Vol. 8 Appendix 4.5L – NBB and GIS). These include a number of off-site measures, such as:

- 1.6ha of habitat contributing to floodplain grazing marsh (within a statutory designated site); - note that this is not habitat creation just habitat ‘improvement’
- 0.14ha of scrub;
- 270m of species-rich hedgerow; and

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

- 406 individual trees.

In table 5.1 I recommend that it state to be created/enhanced because it has not yet been undertaken. I also question whether SUDS is a habitat.

This document in section 5. Long-term Landscape and Ecological Proposals it states that “These areas will be developed in detail as part of the full LEMP subject to contractor discussions.” To provide more certainty and to be able to assess if suitable mitigation is provided this document should be provided before any construction takes place, and the applicant has provided an Addendum to the ES received in July 2026.

In Table 5.1 – Habitats created or enhanced as part of NBB and GI, I disagree that SuDS is a habitat.

A2.1 - Scrub - dense/continuous Created

0.3 B4 - Improved grassland Created

0.19 B6 - Poor semi-improved grassland Created

0.03 A1.1.2 - Broadleaved woodland - plantation Created

0.06 B5 - Marsh/marshy grassland Created

0.06 SuDS - Created

0.02 B2 -Neutral Grassland Enhanced

0.32

Under 5.3.2 it states “To compensate for the remaining shortfall of habitat loss, off-site delivery through a third-party provider will support compensation efforts for the following habitats:

- 1.6 ha of Glaslyn SSSI
- 1.6 ha of Coastal Flood Plain Grazing Marsh
- 0.49 km of species-rich hedgerow
- 119 individual trees”

In Section 7.3 it refers to the adoption of an adaptive management programme for the landscape planting is proposed to achieve optimum levels of plant growth and growing conditions and ultimately provide greater confidence that effective screening will be achieved by the tree planted areas. However I disagree, the proposed planting must be stipulated in plans.

Ecological Impact Assessment

Volume 4 of the impact assessment concludes that, “with the incorporation of embedded and additional mitigation measures, significant effects are unlikely for Statutory and Non-Statutory nature conservation sites, ancient woodlands, and HoPI within the Study Area. Similarly, significant effects are considered unlikely for protected and notable species identified in the Study Area.”

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

Biodiversity Enhancement

This includes putting up Bat boxes.

Habitats created or enhanced for biodiversity enhancement (NBB) will be carried out as described in Volume 8, Appendix 4.5.L: Net Benefit for Biodiversity Assessment and Green Infrastructure Statement. I welcome improved grassland being ecologically enhanced to species rich meadow as detailed in in this document, together with the Addendum to the ES (July 2026) outlining biodiversity enhancement works to be undertaken by a 3rd party on nearby land.

Addendum to the Environmental Statement

An Addendum to the Environmental Statement received July 2026, providing more details on the proposal for a third party (North Wales River Trust) to undertake ecological compensation & biodiversity enhancements off-site on nearby land.

This document states under 2.2.27 that North Wales River Trust has proposed a 25-year Catchment Biodiversity Enhancement and Stewardship Programme to deliver NBB providing a landscape-scale approach, restoring habitats and ecological connectivity. I welcome the long-term commitment to enhance biodiversity. However, it goes on to say that “an area of 1.6 ha of coastal grazing marsh and saltmarsh habitat located within the SSSI will be restored and enhanced which satisfies the requirements for NBB compensation.” Although I welcome this proposed work, I disagree that it does not provide biodiversity enhancement because it is an existing habitat and is within the SSSI where there already is a duty to maintain the habitats. The document states that where habitat compensation is secured off-site, it will be secured by a planning condition. I have some concerns about this.

Appendix A of this document also includes further information on Water Vole Report June 2026, surveys undertaken this year which has found evidence to this species within the Glaslyn works. Water Vole surveys are continuing.

Appendix B is the North Wales River Trust Proposal for a Catchment Biodiversity Enhancement and Stewardship Programme. I welcome this proposed programme. I am glad that this document contains the catchment wide Himalayan Balsam eradication plan with other non-native invasive plants such as Japanese Knotweed and Crassula. It includes the proposal to create habitats which I welcome, however, to inform habitat creation an ecological survey will be required to find out what habitats and ecological features currently exist. For example, plant hedgerow along a ditch where water voles are present would reduce the suitability of the habitat for this species. It proposes to create 0.27ha of woodland and 1ha of species rich grassland and 480m of species rich hedgerow as well as other habitats. It is important that before any areas of land are ear-marked for biodiversity enhancement that an ecological survey is undertaken, to assess their suitability for biodiversity enhancements.

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

Habitats Regulations Assessment

Cyngor Gwynedd as the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), must, before deciding to give planning permission which is likely to have a significant effect on a SAC/SPA/Ramsar site, 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. For the purposes of the assessment NRW must be consulted.

The applicant has provided the following document:

- 7.1.B. Report to Inform Habitats Regulations Assessment

This document examines the potential impacts of the proposed Trawsfynydd to Pentir scheme to Habitats sites (SAC/SPA/Ramsar). It has identified potential impact pathways, the qualifying features and the conservation objectives for each feature. It includes information to understand the potential vulnerability of the features to any effects that might arise from the proposed Project and includes information from the NRW Core Management Plans for each Habitats site.

Migneint-Arenig-Dduallt SPA

Which has identified that works to the Trawsfynydd Substation and associated works are likely to have a significant effect on Migneint-Arenig-Dduallt SPA bird species regarding construction and operational noise and visual disturbance. However, this is not part of this planning application to install Glaslyn Cables from Minffordd to Wern.

Coedydd Derw a Safleoedd Ystlumod Meirion SAC

Elements of the Glaslyn Cables works, and Wider Works lie within the boundary of Coedydd Derw a Safleoedd Ystlumod Meirion/Meirionnydd Oakwoods and Bat Sites SAC. Lesser Horseshoe Bats are a feature of this SAC. The document has identified the following likely significant impacts to the Lesser Horseshoe Bat population associated with Coedydd Derw and Bats SAC due to loss of flight paths from the removal of trees and hedges and works lighting. Both of these are likely to disrupt bat flightlines, increasing their risk to predation and access to foraging areas.

The ES states:

“Works taking place outside of, but close to the SAC will include the site compound and Minffordd CSEC. The HDD working area, approximately 20m from the coedydd Derw Meirionnydd SAC boundary and 60 m from woodland within the SAC, will require 24-hour working on some occasions. Lighting will be required for these night-time works. The ground level at this HDD working area will be raised to prevent flooding, however the 24-hour element of the works within the HDD working area will be done at a lower level and be partially

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

screened by the bunds. Lighting will be designed to minimise light spill into adjacent habitats to prevent disturbance to bats as described in Section 5.9.”

The HRA document recommends measures to be implemented for minimizing visual disturbance such as minimum brightness of lights and baffles to reduce light spill. However, I recommend that the brightness of lights is stated in specific lux levels and map showing illumination models.

The HRA document also recommends mitigation measures for the removal of trees such as soft felling– however these are not relevant to Lesser Horseshoe Bats. However, under 8.2.12 “Any temporary loss will be reinstated however, where the woodland cannot be replanted in situ such as at the Wern CSEC extension these will be replaced elsewhere. As the loss of woodland is only small and temporary and will be replaced it is unlikely to cause an adverse effect to the SAC through loss of significant functionally linked land.” It is important that replacement woodland habitat is located to enhance foraging flightlines for Lesser Horseshoe Bats and enhance habitats near LHS Bat roosts. I recommend that the loss of trees and hedgerows been mapped together with LHS Bat roosts and flightlines.

It appears that the document to inform the HRA is not fully considered Lesser Horseshoe Bats and shows a lack of understanding of this species.

The construction dust emissions assessment undertaken for Glaslyn Cables (Volume 4: Glaslyn Cables Chapter 10 Air Quality and Emissions) concluded that the potential magnitude of impacts will be negligible and not significant given compliance with mitigation measures described in the assessment and to be secured in the CEMP such as Dust Management Plan.

Pen Llŷn a’r Sarnau SAC

Pen Llŷn a’r Sarnau SAC lies approximately 540 m south from the Glaslyn Cable works is hydrological linked and otters are a qualifying feature of this SAC. The works are likely to disturb otters due to noise and activity. The document assesses no likely adverse effect on otter populations belonging to the Pen Llyn a'r Sarnau SAC and therefore on-site integrity as a result of disturbance during the construction or operational phases.

Mitigation will be implemented to prevent otter from being trapped in any excavations left open overnight. This will include implementing measures to avoid animals being injured or killed in construction working areas, through excluding them from such areas and preventing them from becoming trapped in excavations. If excavations are required to be left open overnight, ramps will be provided to allow animals a means of escape.

In-Combination Assessment

The document to inform a HRA includes an in-combination assessment based on the following:

- a) mitigation has been identified that will address the Project’s contribution to any in combination effect;

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

- b) it has generally only been concluded that there will be no adverse effect on integrity without the need for mitigation where it has been affirmed the potential for any impact/effect is low; and
- c) for functionally linked land losses, either identified precautionary mitigation is included or it has been confirmed that the quality, scale and temporary nature of the habitat loss mean no effect on integrity would arise even in combination with other projects and plans.

This assessment concludes that there will be no in-combination effects with other projects.

HRA Conclusion

The document to inform an HRA summarizes the measures to avoid, reduce or mitigate adverse effects on designated sites integrity include (this is for the whole Trawsfynydd to Pentir scheme):

- Avoiding light pollution
- Implementing stand-off buffers between works and trees and watercourses
- The use of portable acoustic fencing around HDD locations
- Securing a Marine Licence subject to its own HRA
- Pre-construction surveys which may be required to secure relevant NRW licences
- Implementation of a DMP
- Exclusion fencing and/or provision of ramps within open excavations
- Appointment of an Ecological Clerk of Works
- Species specific mitigation requirements as noted for example (but not limited to) for bat, otter and marsh fritillary butterfly

The HRA document concludes that “with the implementation of embedded and additional mitigation measures secured through CEMPs and equivalent documents, alongside a specific HRA to support the Marine Licence application for the beach landing of the Trawsfynydd shunt reactor it can be concluded that the Project will not have adverse effects on the site integrity of the Habitats sites considered within this report.”

However, I recommend that maps of LHS Bat flightlines and their roosts are assessed in relation to the works that may remove trees/shrubs/hedge lines or install lighting. Without this information I cannot conclude that there will not be an impact to the integrity of the Meirionnydd Bat SAC.

Vegetation – Porthmadog Construction Compound

The site below is proposed to be used as a site compound. It has several ditches and the ditch that I have highlighted in blue has *Carex elata*. I recommend that this ditch is retained. There is no evidence that water voles are present, but there are records of other protected species. The habitat here is a mossy acid grassland in places with birds-foot trefoil. There is a hedgerow along the eastern boundary with oak trees and bluebells this should be retained and I recommend an ecological buffer of 5 meters between the hedge and the construction compound, to retain and protect the hedge and trees. The habitat of the grasslands will be lost under hard

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

standing of the construction compound. This site is used by badgers and breeding birds. There will be a biodiversity loss, and I recommend the following measure to reduce the impact to species and biodiversity:

- Before the site is used all reptiles are removed and translocated to a suitable receptor site.
- No vegetation, shrubs or trees
- Vegetation and soil should be removed and stored. Ideally the vegetation turves are translocated to a receptor site to create another habitat, and this site should be one of low biodiversity value i.e. an agriculturally improved field.
- Once the use of the construction compound is completed the site should be restored. I recommend that shallow meandering ditches are created for possible water voles.
- There are otter pipes under the bypass and these must not be obstructed and wildlife corridors to the otter pipe must be maintained. I also recommend the installation of an artificial otter holt.

Birds

Impact to birds include vegetation clearance resulting loss of habitats used by nesting birds, loss of feeding habitats and all works disturbance to birds in particular on the Glaslyn SSSI & marshes.

The Glaslyn marshes support 1.48% of the national wintering population of Greenshank, this is nationally significant.

Disturbance to birds is likely to be temporary while construction works are taking place. However, loss of habitat for breeding birds such as grasshopper warble will take time to re-establish.

Badger

The 2024 and 2025 field surveys identified 11 badger setts in the Glaslyn works site. Also, six setts between the Glaslyn works site and a 30 m buffer, one sett between 30 m and 50 m from the Glaslyn works site, and 18 setts beyond 50 m from the Glaslyn works site.

Water Voles

Water vole surveys within Glaslyn works site were carried out on each targeted watercourse and ditch: one in the later part of the breeding season (July to September 2023 and one in the early part of the breeding season (April to June 2024).

The first survey visit of watercourses 6.1-4, 6.a-d and 6.23-43 was carried out in the week commencing 1 July 2024. This is slightly later than the recommended survey window for the first half of the survey season (i.e. mid-April to end of June). At least one water vole survey was carried out in the optimal survey window. pre-construction surveys will be undertaken.

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

No evidence of water voles within Glaslyn red line boundary but they have been found in the wider works site. - ES Vol 8 Appendix 6.5.E Wider Works Riparian Mammals Report (CONFIDENTIAL)

Surveys found evidence of Water Vole within 600 meters of Wern Sealing Station and there is the potential for Water Voles. Therefore, I recommend that the land between Wern Sealing Station and Porthmadog be enhanced for Water Vole as ecological mitigation. NRW comments state that habitats within the area should be maintained and/or restored to ensure water voles can recolonize the area if their population was to expand.

Water Voles are protected under the Wildlife and Countryside Act 1981, and it is illegal to intentionally damage their habitat. The Water Vole population has declined significantly in Gwynedd due to predation mainly by American Mink, but also cats.

Otter

Otter are mobile species and associated with Pen Llŷn a'r Sarnau SAC. Otter surveys were carried out in combination with the water vole surveys. Additional surveys and monitoring were carried out in August and December 2024 and March 2025 to take account of adjustments to the proposed works area and to confirm the absence of potential otter holts or resting places.

Otter was confirmed present on watercourses including Nant yr Afon-oer & Afon Glaslyn. It is likely that watercourses in this vicinity are frequented by otter.

Most of the watercourses offer suitable habitat for otter are expected to be impacted by the works, the ES states "however, these watercourses have all undergone robust otter surveys, and no signs of otter were recorded, and therefore no mitigation is required for these watercourses at this stage beyond standard protection measures and preconstruction surveys"

The ecological surveys found evidence of American Mink on Afon Glaslyn

Botany

Welsh Mudwort is a plant that lives in the marshes of the Glaslyn SSSI and is a schedule 8 species protected under the Wildlife and Countryside Act 1981.

There are many other plant species of conservation interest such as early marsh-orchid (*Dactylorhiza incarnata*), slender spike-rush (*Eleocharis uniglumis*), small water-pepper (*Persicaria minor*) and whorled caraway (*Trocardis verticillate*).

Biodiversity Mitigation

I recommend that mitigation and enhancement measures focus on Water Voles habitat enhancement and Himalayan Balsam eradication as well as habitat creation. In addition to this I recommend that fields that have been agriculturally improved returned to semi-improved grassland and managed as a hay meadow.

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

Section 9.1.1 of 4.5.L Net Benefit for Biodiversity and Green Infrastructure Statement states:

‘All habitat enhancement and creation suggested to achieve a NBB will need to be managed and monitored for at least five years, as all habitat enhancement and creation would be considered priority habitat (Section 4.4). All on-site habitat creation and enhancement will be monitored and maintained by National Grid for the 5-year management duration. Any management and monitoring actions beyond five years will be secured via legal agreement with landowners.’

The creation of most habitats takes much longer than 5 years, therefore I suggest this is changed to 25years as I have recommended in meetings last year with National Grid.

The ES refers to the temporary loss of habitats however it has not considered the time it takes to establish new habitats to replace those lost. Sapling take decades to grow into trees and provide ecological functionality. This lag time has not been fully appreciated.

Biodiversity Enhancement (Net Benefit for Biodiversity)

The S6 duty requires that public authorities must seek to maintain and enhance biodiversity and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of their functions. This will apply to the Local Planning Authority responsible for determining the planning application.

I would like to remind the applicant (National Grid) that under Environment Act 2016 that they also have a duty to maintain and enhance biodiversity.

The applicant has submitted an addendum to the Environmental Statement dated 17th July 2026. This document suggests how additional mitigation and biodiversity enhancements could be achieved through a project with North Wales River Trust on nearby farmland.

Flood Risk

The development could result in flooding and NRW request measures to be put in place to mitigate this. It is proposed that temporary pumps will be installed for use during flood events.

- Glaslyn Flood Pump Mitigation Scheme - Supporting Information Technical Note May 2026 by WPS

Two temporary pumping to over pump flood waters during extreme flood events from Y Cyt and Afon Glaslyn into Llyn Bach which is open to the sea. The pumping station would require a pipe over bridge.

Fish Baskets would be included to prevent fish being drawn up into the suction line, details to be confirmed at the design phase.

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

Otters are known to be in close proximity to the proposed pumps.

Japanese knotweed occurs in in close proximity to the proposed pump sites, therefore the sites should be checked for JK and any soils excavated containing the rhizomes of JK must be treated as contaminated soil/material.

Habitats within the Pump Locations would be temporarily lost or disturbed and only very small extents will be permanently lost. The hardstanding will be approximately 10m in length and 8m wide to allow for three pumps to sit with a minimal distance to the suction point at each pumping station. The small area of hardstanding (10m in length and 8m wide) at Pump Location 2 to allow for the pumps may need to be located wholly, partially or adjacent to the Glaslyn SSSI.

The document states that habitats will be re-instated to their former baseline condition when the pump stations are decommissioned.

6.4.2 (4.5.L Net Benefit for Biodiversity and Green Infrastructure Statement)

A total of 46.23 ha of semi-natural habitat, 0.45 km of hedgerow and line of trees, and 0.04 km of ditch is to be reinstated as part of the proposed work. This document suggests that habitats can be reinstated within 3 years, but I disagree.

Below is the table showing habitats to be created as part of biodiversity enhancements which has provides a minimal about biodiversity enhancement considering the scale of the scheme and its biodiversity impact, however the Addendum (July 2026) provides much better biodiversity enhancement.

For the proposed works to achieve a NBB, the following off-site compensation needs to be provided

- 1.6 ha of habitat that contributes to the function of floodplain grazing marsh and is within a statutory designated site.
- 0.14 ha of scrub
- 0.27 km of species-rich hedgerow
- 406 individual trees
- 272 trees to compensate for 0.17 ha of broadleaved woodland- plantation.
- 50 trees to compensate for 0.03 ha of broadleaved woodland-semi-natural.

No map or plans showing biodiversity enhancements and this is too vague within the LEMP, however the Addendum provides more detail. The LEMP provides insufficient biodiversity mitigation and enhancement. The loss of woodland habitat should not be compensated for by planting trees but by creating woodland areas.

Green Infrastructure Statement

4.5.L Net Benefit for Biodiversity and Green Infrastructure Statement

Himalayan Balsam & INNS

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

Himalayan Balsam is abundant along the watercourses of the area, in particular along Nant yr Afon Oer to the west of Porthmadog, which is along the underground cable route to be refurbished. A long-term Himalayan Balsam eradication program must be produced and implemented. This should include annual monitoring and reports provided to the LPA.

The desk study returned records of eight INNS species of plant in the 2 km Study Area (dated in the last 10 years, up to 2024), which are listed on Schedule 9 of the of the WCA 1981 (as amended).

Himalayan balsam (*Impatiens glandulifera*), Japanese knotweed (*Reynoutria japonica*), Monbretia (*Crocosmia pottsii* x *aurea* = *C. x crocosmiiflora*), New Zealand pigmyweed (*Crassula helmsii*) and Pontic rhododendron (*Rhododendron ponticum*)), American skunk cabbage

(*Lysichiton americanus*), butterflybush (*Buddleja davidii*) and Himalayan honeysuckle (*Leycesteria Formosa*).

Recommended planning conditions for ecological mitigation and biodiversity enhancement:

- Before works commence within Glaslyn SSSI a botanical survey must be undertaken for protected plants such as Welsh Mudwort and non-native invasive species such as New Zealand Pygmy Weed.
- Before any works commence an Ecological Clerk of Work must be employed.
- Before any works commence a 25-year Habitat Management and Monitoring Plan
- Before any works commence a 25-year Non-Native Invasive Plant Control and Eradication Plan.
- Monthly liaison meetings with ecological clerk of works and LPA ecologist & NRW staff. And monthly reports.
- Timing of works to avoid disturbance to bird species in Glaslyn.
- No vegetation, shrub or tree clearance during the bird nesting season unless it can be proven in writing that works will not impact nesting birds.
- Reasonable Measures to avoid harm to reptiles
- Activities within or near to the Glaslyn marshes should be timed to reduce disturbance to birds, avoiding seasons and tides when bird's sensitive to disturbance are present.
- Before any illumination is used at works sites (including portacabins), a plan showing proposed lighting and light spill must be provided together with an illumination model that has followed the guidance by BCT & ILP. Lighting must be minimal and monitored to avoid harm to bats, otters and other nocturnal species. Once lighting in place this must be monitored to ensure that it has been installed as proposed and monitored monthly.
- Water quality monitoring must take place every day and monthly report of water quality must be provided to the LPA.
- A plan must be provided (e.g. LEMP) must be long term (25 years) and detailed and include the following below. The plan should be reviewed every 5 years with the LPA.
 - Restoration of grassland to species-rich meadows, not improved grassland.
 - Bog/wetland enhancements through drain blocking.

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

- Planting for invertebrates (Devil's-bit Scabious, Marsh Violet etc.) in suitable wetland habitats.
- Long-term INNS eradication plan (Himalayan Balsam & Japanese knotweed) on the development site and the adjacent water courses.
- Maintaining botanical records of ruderal plants that have grown from disturbed soils.
- Tree planting & hedge planting
- Monitoring of habitats and species mitigation and enhancements together with annual surveys in the first 5 years and to inform management.

Summary

This proposal will have a significant impact on biodiversity. About 48 ha of habitats will be lost, this includes permanently lost (1.94ha) and temporary loss (and 46ha) and 165 meters of hedgerow will be lost. The proposal intends to reinstate these most of the habitats as mitigation. However, the ES has not addressed lag time for habitats to become established, because it will take at least 10 years before re-instated habitats have grown sufficiently to provide ecological functionality and most habitats take several decades to establish. Therefore, I recommend that management to re-create these habitats must be extended to 25 years.

This proposal would include works within the Glaslyn SSSI and will result in a loss of 1.66ha habitat within the SSSI. Although 1.6ha of habitat will be re-instated, there will be a permanent loss of 0.06ha. To compensate for the permanent loss within the SSSI it is proposed that off-site compensation will be provided by a third party (North Wales River Trust) on nearby land (Ty Obry).

It is also intended that biodiversity enhancement works will also be provided via the North Wales River Trust on Ty Obry land. However, more work is required such as ecological surveys and agreements to ensure that there is confidence that compensation and enhancement will be provided. The applicant has submitted an Addendum to the Environmental Statement which sets out the intention work with a third party (North Wales River Trust) to provide offsite mitigation and compensation for ecological impacts and to enhance biodiversity over a 25year plan. This plan also includes the eradication of management of INNS plant species.

Additional impacts of the Glaslyn works include disturbance to species (bats, otters, water voles, fish, birds, badger, reptiles, plants) and the scheme partially mitigates this through avoidance, translocation and ensuring that the continuity of species pathways is retained and timing of works. Further species surveys are being undertaken.

Concerns remain that woodland, hedgerow removal and lighting impacts on bat flightlines have not been properly assessed. Further information is required to demonstrate that impacts to Lesser Horseshoe Bat population of Coedydd Derw SAC and Ysbyty Bron y Garth SSSI have been addressed, in particular to the impacts cause by the loss of wooded corridors or lighting and landscape connectivity. Additional mapping of roosts, commuting routes and flightlines

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

together with tree removal is recommended before conclusions can be reached under the Habitats Regulations.

Water Voles evidence has been found within the proposed works areas and surveys are not yet complete. More detailed Water Vole mitigation will be required. NRW has recommended that habitats be enhanced for Water Vole and I agree. I recommend that new ditches for Water Voles are created.

The proposed catchment-wide Himalayan balsam eradication programme is welcomed. Long-term control and monitoring are considered essential for Invasive Non-Native Species.

The scheme would result in substantial ecological impacts, including habitat loss within Glaslyn SSSI, disturbance to protected species, and potential impacts on internationally important Lesser Horseshoe Bat populations. While mitigation and compensation measures have been proposed, there remain significant uncertainties regarding:

- Impact to Water Vole & Badger.
- Effects on bat flightlines and SAC integrity.
- Long-term effectiveness of habitat reinstatement.
- Delivery of off-site compensation.
- Watercourse crossing impacts.

The most significant outstanding issue is the lack of robust assessment of Lesser Horseshoe Bats, particularly the effects of tree and hedgerow loss and artificial lighting on commuting routes. Further evidence is required before confidence can be given that there will be no adverse effect on the integrity of the SAC. Additionally, long-term habitat management should be secured for at least 25 years to address the substantial time required for habitat recovery and biodiversity enhancement.

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

Response received on 08/05/2026:

Comments: I refer to the above application. A significant number of Public Rights of Way within the areas of Porthmadog, Penrhyndeudraeth, Dolbenmaen and Llanfrothen, as detailed in Volume 8 – Appendix 4, fall within the development area. These routes have the potential to be affected by the proposed development. Furthermore, it appears that the applicant has failed to identify certain Public Rights of Way, namely Footpath No. 13 in the Town of Porthmadog and Footpath No. 46 in the Community of Penrhyndeudraeth (on top of Y Cob wall – see plan above).

As it is difficult to fully anticipate the extent of the impact on these public paths, I make the following comments:

- The applicant must ensure that all Public Rights of Way remain open, safe and unobstructed throughout the duration of the development.

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

- If it is not possible to keep a route open safely, the developer may apply for a temporary closure, including the provision of a suitable temporary diversion as part of the application.

- Prior to submitting such an application, the developer must contact the Public Rights of Way Team using the email address below. Please note that there are costs associated with applying for a temporary closure.

In addition: The developer must ensure that no damage is caused to the surface, alignment, drainage or width of any Public Right of Way. The routes must not be obstructed by construction vehicles or activities at any time. For further enquiries or to discuss any matters arising from these comments, please contact: Llwybrau@gwynedd.llyw.cymru.

Cyngor Gwynedd
SuDS Approval
Body

Response received 07/07/2026:

The information is sufficient for us not to have any objection to the Planning applications.

(Comments following submission of two SuDS application reference YGC26-1885-LL (Minffordd) and YGC26-1884-LL (Wern))

Response received on 28/01/2026:

Following our review of the submission, we are unable to determine whether the proposal is satisfactory due to insufficient evidence demonstrating that the surface water destination hierarchy has been followed. Further details are outlined below.

Priority 1: Rainwater Harvesting

- Due to the nature of the development, we accept that rainwater harvesting would not be suitable.

Priority 2: Infiltration

- Infiltration testing must be carried out in accordance with BRE365. We require an infiltration test report showing timestamps for three tests conducted in a trial pit located where the proposed soakaway would be. The pit depth must reflect the proposed soakaway and be filled with sufficient water to replicate conditions. The three tests should be performed in close succession.

- The slowest infiltration rate should then be used to calculate soakaway size.

- Additionally, groundwater monitoring is required. A minimum 1-metre clearance must be maintained between the base of the soakaway and the highest groundwater level to prevent ingress, which could reduce system capacity.

Priority 3: Watercourse

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

- If infiltration is proven unfeasible, discharge to a watercourse may be considered. This must be at greenfield runoff rates, requiring attenuation and flow control measures. If no watercourse is reasonably accessible, proceed to Priority 4.

Priority 4: Surface Water System

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

Priority 5: Combined Sewer

- Comprehensive evidence must be provided to justify dismissal of all higher-priority options. Due to capacity constraints, Welsh Water reluctant to accept surface water connections.
- If an existing connection exists (e.g., a property is being demolished and rebuilt), the applicant must demonstrate that the new development will improve flow rate and volume.
- If no existing connection exists, Welsh Water are unlikely to accept a new one.
- If the proposal involves connecting to Welsh Water's system, we strongly advise contacting them at the earliest opportunity to avoid delays in processing the application.

Due to the lack of evidence provided, we strongly encourage the applicant to contact the SAB for a pre-application discussion. Until more information and evidence is provided, we offer a holding objection.

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-DrainageSystems.aspx>

Cyngor Gwynedd
Lead Local Flood
Authority
(LLFA):

Response received on 25/08/2026:

Following our earlier conversation, I can confirm that this unit has no comments to offer on the FCA content of the above application. Local drainage/flooding issues are already being managed for the development through the SAB and also the Common Watercourse Consent process (s23 of the Land Drainage Act).

Cyngor Gwynedd
Language Unit

Response received on 13/08/2026:

No additional language statement has reached us so our recent comments, sent in January, remain current. "As the development is located in one of the strongholds of the Welsh language, it is suggested that Welsh language skills should be included as part of the advertisements for new jobs. We would also like to refer the applicant to the website of the Welsh Language Commissioner and the 'Cynnig Cymraeg', in order to assist them in creating a Language Scheme, and identify

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

further development steps in terms of promoting the use of the Welsh language: Cynnig Cymraeg"

Response received on 21/01/2026:

As the development is located in one of the strongholds of the Welsh language it is suggested that Welsh language skills should be included as part of the advertisements for new jobs.

We would also like to refer the applicant to the website of the Welsh Language Commissioner and the 'Cynnig Cymraeg', in order to assist them in creating a Language Scheme, and to identify further development steps in terms of promoting the use of the Welsh language: Cynnig Cymraeg

Heneb

Response received on 04/08/2026:

Thank you for the below consultation. Having reviewed the additional information, I am able to confirm that we are happy with the suggested condition wording (p.26-27 of the 'Response to consultee comments' document). I have checked the proposed locations for offsite biodiversity measures and there appear to be no significant archaeological implications. This is in part due to the relatively small scale of new planting: there is potential for presently unknown archaeology (e.g. of earlier prehistoric periods, when sea level was lower) but it would not be proportionate to recommend a response in this instance. I note that the OLEMP and pump scheme are to be submitted in due course (as condition discharge and separate application respectively) and would be grateful to be consulted on these, as they may have historic environment interaction.

Response received 28/05/2026:

Thank you for consulting us on this application and many apologies for the late response.

The submitted Environmental Statement includes a Historic Environment chapter, which is supported by a site-specific desk-based assessment (Appendix 3.6). This is comprehensive, having made full use of the evidence from extensive previous archaeological investigations in the area, and I am in general agreement with the conclusions.

My comments at PAC about potential impacts remain applicable, and align with the observations in the submitted documents. In summary, these are that there will be a significant impact on Wern Registered Historic Park and Garden and that the potential for physical archaeological impact is limited. Regarding the impact on Wern, I would support the suggestion by Cadw that enhancement opportunities should be discussed in lieu of options for direct mitigation. In addition, we would advise that specific consideration of the character and special interest of the Park and Garden is made in the landscape scheme to be presented along with the final LEMP. I note that the OLEMP includes reference to proposed offsite habitat creation and enhancement areas – it is possible that these may have archaeological implications, depending on their nature and location. For this reason and for the

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

proposals at Wern, we would be grateful to be consulted on the LEMP, as and when it is submitted. In relation to physical archaeological impact, whilst significant remains are not predicted at the site, there are several archaeological features that merit proportionate investigation and recording under a coherent mitigation programme. The proposed approach of targeted Archaeological monitoring and recording during construction, with subsequent off-site analysis and reporting, is generally suitable. Provisionally this is anticipated to apply as a minimum to historic field boundary crossings and similar features, to complement the existing basic record of their current upstanding form, and to groundworks within the Wern estate, in order to record any evidence of earlier phases of the estate. The Croesor tramway (PRN 21174), being a known and more substantial feature, may be better addressed through targeted prior archaeological investigation, in order to ensure proper recording and avoid delay during construction. I am pleased to note detailed reference to the proposed archaeological mitigation programme in the OCEMP. This is a reassuring commitment and helpful for constructive working between all parties. In light of these comments and in accordance with local and national planning policy and guidance, it is recommended that, should planning permission be granted, the local planning authority should require that a proportionate mitigation programme is put in place. The following condition wording is suggested to secure such work:

i) No development (including site clearance, topsoil strip or other ground works) shall take place until a written scheme of investigation for archaeological work has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in accordance with the approved written scheme of investigation.

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

Reasons: 1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2024 and TAN24: The Historic Environment.

2) To ensure that the work will comply with MORPHE/Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

All archaeological work associated with the scheme 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 (CIfA).

Please do not hesitate to contact me with any queries regarding the above.

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

Cyfoeth Naturiol Response received on 25/08/2026

Cymru / Natural
Resources Wales

Thank you for consulting with Natural Resources Wales (NRW) regarding your habitat regulations assessment for the above development, which was received on 18/8/2026.

Our response should be considered as NRW's formal representation, as the appropriate nature conservation body, to your appropriate assessment under regulation 63 of the Habitats and Species Conservation Regulations 2017 (as amended).

Considering the mitigation measures detailed in your assessment, as well as the conditions identified in our response dated 11/8/2026 (our reference C25/0946/44/EIA), we agree that an adverse effect on the integrity of Special Conservation Areas can be ruled out.

Response received on 11/08/2026:

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 20 July 2026.

We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome by attaching the following conditions to any planning permission granted:

Protected Sites, Landscape, Protected Species, Contamination, and Environmental Management.

Further consideration is required regarding the Flood Risk posed to the site which we understand will be addressed via a separate application for mitigation works.

This letter has been prepared in response to the submission of additional information and supersedes our previous comments dated 12/06/2026 (CAS-310439-F2R8). In summary, the primary changes are:

- The addition of section 1 Initial Enabling Works.
- Substantial changes to the Protected Sites section, specifically regarding the Glaslyn SSSI
- An addition to the LEMP condition (section 4.5)
- Additional comments added regarding water vole (Section 5.3)

1 Initial Enabling Works

To facilitate early establishment of the initial site compound and associated welfare buildings, the applicant seeks agreement that the requirement for the prior discharge of conditions shall not apply to this specific element of the development. We note the information submitted in support of this element of the proposals and we have no objection to the commencement of these works. We are satisfied that sufficient information has been provided in order for these works to commence with minimal risks providing all the working methods detailed in the submitted documents are adhered to and the matters below are addressed to the satisfaction of your authority.

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

The emergency plan submitted requires a minor amendment as on page 12. Fuel spills. The Environment Agency emergency contact number is listed instead of NRW's incident number (we acknowledge that the correct number is noted in the emergency contacts list in Appendix A, page 19.).

The Construction Environment Management Plan (CEMP) should include reference to the Guidance for Pollution Prevention 4 (GPP4) as important guidelines to be adhered to in order to minimise the risk of any pollution event occurring onsite.

Covered skips should be used and regular litter picks undertaken in the vicinity of the compound.

The exact method of foul drainage disposal has not been explicitly referenced. However, given these are temporary working compounds a cesspit system could be utilised. While a connection to mains would be preferable if feasible, the applicant should consider the following in relation to any temporary sealed/cesspit system. It is essential that any cesspit is installed correctly. Incorrectly maintained cesspools can cause pollution by contamination of the ground, groundwater and sometimes surface water. Any damage to the fabric of the cesspool, such as cracks or holes, is difficult to detect but needs to be rectified immediately in order to prevent pollution. The cesspit should meet the requirement of British Standard BS 6297. It should be fitted with a level warning device to indicate when the tank needs emptying.

The applicant is in contact with NRW (through J Murphy's & Sons Ltd) regarding the requirements for Flood Risk Activity Permits (FRAP) for activities A to D under the Environmental Permitting Regulations 2016. As National Grid are considered as having Protected undertaking status (under the Water Resources Act 1991) for FRAPs, they are not required to seek a permit for activities E-K. This would include any fencing. However, of note is that the Regulations consider agricultural style fencing as being excluded from being an activity. The submitted drawings advise that the fencing is "Temporary stock proof fencing.."

2 Protected Sites

The proposals have the potential to directly and indirectly impact a number of protected sites in the area, these include the Glaslyn Site of Special Scientific Interest (SSSI), Ysbyty Bron y Garth SSSI, Morfa Harlech SSSI, Coedydd Derw ac Meirion Special Area of Conservation (SAC) and Pen Llyn a'r Sarnau SAC.

Mobile features of these sites (Bats and Otters) will be addressed in the protected species section below.

The Local Planning Authority as the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), must, before deciding to give consent for a project which is likely to have a significant effect on a SAC/SPA/Ramsar site, 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. For the purposes of the assessment you must

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

consult NRW and have regard to any representations we make within such reasonable time as the you specify.

2.1 Glaslyn SSSI

We note the additional information submitted in support of the application by way of an Addendum to the Environmental Statement. The proposals are predicted to result in the permanent loss of 436.3m² of SSSI habitat and expected temporary loss of 1.6ha of Coastal Floodplain and Grazing Marsh (CFGM) habitat from the SSSI. Therefore, mitigation and compensatory measures are proposed by the applicant.

As part of our response to our pre-application advice, we raised concerns that some floral features of the SSSI had not been adequately assessed. We welcome the statements made in section 5.10.5 regarding further pre-commencement survey work and that this should be secured via a suitably worded condition which we have detailed at the end of this section (2.1.1). In addition to these pre commencement surveys, we ultimately agree that:

1. Clear prescriptions for defining working areas are essential to ensure the works do not encroach any further into the SSSI than the consented plans. The fencing and extent of works should be verified by an Ecological Clerk of Works and delivered as part of the Construction Environment Management Plan (CEMP) (section 6.1 below).
2. With careful soil stripping, storage and management prescriptions, the impacts on features of the SSSI would be reduced in the long term. The detail of these measures is crucial to protect the SSSI, an Ecological Clerk of works should supervise the works and be held accountable for all soil management in these sensitive areas. This should be addressed by the provision of appropriately worded conditions in any consent for the proposals. We have included points to this effect in the CMEP condition referenced in the Environmental Management Section below (section 6.1).
3. A Biosecurity management plan should be included in the CEMP and/or as a stand-alone condition/document.
4. With appropriate provision of the habitat offsite (requiring appropriate management prescriptions, funding, review mechanisms etc.) the long-term impacts on the SSSI from the direct habitat loss and temporary losses can be satisfactorily addressed.

2.1.1 Condition – Pre-commencement botanical survey

A botanical survey focusing on the features of the Glaslyn SSSI will be undertaken prior to works commencing in these areas at an appropriate time of year for each species concerned and to be undertaken by a suitably experienced ecologist.

The survey will also detail appropriate avoidance, mitigation and compensatory measures depending on the species and habitats found to be present. Provision for appropriate monitoring, management and reporting on any measures will also be

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

included. We would have no objection to these measures being included in the Landscape Environment Management Plan (LEMP) for the proposals.

2.1.2 Condition – Habitat Management and Monitoring Plan

In line with the information submitted in the addendum to the ES, the developer has committed to provide suitable areas of habitat improvements in close proximity to the works, these will be delivered in partnership with North Wales Rivers Trust. They have identified areas of habitat improvements anticipated to be delivered, and we welcome the inclusion of the areas referenced.

The existing habitats in these locations have been assessed and while many areas are considered to have good biodiversity value already, the report considers that this demonstrates a good starting baseline suitability for the proposals in terms of providing a meaningful biodiversity improvement with appropriate management measures.

The plans largely refer to a 25-year duration which we consider to be suitable. However, only 5 years of management is indicated for hay meadows and onsite habitats in some of the documentation. We advise the plan should be provided for 25-years to ensure the functionality of these (including onsite SSSI habitats and restored hay meadow) areas is maintained.

The finalised plan should include the full details of the management prescriptions, timings, key performance indicators, reporting and review mechanisms, persons responsible for the works. Any overlap/interaction with the LEMP (condition referenced in the landscape section below) and INNS should be clearly laid out with roles and responsibilities and reporting pathways clear throughout.

2.1.3 Condition - Invasive Non Native Species (INNS) Control

The applicant has committed to an ambitious programme of INNS control, to be delivered in partnership with North Wales Rivers Trust across the entire Glaslyn catchment over a 25 year period, which is welcomed. In terms of wider net benefit, we recommend that you liaise with your internal ecological advisor regarding the suitability of the wider plan outside of protected sites.

The principles outlined are suitable for the aims and objectives of the plan and as such, the full detail of the plan can be delivered by securing a suitably worded condition that includes management measures, key performance indicators and review mechanisms. These measures should be provided as part of the overall habitat monitoring and maintenance plan or as a stand alone INNS plan.

We note that construction phase measures will also be required as part of/ component of a CEMP or stand alone INNS strategy.

2.2 Coedydd Derw ac Meirion Special Area of Conservation (SAC)

We understand some minor works around existing link boxes will be required and utilisation of existing infrastructure will occur to access these areas, and no

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

qualifying habitat feature will be impacted. We would therefore not raise concerns regarding the effects of the project on habitats of this site.

Advice on mobile features of this site (Bats) are provided in the protected species section below.

2.3 Ysbyty Bron y Garth SSSI

The project has the potential to impact on foraging and commuting bats which may originate from the SSSI, further comments on bats are provided in the protected species section below.

2.4 Morfa Harlech SSSI, and Pen Llyn a'r Sarnau SAC.

We consider that the primary impact pathway of concern to these sites would be in relation to the potential for pollution during construction. As such, please refer to the environmental management section for further information relating to the requirements to secure an appropriate Construction Environment Management Plan (CEMP).

Advice on mobile features of these sites (otter) are provided as part of the protected species section below.

3 Flood Risk

Further to our response dated 12/02/2026, the applicant has by now revisited the hydraulic modelling and are proposing flood mitigation measures to manage the potential increase (from temporary works for a period of 4 years only) in terms of flood risk to the residential receptors in Porthmadog and Tremadog. The proposal is to site pumps at 2 locations (Y Cyt outfall into Llyn Cob Crwn and Glaslyn at tidal gates) and over pump.

The recently uploaded documents (on the 07/05/2026) are in support of the applicants' proposals and would be required to accommodate the early works and for the overall scheme (temporary / permanent and permanent scenarios).

The Environmental Statement Volume 4 Chapter 8 Updates document advises that additional flood modelling was carried out by Arup for both the early works and for the scheme (temp/permanent). For the Early works and assessing the 1% AEP (1 in 100) fluvial flood event for the Glaslyn and Y Cyt, flood depths increase by 0.01m on agricultural land in North west of the study area whilst noting that the area would already be flooded to some 0.28m. In Tremadog road would flood to an additional 0.017m from Y Cyt drainage system. During the Glaslyn 1% AEP flood event, depths to properties could increase by 0.4m.

For the temporary works the increase is on average between 0.005m and 0.10m. In most cases the increases affect agricultural land, but also the residential areas of Porthmadog. Further explanation is provided on pages 5 to 7 of the Update.

We note and accept that for the permanent works i.e. when all cable replacement works have been completed and areas reinstated, there is a small pocket of residential properties in Porthmadog and the tennis courts where increases are

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

approximately 0.006m compared with the existing (or current day) scenario for the 1% AEP flood. This is only 1mm above what is deemed ‘acceptable modelling tolerance’ of up to 5mm. We note and accept that the current day 1% event in the absence of the project would show flood depths at this locality being between 0.175 and 0.475m, so above normal property threshold levels already. No climate change allowances have been applied in the enabling/temporary works as only a 4 year duration is being considered.

We note section 4.4.5 to 4.4.16 of Appendix 4.8. of the FCA details that the initial enabling works proposed would not result in an increase in flood risk. These enabling works would take approximately 9 months and after this period (and before the wider site works commence), the flood mitigation pumping would be in place. As such we accept that the mitigation as proposed is only required for the wider temporary works and not for the initial 9 months of enabling works.

The amended document (F 4.8.Ca. Glaslyn Cables Flood Consequences Assessment) also reflects the results of the update modelling work and has used best practices to assess the risk and inputs into the modelling work.

The applicant has also submitted a Technical Note (Glaslyn Flood Pump Mitigation Scheme – Supporting Information) which outlines how they are proposing to mitigate the increase in flood risk. We do have some concerns regarding the pumping arrangements as we will need further dialogue and agreements to ensure that the proposal will not compromise our flood risk management operational requirements in the area. Pumps are proposed to be located at site 1 to over pump from Y Cyt into Llyn Bach and Pump Location 2 from Afon Glaslyn into Llyn Bach (over the Glaslyn tidal doors). The proposal is to have pumping capacity of up to 1.5 meters cubed per second for a minimum period of 50 hours during a 1% AEP flood. The document has not detailed the consenting route for this approach.

While it is impossible to rule out the possibility of a significant (1% AEP) flood event occurring during the construction phase of the project, it is notable that the potential detriment from the temporary works would only exist for 4 years. Should your authority require the mitigation works as suggested (pumping arrangements) then we would request that the applicant either provides additional details to address our concerns as part of any other consenting route required, or that a suitable condition is attached to any planning approval granted. The outstanding matters are as follows:

- Agreement regarding NRW flood risk management access at pump location 1. The proposed location conflicts with NRW’s only access route to this section of the managed watercourse. This access is critical for both routine maintenance and emergency response (e.g. blockages or vegetation management). Thus, any restriction to this access would create a significant operational risk.
- Agreement regarding NRW flood risk management access at pump location 2. It is essential that emergency access to the gates is retained at all times, including the ability to bring in and position a crane as was

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

necessary in 2016. We would need confirmation that crane access and load-bearing capability will not be compromised. The works should not intervene with our responsibility to carry out any works needed on the tidal door structure. Technical drawings should be provided detailing the above at location 2.

- Location 2 land is owned by NRW and as such a legal agreement would be required.
- It is unclear what would trigger the operation of the pumps at each location. The actual water level at each location for when the pumps operate at must be defined.
- NRW have telemetry on both the Cyt and Glaslyn and as such we would not want the proposal to impact on these as they are used for flood monitoring/warning purposes. Electricity and communication cables are buried adjacent to pump location 2 to serve the tidal gates.
- The intakes and discharge locations may be subject to a separate Flood Risk Activity Permit from NRW. We would expect detailed drawings to inform us of the actual arrangements and methodologies on how the proposal are managed so as not to impact on the flood risk management assets.
- Use of the NRW depot/yard would present operational constraints given current usage. Further discussion (with operational teams) would be required, and consideration should be given to compensatory improvements where appropriate. The yard was recently extended due to operational needs.
- Access using articulated vehicles is highly constrained and may not be feasible. Any proposals for new or modified access routes should involve NRW at an early stage.
- NRW access must always be maintained, with clear segregation of working areas, and NRW staff should not be required to operate under external site procedures (e.g. if alternative health and safety/site procedures are required by a separate contractor within our compound, our staff must not be constrained to external policies/procedures).
- NRW staff will not be able to assist with the operation of the pumps during times of flooding as our resources will already be committed to our existing procedures regarding flooding in the catchment.

Therefore, we would suggest that the applicant and your authority give due consideration on how best to proceed with the above matters. We would be happy to have further dialogue to assist your authority in coming to your decision on these matters.

3.1 Flood mitigation and other receptors

We are satisfied that the proposed pumping mitigation measures are not likely to result in notable impacts to other receptors within our remit providing the measures detailed in the technical note and associated with the wider project are implemented in line with our comments in each topic specific heading.

4 Landscape

Our landscape planning advice relates to the landscape character and visual amenity of Eryri National Park (ENP) and the statutory purpose of the designation

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

to conserve and enhance its natural beauty. We have reviewed the information submitted in support of the application. This application is to replace 400 kilovolt (kV) and 132 kV underground cables (Glaslyn Cables) between the existing Wern ‘Cable Sealing End Compound’ (CSEC) and Minffordd CSEC, providing new CSEC, high voltage plant, steelworks, and security fencing at both the Wern CSEC and the Minffordd CSEC, associated infrastructure, access roads and landscaping spanning approximately 6 kilometres (km).

The site is approximately 300m east of the Eryri National Park at the nearest point (Figure 4.4.6 of the ES). The totality of the 6km route is all offset between approximately 0.5km and 1.5km south of the southern boundary of the ENP.

The Glaslyn works site covers an area approximately 106.4 hectares (ha). The land within the Glaslyn works site comprises access roads, turning areas, construction compounds and laydown areas required for the construction and operation of the works. The construction works spans a three-year period between Quarter 2, 2026 and Quarter 2, 2029 including 24 hours working during critical activities.

4.1 Background

Our pre-application advice confirmed the assessment provided accords with the general methodology of the LVIA and we concurred with the landscape and visual assessments which concluded that impacts would mainly occur during the construction phase.

Our summary recommendations at pre application were:

- That the boundary of the National Park is included on the ZTV’s (to assist in establishing potential effects on the protected landscape and inform viewpoint selection).
- Review potential for visual impacts to ENP considering the 3-year duration of the construction stage plus the time required for establishment of landscape mitigations (additional 3-5 years) and consider viewpoints from within the ENP.
- Early adoption of landscape screening measures to boundaries and implementation of an appropriate approved landscape restoration scheme should be prioritised (to mitigate impacts during the construction phase).
- Provide clarity on tree protection measures for retained trees and hedges where these are relied on for mitigation.
- Provide a clear landscape strategy, schedule and specification for planting including details of mitigation and compensation measures together with phasing. Compensatory planting should be in addition to mitigation works.
- Provide clarity on colours and finishes of infrastructure proposed.

4.2 Landscape Effects

Section 4.8.20 of the ES Volume 4 Chapter 4 Landscape and Visual Amenity discuss the Assessment of the Setting of ENP. On Glaslyn Cables, this states that “Construction activity within SCA 20 Porthmadog and Glaslyn Estuary, SCA 21 Dwyrdd Estuary and Morfa Harlech would represent an incongruous activity within the rural land and seascapes. Construction activity would be short-term with direct impacts resulting from vegetation clearance and the excavation and soil

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

disturbance from HDD and open trenching of the Glaslyn cable route. Indirect effects on these LCA and SCA would result from the loss of tranquillity from the perception of increased urban influence. These rural and natural qualities are influenced by the presence of modern and urban interventions, and this would lessen the contrast in some places. The effects would be localised, temporary and reversible however would be Moderate adverse and significant for the duration of the works”.

We note that the duration of works is likely to be three years and we concur with this assessment. We also agree with the assessment that “Construction activities within LCA 04 Moel Hebog Uplands and SCA 19 Criccieth to Mochhras would be Minor adverse and not significant.”

4.3 Visual Effects

Due to the moderate adverse and significant landscape effects assessed for the Eryri NP setting during the construction phase of Glaslyn Cables, our pre-application advice recommended reviewing the decision to scope-out of visual impacts from ENP. The PAC response states that “Visual impacts on the ENP during construction have been assessed and scoped out due to the long-distance nature of views.”

We concur with the visual appraisal at 4.8.34 which summarises effects on receptors from the viewpoints (including those in the setting of the National Park). This states that;

“The majority of receptors within the Glaslyn works site would see the movement of construction machinery, including soil stripping, HDD machinery, temporary structures, temporary storage compounds across the majority of the view. Where receptors are at a distance to the works, the scale of the proposed work and the distance between the proposed works and the receptor would result in construction operations being a barely perceptible, small-scale addition within a large scale panoramic view. Effects would be short-term resulting in a Negligible adverse effect”

4.4 Mitigation

Section 4.8.7 includes the general mitigations proposed to be part of the design, this is also shown on the Glaslyn Cables Landscape Plans 1-10 with mitigations discussed in Chapter 3 of the Landscape Ecological Management Plan (LEMP).

The existing site will be cleared of vegetation including trees and hedgerows. The extent of tree clearance (number and condition of trees and hedgerows) is outlined in the Arboriculture Assessment (ES Appendices 4.5K) and confirms: “73 individual trees, 56 groups, four woodlands and eight hedgerows are to be removed or partially removed to facilitate the proposed works: this includes two individual trees and one part-woodland classed as high quality (Category A); 21 individual trees, seven groups, nine part groups and three part woodlands classed as moderate quality (Category B); 44 individual trees, 20 groups, 19 part groups, three hedgerows and five part hedgerows classed as low quality (Category C); and

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

the remaining six individual trees and one group classified as unsuitable for retention (Category U).”

We welcome the outline landscape plans which indicate landscape reinstatement and landscape mitigation. We note the Mitigation planting and compensatory planting proposals identified in Volume 8 Appendix 4.5.L Net Benefit for Biodiversity and Green Infrastructure Statement.

The PAC report states that measures relating to tree protection and landscape strategy will be set out in detail in the final Landscape and Ecological Management Plan (LEMP) to be approved through planning conditions.

4.5 Condition – LEMP - Tree protection and Landscape Strategy

We advise that a condition setting out the detailed tree protection and landscape strategy should include the following:

- Description of the rationale for the design of soft landscape mitigation measures proposed on each of the 10 landscape plans provided for both landscape and visual mitigation and for compensation of features lost.
- The landscape strategy should include a schedule of planting, specification of works (including size, species, season, preparatory measures and replacement of losses) and ongoing management and maintenance proposals.
- Monitoring and management of SSSI habitats as well as key indicators for success of restoration and potential remedial actions (should re establishment not be meeting objectives). Any overlap with the long term habitat management plan should be clearly referenced and roles and responsibilities clearly defined.
- Phasing of landscape planting particularly buffer planting. Phasing should be designed to minimise the impacts of the proposals by introducing screening vegetation as early as possible in the scheme of works to allow earliest effects. As the construction phase is 3 years, the mitigating effects from planting at the end of the construction phase would not be realised for another 3-5 years allowing for establishment. This means that the duration of the construction site being unscreened could be between 3 and 6 or more years.

Reason: to ensure early establishment of screening vegetation to minimise adverse effects on the National Park and ensure the re establishment of SSSI habitats.

4.6 Lighting

We welcome proposals to keep lighting to a minimum during the 3 year construction phase and for safety beyond this. We have been unable to find a lighting assessment. We advise that lighting proposals should be in line with the Welsh Government Guidance Good Practice Guidance, “Planning for the conservation and enhancement of dark skies in Wales”:

<https://www.gov.wales/dark-skies-guidance> as well as the measures and condition referenced in the Species section (4.2) below.

4.7 Permanent features

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

The CEMP proposes; “Designing permanent structures, such as the CSEC, other infrastructure, and security fencing in a way that minimises their visual impact and achieves good visual appearance. This may include selection of a muted colour palette that appears recessive within views.”

Further details of colours and finishes (if not already included in the proposals) should be provided or secured by way of condition to the satisfaction of your authority.

4.8 Summary

We advise that the effects relating to the underground cables proposals is unlikely to have lasting harmful effects on the long term amenity and special qualities of the ENP but is likely to have short to medium term impacts which should be appropriately mitigated. These are assessed to be moderate, adverse and significant.

We advise views from the ENP are likely to be harmed in the short and medium-term during construction and restoration. Landscape planting and full restoration is required for both mitigation of effects and additionally to provide compensation for landscape features lost. The final LEMP should set these out in detail, including the points outlined above, in a suitably worded condition to be agreed by the authority.

5 Protected Species

5.1 Bats

The proposals have the potential to impact on a number of bat species in the environs of the works with confirmed roosts nearby, impacts to trees, hedgerows and lighting which may adversely affect commuting and foraging bats. Bats and their breeding sites and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended).

We note the response to our comments as the statutory pre-app stage (Pre-application Consultation Report December 2025). Given the nature of the site and anticipated impacts we are satisfied with the rationale provided at this stage and that conditions applied to any consent granted can appropriately detail the measures required prior to works commencing onsite.

We welcome the provision of pre-commencement surveys on a number of trees prior to works commencing and the methodology for removal of low-risk trees. We agree that should any roosting bats be discovered, a licence from NRW will be required prior to any works impacting a roost commencing. Bat boxes should be secured to the satisfaction of your authority.

Lighting levels: The light levels at the compound (and elsewhere) will need to be maintained at the lowest permitted level, with no unnecessary lighting and this is reflected in the various assessments provided. However, uncertainty remains regarding the likely lighting levels that will actually be required onsite.

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

Assuming this scheme will be sharing the compound area with the Snowdonia VIP scheme, there should be no increase in lighting levels as a result. Lighting issues have been identified at the VIP scheme compound since its establishment, which had excessive lighting onto nearby tall vegetation. This issue is now in the process of being addressed.

If new lights from this scheme are required in this area (on the Minfordd end of the scheme) this may reverse that improvement being made at the VIP scheme or result in in-combination effects. This could negatively impact foraging and commuting bats which may also be features of the nearby SSSI and SAC. Therefore, strict control of lighting will be required, and there should be continual assessment of the levels throughout the scheme duration by an appropriate Ecological Clerk of Works (ECoW).

5.2 Condition – Lighting

Prior to installation a Lighting Plan has been submitted to and approved in writing by the Local Planning Authority. This Lighting Plan shall consider existing and proposed lighting together with any spillage originating from internal light sources including:

- Details of lighting to be used during and post construction;
- Plans illustrating the location and type of lighting;
- Plans illustrating projected or retained bat emergence points; together with retained or proposed features planned to be functionally used by bats for foraging/dispersal purposes;
- Provision for ongoing check and logs to be kept during works and individual responsible (an appropriately experienced ECoW) including contact details;
- Provisions of the scheme shall accord with the provisions of the Institution of Lighting Professionals and Bat Conservation Trust: Guidance Note 08/23: Bats and Artificial Lighting at Night.

The Lighting Plan shall be carried out in accordance with the approved details.

Justification: To ensure that bats are protected by the development.

5.3 Water Vole

Despite water voles not being found as part of the surveys, water voles have historically been present within this area. Therefore, the habitat should be maintained and/or restored to ensure that their ability to return and re-colonise the area is not hindered. Inappropriate reinstatement of ditches/ slow flowing watercourses, with concrete and stone would be likely to undermine future efforts to help them recolonize the area.

As such, we would welcome proposals to detail that any ditches that are damaged as part of this scheme are reinstated as-was as a minimum, and preferably improved as water vole habitats. This would require suitably profiled, soft banks and bed to allow burrowing and sufficient suitable vegetation along the banks.

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

In the initial surveys, some watercourses were not surveyed, due to access restriction or over-vegetation. An additional water vole survey has now been submitted as part of the Addendum to the ES covering watercourses in the environs of the works and clearly mapping surveyed areas. The surveys conclude that while potential positive signs of presence were discovered in specific areas, water vole was not observed directly. As such, additional surveys with rafts and camera traps will still be undertaken and so, we agree with the provision of these pre-works surveys in line with the report's recommendations.

Should water vole presence be confirmed, the applicant must detail appropriate avoidance and mitigation measures as well as establishing potential licencing requirements.

5.4 Otter

We note the survey effort undertaken to date for this species. Otters are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). As with water vole, appropriate provision should be made for pre works surveys.

Section 6 of the report details a number of avoidance measures which we welcome. We welcome the stand-off distances referenced for otter and would note that the HDD employed is considered preferable for watercourse crossings and is considered a suitable avoidance measure. Reasonable avoidance measures will need to be employed onsite which ensure otters cannot become trapped in excavations overnight. The lighting condition referenced above for bats will ensure that any lighting required onsite should also minimise and avoid any impacts on otter.

Providing these measures are appropriately secured and implemented, we consider the proposals are unlikely to adversely affect otters in the vicinity.

6 Environmental Management

The use of aluminium trackways on sensitive sites is referenced. This is considered positive, but the area is at sea level and groundwater levels are likely to be high. The contractor will need to take the ground conditions into consideration as part of their risk assessment and project planning. We advise as a precautionary measure that aluminium tracking is used on all access tracks. However, these will be required when ground conditions are likely to be saturated. i.e. from the end of September until April. We would draw your attention to what has previously happened in the area. The fields either side of the A498 Penamser junction to Tremadog were used by the National Eisteddfod during August 1987. Vehicular access onto these fields turned them into a sea of mud within a day or two. So, this project needs to be prepared for such an outcome. A similar event occurred when fields adjacent to the football ground were utilised as car parking for a festival during the summer months and a flood event occurred, causing many vehicles to become stuck in deep mud.

As such, while we welcome the reference to pollution prevention guidelines, further consideration will need to be given to silt fencing or similar measures to

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

control run-off for the duration of the project and should be incorporated into a finalised CEMP as detailed below.

The Government's dewatering position statement Temporary dewatering from excavations to surface water: RPS 261 - GOV.UK should be adhered to. If it is not possible to comply with that e.g. because the discharge location is within 500 metres of an SSSI or SAC, a permit to discharge will be required. An application for a permit to discharge from NRW could take 6 months to process and this should be considered early in the project to ensure sufficient time is allocated to obtain the permit.

Pollution Prevention Plan – this plan should include the use of silt fencing along access tracks and at ditch crossings etc. This could be delivered as part of a CEMP as detailed below or a stand-alone condition.

Other discharges:

- The washing down of equipment with detergent is referenced, and it is assumed wheel washing facilities will be required. Adequate provision for these matters should be made in the CEMP.
- If road sweepers are to be utilised, the location that these will be emptied should be specified.
- The temporary foul drainage arrangements for the proposals should be confirmed.

We would welcome notification of when HDD work will occur, and where, so that we are aware of what is happening should any discolouration of any watercourses on those dates etc. be observed or reported to us.

We welcome the outline CEMP produced and consider an appropriately worded condition to secure additional detail to be appropriate once a contractor is onboard.

6.1 Condition - CEMP

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

- Construction methods: details of materials, how waste generated will be managed;
- Protected Sites and Soil Stripping – Full details and timing of soil stripping operations within sensitive habitats full details of the storage and maintenance of stripped substrates as well as re-instatement protocol. This should include the supervision by named ECoW
- Protected Sites and working areas -The CEMP must detail the fencing/boundary treatments were relevant to the Glaslyn SSSI. The installation will be supervised by an Ecological Clerk of Works to ensure no encroachment onto SSSI feature habitats over what has been consented.
- Protected Sites- A robust biosecurity management plan will be produced.

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

- Protected Species – reasonable avoidance measures to be implemented onsite including persons responsible for the implementation and monitoring (ECoW)
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.
- CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use.
- Traffic Management: details of site deliveries, plant on site, wheel wash facilities.
- Pollution Prevention Plan: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Pollution incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.
- Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

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

7 Contamination

The route of the Glaslyn Cables Reinforcement Project (the Project) crosses an area of high vulnerability groundwater within Secondary A alluvium and Secondary B mudstones. There is no record of source protection zones or licensed abstractions within the redline boundary of the project. Although groundwater is not especially sensitive within the project area, groundwater needs to be protected from unintended physical disturbance (abstraction, diversion) and pollution. Any impacts to groundwater can impact connected surface waters and related habitats, including groundwater dependent terrestrial ecosystems and features of protected sites.

Appropriate provision for testing for any oil leaks etc. should be included in decommissioning works (please refer to Design, construction, modification, maintenance and decommissioning of filling stations (known as the Blue Book) | Energy Institute and groundwater-protection-code-underground-storage-tanks.pdf).

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

In the absence of specific evidence of contamination or sensitive groundwater receptors, for a project of this scale we recommend the local authority include the following condition.

7.1 Condition: Unsuspected Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Justification:

To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

In addition to the above, it will be crucial for the developer to produce and follow a project-specific Construction Environmental Management Plan (CEMP) and adhere to the following. Follow all relevant contaminated land and ground investigation guidance, groundwater protection and pollution guidance and soil and waste management guidance including:

- Land contamination risk management (LCRM) - GOV.UK
- CIRIA C552 'Contaminated Land Risk Assessment - A Guide to Good Practice'
- BS 10175 (2011 + A2:2017), 'Investigation of Potentially Contaminated Sites - Code of Practice'
- BS 5930 (2015 + A1:2020), 'Code of practice for Site Investigations'
- The Environment Agency's approach to groundwater protection
- Guidance for Pollution Prevention (GPP) documents | NetRegs | Environmental guidance for your business in Northern Ireland & Scotland
- CL:AIRE, Definition of Waste: Development Industry Code of Practice
- Construction Code of Practice for the Sustainable Use of Soils on Construction Sites

We note that all of these and more are proposed in the various project documents. A summary of all referenced legislation, local and national policy, and guidance is provided in Environmental Statement Appendices – Volume 8 Part 1 – Volume 1 and this is welcomed.

7.2 CEMP

We note the provided comprehensive Outline CEMP and proposals for refining the Outline CEMP to produce a detailed site-specific CEMP(s) for submission to the local authority through Planning. We note the proposed procedures to protect groundwater and deal with any discovered pollution or pollution caused by site

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

operations. We have no additional requirements at present. Further comments on the outline CEMP are provided in the Environmental Management section.

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.

Dŵr Cymru

Response received on 03/09/2026:

Thank you for your e-mails.

We have reviewed the attached details and have no objection in principle to the proposed bell mouth. However, we would request details of any means of enclosure that would be within the protection zones of the 150mm public trunk watermain and the 4inch AC watermain when measured 4m either side of the centrelines. We would advise that the public watermains should be located within a public and accessible area and not within any enclosed compound. Also, we would request clarification on whether any other features would be located within the protection zones of our assets. It would be useful to have a detailed site plan.

Response received on 13/08/26:

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

Firstly, with respect to the submitted application form, we acknowledge that the development proposes to discharge foul and surface water flows to a septic tank and sustainable drainage system respectively.

FOUL WATER DRAINAGE – SEWERAGE NETWORK AND TREATMENT

Since the proposal intends utilising an alternative to mains drainage for foul water, we would advise that the applicant seek advice from Natural Resources Wales and/or the Building Regulations Authority as the regulatory body for this method of drainage.

Should circumstances change and a connection to the public sewerage system is preferred, we must be re-consulted on this application.

SURFACE WATER DRAINAGE

Turning to surface water drainage, as of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management

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

Act 2010. In the event this proposed development amounts to a total impermeable area of 100sqm or more, approval of Sustainable Drainage Systems (SuDS) features will be required in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. In this instance, we offer no objection to proposals for disposal of surface water flows into a sustainable drainage system, in principle, subject to consultation and agreement with the regulatory body or riparian owner of this system. This is also on the strict understanding that no surface water runoff from the proposed development is proposed to communicate directly/indirectly with the public sewerage system.

POTABLE WATER SUPPLY

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

ASSET PROTECTION

In addition, this site is crossed by the following assets with their approximate positions being marked on the attached Statutory Public Sewer and Watermain Records.

Asset Protection Zones (measured either side of the centrelines)

150mm Trunk Watermains 4.5 metres

80mm Trunk Watermains 4 metres

5inch public watermains 4 metres

4inch public watermains 4 metres

3inch public watermains 4 metres

110mm public watermains 4 metres

50mm public watermains 3 metres

300mm public rising mains 5 metres

150mm public rising mains 4.5 metres

3inch public rising mains 4 metres

675mm public combined sewers 4 metres

450mm public surface water sewers 3 metres

375mm public combined sewers 3 metres

375mm public foul sewers 3 metres

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

300mm public combined sewers 3 metres

225mm public surface water sewers 3 metres

150mm public combined sewers 3 metres

150mm public foul sewers 3 metres

In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs.

Having regard to proposed plans, it appears the proposed development would be situated within the protection zones of the public assets. Please note, the distance specified for these protection zones are indicative and based on industry standard guidelines. However, the depth of the assets will need to be verified on site which may infer greater protection zones. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the assets crossing the proposed development site.

As you'll be aware from our previous consultation responses, we have requested further information to be submitted in relation to the relationship between the proposed development including any temporary works, cabling, landscaping, flood mitigation and associated development and our assets in order for us to assess and advise further.

Such information should include a plan showing the proximity the proposed development to our assets and cross-sections showing the interfaces between the proposal and our assets.

Dwr Cymru Welsh Water's preference would be that this information is submitted and agreed upfront prior to the determination of the planning application. However, if the LPA are minded to grant planning consent, we would request that the condition outlined below is included within any decision notice. We would highlight that there is a risk associated with the inclusion of a condition if acceptable details/measures cannot be agreed to discharge the condition.

It is also recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrwymru.com) to carry out a survey to verify the location of the assets and establish their relationship to the proposed development. Accordingly, if you are minded to grant planning consent for the above development, we would request that the following **Conditions 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

Condition 1

No development shall commence until the following have been submitted to and agreed in writing by the Local Planning Authority in consultation with Dwr Cymru Welsh Water.

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

1) Asset location survey has been undertaken to ascertain the exact location, condition, depth and material of all Dwr Cymru Welsh Water assets that the proposed development would cross or be located within the protection zones of the assets; and

2) A detailed site plan, as informed by point 1) above to demonstrate the relationship of the proposed development with the assets and cross-sections showing the interfaces between the proposed development and each of the clean water and wastewater assets; and

3) If necessary, a scheme to divert the assets and no works on the proposed development pursuant to this permission shall be carried out until such time as works on any required diversion scheme of the assets have been constructed, completed and brought into use with the approved scheme. Thereafter the approved development will be retained in perpetuity.

Reason: To protect the integrity of the public assets and avoid damage thereto and in accordance with Development PCYFF 2 of the Joint Anglesey and Gwynedd Local Development Plan.

Condition 2

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.

Advisory Notes

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. As of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. The development may therefore require approval of Sustainable Drainage Systems (SuDS) features, from the determining SuDS Approval Body (SAB), in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'.

Please note that it is the applicant's responsibility to ensure that any proposed works within the development site does not conflict with any underground services. For Sewers or Watermains that may be present and affected by your proposals, you are advised to contact Dwr Cymru Welsh Water who will be able to explain whether any consent is required for your proposed works. Prior to commencing

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

works, we recommend you review the information and guidance on asset location surveys available on Welsh Water's website at

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

The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991. Any alterations to existing premises resulting in the creation of additional premises or merging of existing premises must also be constructed so that each is separately connected to the Company's water main and can be separately metered. Please contact our new connections team on 0800 917 2652 for further information on water and sewerage

connections.

North and Mid
Wales Trunk
Roads Agency
(NMWTRA)

Response received on 20/08/2026:

I refer to your consultation of 08/01/2026 regarding the above planning application and advise that the Welsh Government as highway authority for the A487 trunk road directs that any permission granted by your authority shall include the following conditions:

1. Prior to the commencement of any works on site a Construction Traffic Management Plan (CTMP) shall be submitted to the Local Planning Authority (LPA) that shall be to the satisfaction of the Welsh Government as Overseeing Organisation for the Strategic Road Network (SRN).
2. Prior to the commencement of any works on site a Construction Environmental Management Plan (CEMP) shall be submitted to the Local Planning Authority (LPA) that shall be to the satisfaction of the Welsh Government as Overseeing Organisation for the Strategic Road Network (SRN).
3. Prior to the commencement of any works on site a Traffic Management Plan (TMP) shall be submitted to the Local Planning Authority (LPA) that shall be to the satisfaction of the Welsh Government as Overseeing Organisation for the Strategic Road Network (SRN).
4. Prior to the commencement of any works on site a Construction Method Statements (CMS) and Risk Assessments shall be submitted to the Local Planning Authority (LPA) that shall be to the satisfaction of the Welsh Government as Overseeing Organisation for the Strategic

Road Network (SRN).

5. Prior to the commencement of any works on site a carriageway reinstatement design and pavement specification shall be submitted to the Local Planning Authority (LPA) that shall be to the satisfaction of the Welsh Government as Overseeing Organisation for the Strategic Road Network (SRN) in respect of the impacted sections of the A487 trunk road.

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

The above conditions are included to maintain the safety and free flow of trunk road traffic. If you have any further queries, please forward to the following Welsh Government Mailbox

NorthandMidWalesDevelopmentControlMailbox@gov.wales

Response received on 09/06/2026:

I refer to your consultation of 7th May 2026 regarding the above application and advise that the Welsh Government as highway authority for the A487 trunk road directs that planning permission is not granted at this time as the applicant has provided insufficient information to determine the application.

We have reviewed the additional documents added to the planning portal since 07/05/26 and the applicant must still provide the following information to support this application or resubmit the application with the following details;

- 1) In order to minimise traffic disruption, reduce safety risks to road workers, and avoid potential pavement degradation on the Strategic Road Network (SRN), the applicant is required to prepare and submit a more detailed Report for each Option (1A, 1B, 2 and 3) to the Local Planning Authority for review by the Welsh Government, as the Overseeing Organisation for the SRN. This report must present in detail all the technical and practical parameters which determine the design for each Option including drawings and compare these in more detail including cost estimates.
- 2) The Applicant shall demonstrate compliance with the Design Manual for Roads and Bridges (DMRB) Geotechnical Design CD622 Managing geotechnical risk.

If you have any further queries, please forward to the following Welsh Government Mailbox

NorthandMidWalesDevelopmentControlMailbox@gov.wales

CADW

Response received on 11/08/2026:

Mitigation proposed

Additional information has been submitted in support of this application. This information included a summary of the results of discussions held between National Grid and Cadw in regard to measures to mitigate or offset the impacts on the grade II* Wern historic park and garden. Unfortunately, due to the need to consult third parties it has not been possible to produce a detailed plan to mitigate or offset these impacts, but it is clear that suitable measures can be introduced to the development in due course. Therefore, in order to not delay the determination of this application Cadw are in agreement with the applicant that measures to mitigate or offset the impact on grade II* Wern historic park and garden can be addressed via a planning condition imposed on the works at Wern CSEC, rather than preventing the scheme from progressing.

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

Cadw are in agreement with the wording of the condition suggested by the applicant which is:-

“No works on the Wern Cable Sealing End Compound extension identified on Wern CSE Compound Proposed Site Plan (Reference GLAS-ARUP--71-XX-DR-X-9220) shall commence until a scheme for the offsetting of adverse effects on the Wern Registered Park and Garden has been submitted to and approved by the Local Planning Authority. The scheme shall include a timetable for implementation and details of the mechanism to ensure delivery”

Cadw therefore do not object to the positive determination of the current application subject to the attachment of the above condition to any consent that is granted.

Response received on 27/01/2026:

Thank you for your letter inviting our comments on the information submitted for the above planning application. This response is based on the advice provided by Cadw's Senior Historic Environment Planning Officer.

Advice

We have significant concerns about the impact on the scheduled monuments and registered historic parks and gardens. However, we consider that if mitigating measures were undertaken, our concerns about the impact would be reduced. The national policy and Cadw's role in the planning process are set out in Annex A.

Assessment

Direct impact

Registered Parks and Gardens:

PGW(Gd)19(GWY) Wern

Located inside 3km

Scheduled Monuments:

CN019 Gesail Gyfarch Inscribed Stone

CN059 Moel y Gest Camp

CN118 Cist Cerrig Burial Chamber & Cup Marked Rock

CN174 Roman Bath-House, Tremadoc

CN237 Hut Circles near Craig y Gesail

CN239 Hut Group West of Cwm Mawr

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

CN270 Enclosed Hut Group in Parc-y-Borth

CN386 Fach-goch, standing stone to SSE of

ME096 Ty'n y Berllan Settlement

ME184 Enclosed Hut Circle Settlement North of Coed Gwlyb

Registered Parks and Gardens:

PGW(Gd)18(GWY) Tan-yr-Allt

PGW(Gd)29(GWY) Portmeirion

World Heritage Sites

The Slate Landscape of Northwest Wales - Ffestiniog: its Slate mines and Quarries, 'city of slates' and Railway to Porthmadog

This advice is given in response to a planning application for the extension of the existing Wern Cables Sealing End Compound (CSEC) including a new permanent access; a new Minffordd CSEC and Tunnel Head House (THH) with permanent access; the removal of the existing Garth CSEC; installation of new 400 kilovolt (kV) cables to replace redundant 400 kV and 132 kV cables; and other associated infrastructure and ancillary works. The application is accompanied by an environmental statement, with chapter 6 assessing the impact of the proposed development on the historic environment. This chapter concludes that the proposed development will not have a significant impact of the settings of the above designated historic assets, which are located inside 3km of the proposed works: However, it has identified that there will be a significant direct effect on the statutorily registered grade II* Wern historic park and garden. Section 6.1.18 of Planning Policy Wales states that “planning authorities should value, protect, conserve and enhance the special interest of parks and gardens and their settings included on the register of historic parks and gardens in Wales” whilst section 6.1.19 explains that “the effect of a proposed development on a registered park or garden, or its setting, is a material consideration in the determination of planning applications”. Given the guidance given in Planning Policy Wales, Cadw would therefore be minded to object to the current application, unless the applicant could instigate measures to mitigate the direct impact on the registered historic park and garden or provide measures to offset this impact. It is unlikely that mitigation measures can be introduced to the proposed development and therefore the applicant should consider ways to enhance the registered historic park and garden. These could include funding repairs to listed buildings that are important features in the registered historic park and garden and contribute to its significance but are on Cadw’s “At Risk Register”, such as listed buildings 4628, Summerhouse at Wern Manor 21569, Ornamental Garden Pool at Wern Manor. Cadw are willing to meet with the developer in order to discuss appropriate off setting measures that could be included with this application.

Network Rail

Response received 04/08/2026:

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

Thank you for your email dated 17 July 2026 together with the opportunity to comment on this proposal. Network Rail has no further comments to make on the proposed works. It is understood an Asset Protection Agreement is being entered into for the works.

Response received on 30/01/2026:

Thank you for your email dated 8 January 2026 together with the opportunity to comment on this Environmental Impact Assessment (EIA).

Having reviewed the Design and Access Statement and the Proposed Permanent Site Plans, Network Rail notes that the proposed works include a Horizontal Directional Drilling (HDD) crossing beneath the operational Cambrian Coast Line, along with associated construction compounds, joint bays, drainage infrastructure and haul routes in close proximity to railway land. From an EIA perspective, Network Rail requests that the Environmental Statement fully assesses the potential for ground movement, vibration, settlement, hydrological change, and construction-related risks that may affect the safe operation of the railway. The HDD beneath the railway should be accompanied by robust geotechnical analysis, a ground movement assessment, and a monitoring regime to demonstrate that no adverse impacts will occur.

Network Rail also requests that the ES considers cumulative construction impacts, including lighting, noise, drainage alterations, and heavy plant movements within the Zone of Influence of the railway. Appropriate mitigation measures must be secured, including exclusion zones, drainage controls, monitoring, and agreed construction methodologies.

Subject to the above, Network Rail requires the applicant to enter into an Asset Protection Agreement (ASPRO) prior to the commencement of any works that may impact the operational railway. We trust the above will be taken into consideration as part of the EIA process. Further engagement can be arranged with our Asset Protection team.

Awdurdod
Cynllunio Parc
Cenedlaethol
Eryri / Eryri
National Park
Planning
Authority

Response received on 27/07/2026:

Thank you for consulting on an Authority on the above application. I have looked at the details of the application and have come to the conclusion that the development will not have a detrimental effect on the National Park.

Rheilffyrdd
Ffestiniog ac
Eryri / Ffestiniog
and Welsh
Highland
Railways

Response received on 02/02/2026:

This representation is on behalf of Welsh Highland Railway Limited (WHRL), owners and operators of the Welsh Highland Heritage Railway line (WHRH) at Porthmadog. Our railway runs from our main station adjacent to the Cambrian Coast main railway line/A4971 level crossing to our station at Pen y Mount, where

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

there is a physical connection with the Ffestiniog Welsh Highland Railway (FfWHR) which is owned and operated by the Ffestiniog Railway Company (FRC) and runs from their station adjacent to Porthmadog harbour to Beddgelert and onwards to Caernarfon.

We are liaising directly with National Grid Energy Transmission Limited (NGET), their contractors and their agents on their proposals for replacement underground cables in connection with matters relating to design, construction, mitigation and compensation, liaising also with FRC.

The documentation that NGET has provided in this application and the pre-application consultation contains a wealth of valuable information, which we are continuing to attempt to assimilate. Our comments at this stage follow.

Replacement cable routing:

In our discussions with NGET and their contractors they have suggested a number of possible routes for the new underground cables in the area of our station at Pen y Mount. We consider the currently proposed routing option immediately north of the station buildings (shown on Sheet(s)23) to be preferable to some put to us. However, this area is of greater utility than that to the south of the station in view of its greater available width and adjacent roadway access. As well as being part of our Company's operational land holding arising from i) our status as a statutory undertaker and ii) historic planning permissions, with all associated permitted development rights, it additionally has the potential to accommodate improvements/additions to the currently limited station facilities which could further enhance the role of the railway as a tourist attraction. We are therefore concerned about the possible adverse impacts on longer term development possibilities.

Method of construction:

NGET and their contractors propose shallow open cut trenching and backfill notwithstanding that horizontal direct drilling is proposed for railway(s) and roads generally. The physical connection between the WHHR and FfWHR lines at Pen y Mount is occasionally used for transfers of locomotives and other rolling stock, and there are aspirations to upgrade the signalling arrangements to allow for operation of public advertised services between the two railways. We are therefore seeking loading provision for full interoperability with the FfWHR.

Impacts during construction:

NGET's current proposals require the temporary removal of trackwork north of Pen y Mount station, which is required to maintain day-to-day public timetabled operations, as well as the transfers already mentioned. As the timetabled services normally operate late March to early November, together with seasonal Santa specials in mid-December, we are seeking for the underground cable installation works to be undertaken in their entirety mid-December to mid-March. The roadways that provide service vehicle access to our facilities at Gelert's Farm (off Madoc Street West) and Pen y Mount (Ffordd Glanrafon) are included within the Works Area Red Line boundary. That for Gelert's Farm is used daily and that for

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

Pen y Mount (our only suitable access for HGV low loaders) occasionally. We will seek that these accesses are not impeded by construction and related activity (other than off Ffordd Glanrafon during the installation works period).

Decommissioning of existing cables:

We understand that it is proposed that the existing cable ducts will be left in situ throughout the lengths running under or adjacent to our land ie. 132kV on either side of the Cambrian Coast main railway line, 400kV south of the bypass. We will seek reassurance that there will not be any resultant risk of collapse or settlement, and that any restrictions on above-ground development will be lifted. We also note that it appears to be proposed that the exposed pipework enclosing the 132kV lines over the watercourse (Y Cyt) west of our station building be retained, unlike the approach taken with watercourse crossings elsewhere. We will seek that further consideration be given to possible removal.

Archaeology:

In view of the history of the area to be affected by the excavation works we will seek that steps are taken to ensure that any relicts of the previous activities in the area that become exposed are carefully recovered.

Public Consultation

A notice was placed in the press; notices were placed in several locations close to the site and nearby residents were informed.

Comments have been received from the public objecting on the following grounds;

Objection on planning grounds;

- Object if the development/construction works would result in the closure of vehicular access to businesses.
- The Glaslyn Construction Traffic Plan does not include the A497–Wern CSEC section, and therefore traffic flows and vehicle types are undefined. We request a condition requiring detailed traffic data for this section, to enable assessment of impacts on the setting of the listed building and the associated business, and to allow appropriate mitigation measures.
- Noise and disturbance impacts: Risk of significant construction noise (including potential 24-hour working) affecting residential amenity and the operation of a nearby hospitality business.
- Economic impact on established business: Likely adverse effects on the viability of a rural tourism business, particularly during peak season (March–September).
- Environmental impacts (dust, lighting, vibration): Insufficient assessment of additional impacts on neighbouring land uses.

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

- Concern regarding the alignment of the track from the A498 to the CSEC and the disturbance and noise arising from it.
- Impact on listed building setting: Harm to the setting and tranquillity of a Grade II* listed building, contrary to heritage protection policies.
- Lack of information: The application fails to provide essential details on noise, vibration, traffic, timing, duration and mitigation, preventing proper assessment by the Local Planning Authority.
- Disturbance arising from works at Wern CSEC.

Objection not based on planning grounds;

- Cost of maintaining a private track used by National Grid contractors.
- National Grid or contractor vehicles parking on private land.

5. Assessment of the material planning considerations

Principle of the development

- 5.1 The proposed development would facilitate the replacement, rationalisation and modernisation of the existing Glaslyn cable system and associated electricity transmission infrastructure within the National Grid transmission network in North West Wales. The application is submitted by National Grid Electricity Transmission (NGET) and proposes development comprising the upgrade and extension of Wern CSEC to accommodate replacement cables and associated infrastructure, including a new permanent access road from the A498; the installation of approximately 6 km of replacement Glaslyn cables using trenching and Horizontal Directional Drilling (HDD), with some redundant cable sections retained in situ where environmental constraints require; the decommissioning, removal and restoration of Garth CSEC; and the construction of a new Minffordd CSEC adjacent to the existing Tunnel Head House (THH) to facilitate cable connections, together with minor amendments to the approved THH design. The proposals also include temporary construction access arrangements and permanent operational access to both Wern CSEC and the Minffordd THH/CSEC.
- 5.2 The proposed replacement cables would utilise modern XLPE technology, removing the need for oil-filled cable systems and associated infrastructure. This would reduce the environmental risks associated with the existing system whilst providing a more sustainable and resilient network solution. The proposals are closely linked to the wider Visual Impact Provision (VIP) Project at Minffordd, enabling the direct connection of the replacement cables to the THH and facilitating the removal of the now redundant Garth CSEC. This approach would reduce the overall extent of above-ground infrastructure and provide opportunities for landscape restoration and environmental enhancement through the reinstatement of the former Garth compound.
- 5.3 Future Wales: The National Plan 2040 (Future Wales) is the National Development Framework for Wales. Chapter 2 highlights the need to reduce greenhouse gas emissions by supporting the low-carbon economy, including the development of renewable energy, particularly wind energy, and the provision of strategic grid infrastructure required to facilitate this growth.

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

- 5.4 Policy 17: Renewable and Low Carbon Energy and Associated Infrastructure support the principle of renewable and low-carbon energy development at a scale sufficient to meet future energy needs. The policy recognises that new grid infrastructure is critical to delivering this growth, provided it is designed to minimise visual impacts on nearby communities, and confirms the Welsh Government’s commitment to working with stakeholders, including National Grid, to reduce barriers to implementation.
- 5.5 Policy 24: North West Wales and Energy identify North West Wales as a key location for energy development and investment and supports, in principle, developments associated with major energy initiatives, including Trawsfynydd and offshore renewable projects. The policy emphasises the role of energy development in delivering economic benefits, supporting local and regional communities, and facilitating renewable and low-carbon energy generation, confirming that onshore infrastructure associated with offshore renewable energy projects will be supported in principle.
- 5.6 Chapter 5 of PPW, Productive and Enterprising Places, addresses the economic aspects of placemaking. Paragraph 5.7.2 recognises that significant investment in energy generation, transmission and distribution infrastructure will be required to meet future demand. Paragraph 5.7.7 further acknowledges that, to fulfil commitments to tackling climate change, the planning system should *“integrate development with the provision of additional electricity grid network infrastructure”*.
- 5.7 Paragraph 5.7.8 promotes an integrated approach to planning for energy developments and electricity grid network infrastructure to support the Welsh Government’s renewable and low-carbon ambitions, recognising that additional grid infrastructure will be required to support new generating capacity. The Welsh Government’s position on new power lines is set out in paragraph 5.7.9, which expresses a preference for undergrounding where possible, whilst acknowledging that cost and viability considerations may require a balanced approach. Where overhead lines are necessary, early engagement with energy companies and local communities is encouraged to mitigate visual impacts.
- 5.8 Paragraph 5.9.10 states that planning authorities should plan positively for grid infrastructure, supporting appropriate developments and facilitating the provision of grid infrastructure required to enable renewable and low-carbon energy, regardless of administrative boundaries.
- 5.9 The scheme would safeguard the long-term operation of essential electricity transmission infrastructure, support wider decarbonisation and energy objectives, and provide environmental benefits through the removal of redundant infrastructure and restoration of affected land. Taking these considerations into account, the Local Planning Authority considers that the proposed development is acceptable in principle and accords with the relevant provisions of Future Wales, Planning Policy Wales and the adopted Local Development Plan.
- 5.10 Whilst the principle of development is considered in relation to the proposal as a whole, the application comprises a number of distinct elements. For clarity, the planning considerations associated with each component are assessed separately below.

Wern – CSEC

Description of works

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

- 5.11 The proposals include the upgrade and extension of the existing Wern Cable Sealing End Compound (CSEC) to accommodate 12 replacement cables arranged as two electrical circuits. The works would include the installation of new high-voltage electrical equipment, foundations, support structures, cable sealing ends, surge arrestors, earth switches, drainage infrastructure, access arrangements and hardstanding. Limited tree removal would be required to facilitate the extension.
- 5.12 The existing compound would be extended to accommodate the proposed electrical infrastructure, resulting in a total site area of approximately 2,548 m². The existing gantry, measuring 21.1 m in height, would be retained. The proposed new equipment, including cable sealing end structures and associated high-voltage plant, would range between approximately 6.7 m and 9 m in height and would be set within a crushed rock surfaced compound. The enlarged compound would be enclosed by a 2.4 m high security fence, with access provided via gates on the western side connecting to a new access road. The access road would be approximately 1.26 km long and 5 m wide, linking the site to the A498. It would connect to the compound through a 6 m wide gated entrance and incorporate a vehicle turning area to the west of the CSEC. Four gates would be positioned along the route, which would also retain the access to agricultural fields located north of Nant yr Afon-oer. Associated drainage infrastructure, including a filter trench, ditch crossing structures and inspection chambers will be installed alongside the access road.
- 5.13 Two technical drawings have been submitted that show the proposed form for the Wern CSEC;
- Proposed Site Plan 'GLAS-ARUP-71-XX-DR-X-9220'
 - Sections and Elevations 'GLAS-ARUP-71-XX-DR-X-9221'

Visual amenities and landscape impact

- 5.14 The development would involve the extension of the existing CSEC and the installation of associated electrical infrastructure, resulting in an approximate doubling of the compound's overall footprint.
- 5.15 Chapter 4 of Volume 4 of the ES covers landscape, and visual amenity matters and has come to following conclusions on the Wern CSEC on landscape character.
- 5.16 The LVIA concludes that the landscape effects associated with the extension of Wern CSEC would be limited and localised. During construction, works would result in a small change in land use and temporary disturbance arising from construction activities, plant, machinery and material storage. However, the effects would be largely contained by the existing landform, hedgerows and woodland, with no loss of valued landscape features. As a result, the impact on the character of Landscape Character Area (LCA) 09 Porthmadog would be minor adverse and not significant.
- 5.17 During operation, the enlarged CSEC would marginally increase the presence of electricity transmission infrastructure within the local landscape. Owing to the limited scale of the extension, its association with existing infrastructure and its restricted geographical influence, effects on the character of LCA 09 Porthmadog would be negligible adverse and not significant. In the longer term, proposed tree, shrub, hedgerow and grassland planting would become

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

established and help integrate the development into the surrounding landscape, with residual effects remaining negligible adverse and not significant.

- 5.18 In relation to the setting of Eryri National Park, the LVIA identifies limited effects on the relevant Special Character Areas (SCAs). During construction, temporary activity at Wern CSEC would result in a minor adverse and not significant effect on the character of SCA 20 Porthmadog and Glaslyn Estuary, while effects on SCA 19 Criccieth to Mochras and LCA 04 Moel Hebog Uplands would be negligible adverse and not significant. No significant effects are identified for SCA 21 Dwyrdd Estuary and Morfa Harlech. During operation, effects on the landscape character and setting of Eryri National Park would remain negligible adverse or neutral and not significant, with mitigation planting further reducing the visibility and influence of the development over time.
- 5.19 The LVIA concludes that visual effects associated with Wern CSEC would be limited and largely confined to the construction period. Most receptors would experience neutral effects, with only users of nearby public rights of way and recreational viewpoints experiencing minor adverse, but not significant, effects. Nearby residential receptors would be largely screened by existing vegetation and would experience negligible adverse effects. Once operational, the extended CSEC would be viewed in the context of existing electricity infrastructure and would have neutral effects on visual amenity.
- 5.20 In relation to the permanent operational access arrangements, the principal change would be the construction of the new access road to Wern CSEC. As this would serve existing electricity transmission infrastructure and be located within a landscape already influenced by such development, the LVIA indicates that operational effects would be limited. The assessment notes that mitigation planting would establish over time, with "the characteristic patterns of the local landscape being returned to the baseline conditions" and landscaping contributing to the "reinstated key landscape characteristics". Consequently, operational effects on landscape character and visual amenity are considered to be negligible adverse or neutral and not significant.
- 5.21 NRW have reviewed the proposed development and do not raise any objection to the landscape or visual effects associated with the Wern CSEC. Their comments focus on ensuring that landscape mitigation, tree protection measures, planting specifications and details of colours and finishes for permanent infrastructure are secured through a suitably detailed Landscape and Ecological Management Plan (LEMP) and planning conditions. NRW also recommend the use of muted and recessive colours for the permanent infrastructure and recommends that lighting is minimised and designed in accordance with Welsh Government dark skies guidance.
- 5.22 Policy PCYFF2 requires that development proposals do not result in an unacceptable adverse impact on the health, safety, or amenities of occupants of nearby residential properties, other land or property uses, or the general character of the locality. Policy PCYFF3 of the Local Development Plan requires that all proposals demonstrate a high-quality design that fully responds to the natural, historic, and built environment, contributing to the creation of attractive and sustainable place-es. In addition, Policy PCYFF4 seeks to ensure that developments integrate appropriately into their surroundings and demonstrate that landscaping has been considered from the outset.
- 5.23 The proposed development is located adjacent to existing electricity transmission infrastructure, thereby minimising landscape and visual impacts by consolidating development within an established utility corridor and avoiding the introduction of isolated built form into the wider

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

countryside. Significant weight is also attached to the clear need for the development, which would support the continued operation of nationally important energy infrastructure and accords with national and local policy objectives relating to energy security and decarbonisation.

- 5.24 In this context, the development would not materially alter existing visual baseline conditions and the limited adverse effects identified are outweighed by the wider operational and environmental benefits of the scheme.
- 5.25 Having regard to the submitted information and subject to the appropriate conditions, the Local Planning Authority is satisfied that the proposal complies with Policies PCYFF 2, PCYFF 3 and PCYFF 4 of the Joint Local Development Plan.

Noise and vibration

- 5.26 The assessment of noise and vibration effects is contained within Chapter 11 of the ES and considers construction noise, vibration and construction traffic noise affecting nearby sensitive receptors. Operational noise impacts were scoped out of the assessment as no significant operational noise sources would be introduced.
- 5.27 Temporary impacts would arise during preliminary works, construction of the permanent access road, establishment of compounds and earthworks associated with the Wern CSEC extension. Whilst some receptors may experience elevated noise levels during construction, the impacts would be temporary and limited to the construction phase. Following mitigation, the ES predicts that residual effects will not be significant.
- 5.28 The Wern enabling works are supported by the submission of a detailed Enabling Works CEMP and CTMP, which provide considerably more information than is currently available for the later work packages. The Enabling Works CEMP includes provisions relating to working hours, pollution prevention, construction traffic management, noise and vibration control, stakeholder engagement, environmental monitoring and emergency response procedures. It also commits to the use of Best Practicable Means, quieter plant selection, community liaison, monitoring and corrective actions where required.
- 5.29 The Noise and Vibration ES does not specifically identify any specific Major Adverse vibration effects directly attributable to the Wern CSEC or enabling works. The most significant noise effects identified under NGA1 relate instead to compound establishment west of the WHHR and haul road works north of Maes Gerddi in the Porthmadog area.
- 5.30 However, the Public Protection Service maintains concerns regarding the overall lack of detailed construction management information. In particular, it considers that insufficient information has been provided regarding:
- the timing of the noisiest works;
 - the duration of those works;
 - the exact location of noise-generating activities;
 - the manner in which BPM will be implemented; and
 - the management of any extended working hours.

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

- 5.31 The Public Protection Service has provided comments on the application and notes that the applicant's original Section 61 Prior Consent application was refused due to insufficient information. Section 61 Prior Consent is a formal agreement under the Control of Pollution Act 1974 between the contractor and the local authority which sets out in advance how construction noise and vibration will be managed, including working methods, working hours, monitoring arrangements and mitigation measures to demonstrate that Best Practicable Means (BPM) will be used to minimise impacts on nearby receptors. In this case, the applicant relies on the Section 61 process as part of its mitigation strategy, however the initial Section 61 application was refused by the Public Protection Service due to insufficient information.
- 5.32 Notwithstanding those concerns, the Enabling Works CEMP has now provided a reasonably robust framework for environmental management and would be secured through planning conditions requiring compliance with the approved document. Given the scale and nature of the enabling works and bearing in mind that a detailed CEMP and CTMP are already available for this phase, it is considered that the remaining issues largely relate to implementation and future approval processes rather than the acceptability of the works themselves. Subject to compliance with the approved CEMP, CTMP and any future Section 61 agreement, the impacts associated with this phase are considered capable of being adequately controlled.
- 5.33 The LPA, therefore, considers that the subject to the appropriate conditions the development complies with PCYFF 2 of the JLDP.

Air Quality and dust

- 5.34 The assessment of air quality and emissions is presented in Chapter 10 of the Environmental Statement (ES). Operational effects were scoped out as the completed infrastructure would generate only occasional maintenance traffic and would not give rise to significant emissions.
- 5.35 Construction of the Wern CSEC extension and associated permanent access road would involve vegetation clearance, stripping of topsoil, earthworks, excavations, material handling and movement, construction traffic and operation of plant/machinery. These activities have the potential to generate dust emissions and airborne particulate matter. The assessment concludes that, with mitigation in place, residual effects on human health, amenity and ecological receptors would be negligible and not significant.
- 5.36 A site-specific Enabling Works CEMP and CTMP have been submitted for these works. The documents provide detailed construction management procedures and environmental controls, including traffic routing, monitoring, pollution prevention and dust suppression measures.
- 5.37 Key mitigation measures include:
- Dust Management Plan implementation.
 - Dust monitoring, inspections and complaint handling procedures.
 - Water suppression of haul roads, exposed soils and dust-generating activities.
 - Hydroseeding, covering and stabilisation of stockpiles.
 - Wheel washing facilities, road sweeping and track-out controls.
 - Construction traffic routing controls and driver information packs.
 - Low-emission plant, restrictions on idling and use of alternative fuels where practicable.
 - Speed limits on haul roads and construction routes.

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

- 5.38 The assessment concludes that residual effects would be negligible and not significant.
- 5.39 Subject to the appropriate conditions the development complies with PCYFF 2 of the JLDP.

Ecological and biodiversity matters

- 5.40 The ecological effects associated with the Wern CSEC, and permanent access road are assessed principally within Chapter 5 of the ES. The Wern area contains some of the most sensitive terrestrial ecological receptors within the project corridor, including the Coed Bryn-tŵr/Wern, areas of ancient woodland, Coastal and Floodplain Grazing Marsh (CFGM) Habitat of Principal Importance (HoPI), marshy grassland, hedgerows, veteran trees, a confirmed soprano pipistrelle day roost within a derelict barn and a number of active badger setts.
- 5.41 The principal impacts arise from the extension of the Wern CSEC and construction of the permanent haul road. The ES identifies permanent loss of approximately 1.58ha of CFGM habitat, approximately 0.21ha of planted mixed woodland, losses of marshy grassland and hedgerows, and potential impacts to bats, badgers, breeding birds and reptiles. These impacts are assessed within Chapter 5, Section 5.9 of the ES.
- 5.42 The ES concludes that impacts on habitats, bats, reptiles and birds can be mitigated through habitat retention, ecological buffers, reinstatement works, species protection measures and biodiversity enhancement proposals. Whilst badger impacts are initially assessed as a significant effect requiring additional mitigation, the residual effect following licensing and mitigation is assessed as minor adverse and not significant.
- 5.43 NRW's latest response does not object to the ecological effects associated with Wern but requires these measures to be secured through planning conditions and the detailed CEMP. Particular emphasis is placed on ecological supervision, bat mitigation, badger licensing, habitat management, invasive species control and detailed management plans for retained and replacement habitats.
- 5.44 The Local Authority's Biodiversity Unit has reviewed the application and accepts that habitat losses associated with the Wern extension are relatively limited compared to other parts of the scheme but considers that mitigation is insufficiently detailed and does not adequately address long-term ecological impacts. The main concern is the loss of trees, woodland edge habitat and hedgerows that may function as commuting routes for Lesser Horseshoe Bats. Their comments also states that replacement planting alone is not enough and that the applicant must demonstrate how landscape connectivity for bats will be maintained both during construction and operation. Additional mapping of bat roosts, flightlines, commuting routes and areas of tree removal is requested.
- 5.45 The Biodiversity Unit also highlights the need for specific mitigation for water voles. Although no confirmed water vole populations are currently present within the immediate footprint, evidence exists close to Wern and NRW has advised that habitats should be maintained and restored to enable future recolonisation. Habitat enhancement for water voles is therefore recommended, including new and restored ditch systems and improved riparian habitat.
- 5.46 Suggested Conditions for Wern include

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

- Detailed bat flightline, roost and landscape connectivity mapping prior to commencement.
- Long-term habitat management and monitoring for at least 25 years rather than five years.
- Water vole habitat enhancement and monitoring.
- Ecological Clerk of Works supervision during vegetation clearance and construction.

- 5.47 The proposal would result in some permanent habitat loss, however, the ES demonstrates that impacts have been avoided or minimised where possible and supplemented by habitat replacement, biodiversity enhancement and long-term management measures. The proposals therefore broadly accord with Policies PS19, AMG4 and AMG5, which seek to safeguard biodiversity, designated sites and ecological networks. The Net Benefit for Biodiversity (NBB) proposals contained within the ES and supporting documentation also demonstrate compliance with PPW and the Section 6 biodiversity duty.
- 5.48 It is therefore considered that the ecological impacts associated with the Wern CSEC and permanent access road can be satisfactorily mitigated and are not contrary to Policies PS 5, PS 19, AMG 4 and AMG 5 of the JLDP, subject to appropriate conditions.

Agricultural Land

- 5.49 Chapter 7 of the ES identifies that the Wern CSEC and associated works are located within agricultural land underlain by loamy and clay soils associated with coastal flats with naturally high groundwater conditions. Construction activities would require temporary working areas, access tracks, soil stripping, excavation, and the storage of topsoil and subsoil. The ES recognises that these activities have the potential to affect soil structure, increase compaction, alter soil hydrology and temporarily remove land from agricultural production.
- 5.50 In Agricultural Land Classification (ALC) terms, the Wern area is predominantly classified as Grade 5 agricultural land, although limited areas of Subgrade 3a Best and Most Versatile (BMV) agricultural land may be affected by temporary construction activities associated with access routes, cable works and soil handling. The ES does not identify any permanent loss of BMV land at the Wern CSEC.
- 5.51 The ES identifies potential impacts including temporary loss of agricultural productivity, degradation of soil structure through handling, compaction from construction traffic, changes to soil moisture conditions and local soil hydrology, and erosion of exposed soils and stockpiles. To address these impacts, the ES proposes mitigation through the implementation of a Soil Management Plan and a Construction Environmental Management Plan (CEMP). These measures include the separate stripping and storage of topsoil and subsoil, careful management of stockpiles, minimisation of soil handling, restoration of soils to their original depths and profiles, and management of construction traffic to reduce compaction and avoid unnecessary disturbance. The baseline assessment identifies the affected soils as generally being at a low risk of erosion and capable of being protected through standard construction practices.
- 5.52 The ES concludes that effects on agricultural land, soil quality and agricultural productivity would be temporary, reversible and of low magnitude. Following mitigation, residual effects are assessed as slight adverse and not significant.

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

- 5.53 Planning Policy Wales (PPW) paragraphs 3.58 and 3.59 recognise soil as a finite resource and seek to protect agricultural land, particularly BMV land, from unnecessary loss or degradation. Paragraph 3.59 states that Grades 1, 2 and 3a land should only be developed where there is an overriding need for the development and where lower-grade land is unavailable or subject to environmental constraints that outweigh agricultural considerations.
- 5.54 In this case, the limited areas of Subgrade 3a land occur adjacent to the existing Wern CSEC. Given the requirement for the development to connect into and operate alongside existing electricity infrastructure, there is a clear operational justification for the siting of the works in this location. Furthermore, the ES demonstrates that impacts on BMV land would be temporary and that no permanent loss of BMV land would occur at Wern.
- 5.55 It is therefore considered that the proposal accords with the objectives of PPW paragraphs 3.58 and 3.59 and complies with Criterion 6 of Policy PS 6 of the Anglesey and Gwynedd Joint Local Development Plan, which seeks to safeguard higher-quality agricultural land and soil resources.

Access, highways, Rights of Way

- 5.56 A new permanent access road, approximately 1.26km in length, would be constructed from the A498 to provide operational access to the site. The associated enabling works include the construction compound, access bell mouths, haul roads and vegetation clearance. A CTMP and CEMP has been submitted specifically in relation to these ‘enabling’ works.
- 5.57 The ES identifies that the principal transport effects that would arise would likely be the construction traffic using the A487 and A498 corridor. ES Volume 4 Chapter 9: Traffic and Transport (Tables 9-15 to 9-17) note that the A487 west of the A498 is predicted to experience the highest increase in HGV movements, with a 31.6% increase in HGV traffic, although total traffic would increase by only 1.3%. Similarly, the A498 south of the A487 would experience a 26.6% increase in HGV traffic and a 1.1% increase in total traffic. The assessment concludes that these impacts would remain negligible or minor adverse and not significant.
- 5.58 The mitigation measures are contained within the Enabling CTMP Sections 2 and 5, the Enabling Works CEMP Section 4.13, and the embedded mitigation identified within ES Volume 4 Chapter 9 paragraph 9.9.4. These comprise:
- Prescribed HGV routes.
 - Temporary traffic management and warning signage.
 - Driver information packs and route monitoring.
 - Road condition surveys before, during and after construction.
 - Wheel washing and road cleaning measures.
 - Banksmen and segregated public access where construction traffic interfaces with public routes.
 - Traffic marshals and measures to protect pedestrians and cyclists.
- 5.59 The proposal accords with Policy TRA 4 and Strategic Policy PS 4 of the JLDP as the Transport Assessment concludes that the development would not have an unacceptable impact on the safe or efficient operation of the highway network and incorporates appropriate construction traffic management measures.

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

- 5.60 The works associated with the Wern CSEC, and the new permanent access road could affect nearby Public Rights of Way, including Dolbenmaen Footpath No. 107, which runs from the A497 at Wern Lodge to Tyn y Berllan, Penmorfa. The Cyngor Gwynedd Public Rights of Way (Countryside and Access Service) does not object to the proposal and has not requested the imposition of a planning condition. Their comments emphasise that all Public Rights of Way should remain open, safe and unobstructed wherever possible throughout the construction period, that no damage should occur to route surfaces, drainage, alignment or width, and that any necessary temporary closures should be progressed through the appropriate legal procedures following consultation with the Council's Public Rights of Way Team.
- 5.61 The submitted Enabling Works CTMP and Enabling Works CEMP for Wern both include various measures intended to protect pedestrian, cyclist and PROW users during the Wern enabling works. The CTMP confirms that the enabling works will not require the permanent diversion of any PROW. Where Penmorfa No.17 is required for construction vehicle access, a Temporary Traffic Regulation Order and/or landowner agreement may be required. The CTMP proposes the provision of a segregated fenced route for public use and the use of a banksman to control vehicle movements and deliveries, thereby maintaining a safe access for users of the route.
- 5.62 Additional mitigation measures within the CTMP include temporary traffic management, construction warning signage, public information and community engagement, driver training, and the provision of Driver Information Packs highlighting footways, cycleways and bridleways and areas with higher numbers of pedestrians, cyclists and equestrians. Construction traffic will be restricted to approved routes and monitored through the CTMP.
- 5.63 The Enabling Works CEMP also states that there will be traffic marshals to manage interactions between HGVs and pedestrians/cyclists, maintaining access to local facilities, stakeholder engagement, regular inspection of fencing and signage, and implementation of the Enabling CTMP throughout the construction phase
- 5.64 The North and Mid Wales Trunk Road Agency previously issued a direction advising that planning permission should not be granted due to insufficient detailed information. In response, the applicant engaged directly with NMWTRA to address the outstanding matters. Following these discussions, NMWTRA has confirmed that planning permission may now be granted, subject to the imposition of conditions.
- 5.65 These conditions require the submission of the following documents:
- Construction Environmental Management Plan (CEMP)
 - Construction Traffic Management Plan (CTMP)
 - Traffic Management Plan (TMP)
 - Construction Method Statements (CMS) and Risk Assessments
 - Carriageway reinstatement design and pavement specification
- 5.66 NMWTRA has directed that these details be submitted prior to the commencement of development. However, as previously discussed, the applicant has already submitted a CEMP and CTMP in relation to the enabling works within the Wern area of the site.
- 5.67 Importantly, this phase of the development does not involve direct access to the Trunk Road or Strategic Road Network. Access for the enabling works will be taken from the local highway network via the A498, approximately 350 to 380 metres south of the A487 trunk road junction.

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

Given that a CEMP and CTMP have already been provided for the enabling works, and that these works do not physically interact with the Strategic Road Network, the submission of further such documents is not considered necessary or relevant to this phase of the works. Nevertheless, these details will be required for subsequent phases of the wider development.

- 5.68 On this basis, the Local Planning Authority considers that the development conforms with the requirements of policy TRA 4 of the JLDP.

Hydrology and flood risk

- 5.69 The Wern CSEC and associated enabling works are located within the western part of the Glaslyn floodplain on low-lying agricultural land that is intersected by various drainage ditches associated with the Y Cyt catchment.
- 5.70 Section 9 of Technical Advice Note 15: Development, Flooding and Coastal Erosion categorises types of development based on their vulnerability to flood risk. The development subject of this application is not specifically described in any of the categories and paragraph 9.5 clarifies that the list is not exhaustive therefore professional judgement should be applied when considering development categories not explicitly listed based on the risks posed to lives and livelihoods in the event of a flood. The nature of this development does not pose risk to lives or livelihoods in the event of a flood event and is therefore considered to be a less vulnerable development.
- 5.71 Flood Map for Planning (FMfP) shows that most of the development is located within one or more of the flood zones. The Wern CSEC and access roads fall within Surface Water and Small Watercourse Flood Zone 2 and 3 and Defended Zone from Sea.
- 5.72 The ES identifies potential impacts arising from temporary compounds, access roads, haul roads, stockpiles, dewatering activities, sediment mobilisation, accidental pollution and reduction in the volume of water that can be retained on the flood plain.
- 5.73 The original Chapter 8 assessment concluded that temporary infrastructure had the potential to increase flood levels within the floodplain and therefore, assessed construction phase flood risk effects on third-party receptors as Moderate (Potentially Significant). Paragraph 8.4.4 of Chapter 8 of the ES and the Flood Consequence Assessment also acknowledged that, based on the modelling available at the time, the scheme had not yet demonstrated full compliance with TAN 15 and that additional hydraulic modelling was required. The original hydrological risks identified were:
- sediment-laden runoff arising from earthworks, soil stripping and stockpiles;
 - accidental pollution from fuels, oils and chemicals;
 - groundwater dewatering associated with excavations;
 - disruption to local drainage pathways;
 - displacement of floodplain storage by compounds, access roads and stockpiles; and changes to flood conveyance within floodplain areas.
- 5.74 Following the initial comments from NRW, the applicant provided additional hydraulic modelling was undertaken by Arup and reported within the Environmental Statement Volume 4 Chapter 8 Updates Technical Note (May 2026). This modelling considered the enabling works, which would remain in place for less than nine months before the wider construction works commenced.

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

- 5.75 The revised modelling found that increases in flood depths were generally limited to agricultural land in the north-west of the study area and flood depth increases were typically no greater than 0.01m above existing flood levels. There were no adverse impacts to residential or commercial properties during the enabling works phase the duration of flooding did not increase.
- 5.76 On the basis of the updated modelling, the significance of flood risk effects was reassessed in. The magnitude of change for third-party receptors was reduced from Medium to Low, resulting in the construction effect being reduced from Moderate (Potentially Significant) to Minor (Not Significant).
- 5.77 The updated FCA now concludes that, following mitigation, flood risk associated with the enabling works is low to negligible.
- 5.78 NRW have reviewed the revised modelling and confirms *“the initial enabling works proposed would not result in an increase in flood risk”*.
- 5.79 NRW accepts that the proposed pumping mitigation arrangement is not required during the enabling works period and raises no objection to the enabling works on flood risk grounds.
- 5.80 TAN 15 advises that any less vulnerable development located in Flood Zone 2, Flood Zone 3 or Defended Zone can only be appropriate if addressing national energy security needs.
- 5.81 Paragraph 10.23 *“Proposals that address national security or energy security needs, mitigate the impacts of climate change, that are necessary to protect and promote public health may also, by exception, be appropriate provided that their locational need is clear and the potential consequences from flooding have been considered and found to be acceptable.”*
- 5.82 The nature of the development is considered to be contributing to national energy security needs and the requirement to be located at this specific site is dependant connecting to the existing infrastructure as explained in more detail in other sections of this report. The LPA, therefore, considers that locating the development within a flood zone to be acceptable.
- 5.83 The application has provided a FCA as required by paragraph 10.24 *“In zones 2, 3 and TAN 15 defended zone developers must undertake a flood consequences assessment proportionate to the nature and scale of the proposal. Before granting planning permission, decision makers should be satisfied the scheme is justifiable in accordance with the principles set out in section 8”*.
- 5.84 NRW have reviewed the FCA and confirmed that subject to conditioning of flood mitigation pumps (associated with the Glaslyn cable works) that FCA modelling and methodology is acceptable the flood impacts of the scheme when operational is acceptable. They also confirm that enabling works would not increase flood risk.
- 5.85 Comments from the Lead Local Flood Authority also confirm no concern with the contents of the FCA nor objection to the development. They also note that some local drainage and flooding

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

matters have already been permitted through the Common Watercourse Consent process (s23 of the Land Drainage Act).

- 5.86 The SAB initially raised a holding objection because there was insufficient evidence to demonstrate that the surface water drainage hierarchy had been appropriately followed. While they accepted that rainwater harvesting was not suitable for the development, they required further investigation of infiltration as the preferred drainage option, including BRE365-compliant infiltration testing, groundwater monitoring, and evidence to support soakaway design. The SAB also outlined the subsequent drainage hierarchy options, noting that discharge to a watercourse or surface water sewer would only be acceptable where higher-priority options had been discounted, and that any connection to the combined sewer network would require robust justification and agreement from Welsh Water.
- 5.87 The SAB advised that further evidence was needed before they could support the proposals and recommended pre-application discussions to resolve the outstanding drainage issues.
- 5.88 Following the submission of the SuDS application YGC26-1884-LL (Wern) the SAB reviewed the additional information and confirmed on 07/07/2026 that it was sufficient to address their concerns. Consequently, they withdrew their holding objection and confirmed that they have no objection to either planning application.
- 5.89 To this end, the LPA is satisfied that that the proposed development complies with the requirements of TAN 15 and policies PS6 and PCYFF 6 of the JLDP.

Archaeology and cultural heritage

- 5.90 Policies PS20 and AT 1 of the JLDP and TAN 24: The Historic Environment places a duty on Local Authorities to assess the impacts of new developments on heritage assets and archaeological matters.
- 5.91 The assessment of historic environment effects is presented in Chapter 6 of the Environmental Statement (ES) and considers both physical impacts on archaeological remains and impacts on the setting and significance of designated and non-designated heritage assets arising from the proposed extension of Wern CSEC, the permanent access road and associated cable works. The assessment identifies the Wern CSEC works as the principal source of heritage impacts within the scheme due to their location within the Grade II Wern Registered Historic Park and Garden (PGW(Gd)19(GWY)) and the setting of Wern Manor Grade II Listed Building (Cadw 4626).
- 5.92 The ES concludes that the development would result in:
- A moderate adverse significant effect on the Wern Registered Historic Park and Garden.
 - A moderate adverse significant effect on the setting of Wern Manor.
- 5.93 Cadw has reviewed the proposals and confirms that it has significant concerns regarding the impact on the Registered Historic Park and Garden at Wern. Cadw advises that, in accordance with Planning Policy Wales, it would be minded to object unless appropriate mitigation or offsetting measures are secured. Cadw considers that direct mitigation opportunities are limited and recommends that enhancement measures should be explored, including improvements to

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

heritage assets within the parkland currently identified on Cadw's *At Risk Register*, including the Summer House at Wern Manor (Cadw 4628) and the Ornamental Garden Pool (Cadw 21569).

- 5.94 Heneb have commented that they broadly agree with the ES conclusions and similarly advises that the principal heritage issue relates to the impact on the Registered Historic Park and Garden. Heneb also confirmed that they support Cadw's recommendation that enhancement opportunities should be explored and further advises that the final Landscape and Ecological Management Plan (LEMP) should explicitly consider the character and special interest of the Registered Park and Garden and that Heneb should be consulted on the final LEMP and associated enhancement proposals.
- 5.95 Mitigation identified within the ES includes:
- Use of an existing semi-formal track alignment for the permanent access route.
 - Use of HDD at the eastern boundary of the parkland to minimise disturbance.
 - Retention and protection of existing boundary planting.
 - Replacement planting where vegetation removal is unavoidable.
 - Careful consideration of infrastructure design, materials, lighting and screening.
- 5.96 Whilst the ES concludes that significant adverse effects would remain on the Wern Registered Historic Park and Garden and the setting of Wern Manor, Cadw is now satisfied that appropriate offsetting measures can be secured through planning condition. Subject to the recommended condition, it is considered that the impacts on the historic environment have been appropriately assessed and can be managed in accordance with the requirements of Policies PS 20 and AT 1 of the JLDP and the guidance contained within TAN 24.

Glaslyn Cables

Description of works

- 5.97 The proposed Glaslyn Cables works comprise the decommissioning of the existing 132 kV and 400 kV cable systems between Wern CSEC and Garth CSEC and the installation of approximately 6 km of replacement 400 kV underground cables between Wern CSEC and the proposed Minffordd CSEC. The existing cables are oil-filled cables insulated with oil-impregnated paper and supported by a series of joint bays, monitoring equipment and ancillary infrastructure located along the route. The existing cables will be removed where practicable, however, some sections would remain in situ where excavation could potentially adversely affect designated sites, sensitive habitats or protected species. These include sections of the Glaslyn SSSI, the 'Coedydd Derw a Safleoedd Ystlumod Meirion/Meirionnydd Oakwoods and Bat Sites' SAC, 'Ysbyty Bron y Garth' SSSI and some areas containing Japanese Knotweed. The retained cables would be cut, drained of oil, purged using nitrogen, capped and connected to monitoring pits, with monitoring undertaken for an approximate 10-year period.
- 5.98 The replacement cables would comprise modern Cross-Linked Polyethylene (XLPE) cables, that eliminates the need for oil-filled systems, oil tanks and associated maintenance infrastructure. The route is approximately 6 km long. For much of its length the route passes through agricultural land and crosses highways, watercourses, railways, public rights of way and existing utility infrastructure.
- 5.99 The route would leave Wern CSEC in a southeastern direction following the alignment of the existing cables between the Nant yr Afon-oer and the A497 before crossing the Afon Bontfaen

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

and the A498 near Pont Pen-Amser. From there on, the route continues north-east towards Porthmadog, crossing Y Cyt, Public Footpath Porthmadog No. 6 and National Cycle Route 8 before continuing towards the Porthmadog Roundabout (A487). East of the roundabout, the route passes north of Ysgol Eifionydd where the cable alignment temporarily splits into two sections to facilitate crossings beneath the A487 and existing services before re-joining south of Bridleway Porthmadog No. 37. The route then continues eastwards, crossing the Welsh Highland Heritage Railway (WHHR), Ffestiniog and Welsh Highland Railways (FfWHR), Public Footpaths Porthmadog Nos. 10 and 11, and Bridleway No. 37 before heading southeast towards the A487. The final section passes beneath the A487, Cambrian Coast Railway Line, the Afon Glaslyn, part of the Glaslyn SSSI and the Meirionnydd Oakwoods and Bat Sites SAC by HDD, before terminating at the proposed Minffordd CSEC.

- 5.100 The installation of the cables would be undertaken using a combination of open cut trenching and HDD. Approximately half of the route would be installed through the conventional trench excavation whilst HDD would be used at the environmentally sensitive locations and crossings such as roads, railways and watercourses. At Porthmadog Roundabout, installation would be undertaken in phases using an open-cut method, with temporary traffic management arrangements to maintain vehicle movements throughout the works. Temporary construction compounds, access routes, turning areas and laydown areas would be required along the route during installation.
- 5.101 These replacement cables would be installed within underground ducts with six underground joint bays provided along each cable phase. These would be located approximately 250 m west of the A498, 620 m west of Porthmadog Roundabout, 100 m south-east of Porthmadog Roundabout, 100 m east of the WHHR and FfWHR crossing, 350 m south-east of Clwb Chwaraeon Madog Sports Club and approximately 290 m south-west of the proposed Minffordd CSEC. Each of these joint bays would be served by a link pillar (over ground) used for cable monitoring and maintenance. Additional infrastructure would include fibre-optic communications systems, thermocouple temperature monitoring equipment, cable markers and associated protection measures. Following completion of these works, the temporary construction infrastructure would be removed and affected land reinstated.

Visual amenities and landscape

- 5.102 The LVIA identifies that construction of the Glaslyn cable route would result in temporary effects on landscape character arising from vegetation clearance, soil stripping, excavation works, HDD operations, construction plant and the temporary loss of tranquillity along parts of the route. Within LCA 09 Porthmadog, these effects are assessed as moderate adverse and significant during the construction period due to the scale and extent of the works. Similar moderate adverse and significant temporary effects are identified within the Eryri National Park setting areas of SCA 20 Porthmadog and Glaslyn Estuary and SCA 21 Dwyryd Estuary and Morfa Harlech, although these effects would be localised, reversible and limited to the duration of construction. Effects on LCA 04 Moel Hebog Uplands and SCA 19 Criccieth to Mochras would be minor adverse and not significant.
- 5.103 The LVIA concludes that visual effects associated with the Glaslyn cable works would be temporary and limited to the construction phase. Visibility of construction activity would vary depending on location, topography and existing vegetation. Most visual receptors would experience negligible to minor adverse effects, whilst receptors close to the cable route would have clearer views of construction operations. The most notable effects are identified at

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

Viewpoint 10, where construction activity would result in a moderate adverse effect for a temporary period.

- 5.104 All operational landscape and visual impact effects have been scoped out of the assessment because the replacement cables would be installed underground and, once construction is complete and land reinstated, no permanent impacts would arise.
- 5.105 NRW have stated that they agree with the LVIA's conclusion that construction of the cable route would result in moderate adverse and significant landscape effects on parts of the setting of Eryri National Park, particularly within SCA 20 Porthmadog and Glaslyn Estuary and SCA 21 Dwyryd Estuary and Morfa Harlech, owing to vegetation clearance, excavation works, temporary loss of tranquillity and construction activity. They have also confirmed that they agree that these effects would be temporary, localised and reversible in nature and that the underground cable proposals as a result are unlikely to harm the special qualities of the National Park. NRW also agrees that effects on LCA 04 Moel Hebog Uplands and SCA 19 Criccieth to Mochras would be minor adverse and not significant.
- 5.106 In terms of visual amenity impact, NRW concur with the LVIA's findings that the majority of views, including those from the setting of the National Park, would experience negligible adverse effects during construction. NRW emphasises the need for robust landscape mitigation, restoration and compensatory planting to minimise short and medium-term impacts.
- 5.107 Having regard to the submitted information and subject to the appropriate conditions, the Local Planning Authority is satisfied that the proposal complies with Policies PCYFF 2, PCYFF 3 and PCYFF 4 of the Joint Local Development Plan.

Noise and vibration

- 5.108 The assessment of noise and vibration associated with the replacement Glaslyn Cables is contained within Chapter 11 of the ES. The assessment has considered cable installation, HDD crossings, compounds, temporary haul roads, reinstatement works and cable decommissioning activities. The Glaslyn Cable Route represents what is very likely to be the most significant source of noise and vibration impacts arising from the development. The ES has identified Major Adverse and Moderate Adverse effects associated with compound establishment west of the WHHR, haul road construction adjacent to the Maes Gerddi residential estate, HDD operations, reinstatement works and compound demobilisation.
- 5.109 Significant vibration effects are identified at Ty Gerddi and 76 Maes Gerddi due to the use of vibratory rollers during haul road construction. The ES concludes that *“Significant ground-borne vibration effects may occur at the two receptors identified above if vibratory rollers are used during NGA1 and/or NGA6.”*
- 5.110 Particular concern arises in relation to HDD activities. The ES predicts that 3 residential receptors experiencing Major Adverse effects and 43 residential receptors experiencing Moderate Adverse effects.
- 5.111 The assessment further acknowledges that HDD operations may require continuous working on a 24-hour basis in circumstances where stopping works could increase the risk of bore failure, collapse or environmental harm.

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

5.112 Mitigation proposed within the ES includes:

- Section 61 Prior Consent under the Control of Pollution Act 1974.
- Temporary acoustic barriers around compounds and HDD locations.
- Acoustic screening of drilling rigs, generators and pumps.
- Programming HDD operations within normal working hours where practicable.
- Advance notification of out-of-hours working.
- Noise and vibration monitoring.
- Prior warning where vibration-generating works are undertaken close to receptors.
- Implementation of Best Practicable Means (BPM).

5.113 A Section 61 Prior Consent is a formal agreement under the Control of Pollution Act 1974 between the contractor and the local authority which sets out in advance how construction noise and vibration will be managed, including working methods, working hours, monitoring arrangements and mitigation measures to demonstrate that Best Practicable Means will be used to minimise impacts on nearby receptors. The ES relies upon the Section 61 process as a key element of its mitigation strategy. However, the Public Protection Service notes that the initial Section 61 application submitted by the applicant was refused due to insufficient information.

5.114 Whilst the ES concludes that significant effects can be reduced through the use of acoustic screening, communication measures (with the public), construction programming and BPM, the Public Protection Service considers that there is currently insufficient information to demonstrate that these measures will be effective in practice. Specifically, the Public Protection Service notes that:

- no detailed programme has been provided showing when the most intrusive activities will occur;
- no clear explanation has been provided regarding how 24-hour HDD operations would be managed;
- vibration management measures remain insufficiently defined;
- the practical implementation of acoustic barriers has not been fully detailed; and
- the Section 61 application relied upon by the ES has not yet been agreed.

5.115 The applicant does not dispute these points and instead proposes that the detailed controls be secured through a dedicated work package-specific management framework comprising:

- a Glaslyn Cable Route CEMP;
- a Glaslyn Cable Route CTMP;
- Noise and Vibration Management Plans; and
- a revised Section 61 Prior Consent application.

5.116 These documents would be submitted to and approved by the Local Planning Authority prior to commencement of the relevant construction phase. The applicant has also confirmed that the requirements identified by the Public Protection Service would be incorporated into the detailed CEMPs and Noise and Vibration Management Plans secured through planning condition.

5.117 The LPA notes that the Public Protection Service has not objected to the development in principle, but rather to the lack of detailed information currently available. The ES has demonstrated where significant effects are likely to occur and identifies a broad suite of mitigation measures. The applicant's proposal to submit CEMP and CTMP's for each specific works package would require detailed management documents to be approved before

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

commencement, thereby allowing noise monitoring arrangements, acoustic barrier specifications, working hour restrictions, vibration controls, communication strategies and Section 61 requirements to be agreed at a more detailed stage.

- 5.118 Although the ES identifies potentially significant noise and vibration impacts, it is considered that there an appropriate mechanism is available through planning conditions to secure detailed mitigation and management measures before construction begins.
- 5.119 Nonetheless, the LPA considers that this remains one of the more sensitive environmental issues associated with the development and would require careful scrutiny when discharging any future conditions.
- 5.120 Comments received from the Public Protection Service regarding the proposed flood pump mitigation scheme note potential concerns relating to the lack of information available to assess the noise impact arising from operation of the pumps and associated generators. The Service notes that the submitted information does not include receptor-specific noise predictions, cumulative assessments, tonal assessments or evidence demonstrating that the proposed acoustic mitigation would achieve acceptable noise levels.
- 5.121 As detailed within the Hydrology, Water Resources and Flood Risk section of this report, the proposed flood mitigation pumps are intended to be the subject of a separate planning application. The applicant has confirmed that this future application will be supported by an ES addendum and a full noise assessment of the pumping installations. Accordingly, the Public Protection Service's concerns relate to the future acceptability of the pumping installations themselves rather than the flood modelling conclusions contained within the revised FCA and Chapter 8 Update.
- 5.122 To this effect, it is considered that the proposal is acceptable and complies with the requirements of Policy PCYFF 2 of the JLDP, subject to the approval and implementation of the detailed management plans and mitigation measures secured through planning conditions.

Air Quality and dust

- 5.123 The assessment of air quality and emissions associated with the replacement Glaslyn Cables is contained within Chapter 10 of the ES. The assessment considers cable decommissioning works, open-cut trenching, HDD crossings, temporary compounds, haul roads, material storage areas and reinstatement activities. Approximately 2,575 sensitive receptors and four nationally designated ecological sites were identified within the assessment area.
- 5.124 The assessment identifies that earthworks, demolition, construction activities and vehicle movements have the potential to generate significant dust emissions in the absence of mitigation. However, a comprehensive package of mitigation measures is proposed to control impacts on nearby receptors.
- 5.125 As previously noted, the submitted Enabling Works CEMP and CTMP do not cover the main cable installation and decommissioning works. Separate site-specific CEMP and CTMP will be required by condition prior to the commencement of the Glaslyn Cable works.
- 5.126 Mitigation identified within the ES includes:

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

- Stakeholder liaison and communication procedures.
- Dust monitoring and regular inspection regimes.
- Water suppression of construction areas, haul roads and stockpiles.
- Covering, stabilisation and management of stockpiles.
- Progressive reinstatement and revegetation of disturbed land.
- Wheel washing and road sweeping to prevent track-out.
- Covered skips, covered vehicles and enclosed handling of fine materials.
- Use of low-emission plant and controls on vehicle idling.

5.127 The ES concludes that residual effects would be negligible and not significant.

5.128 To this effect it is considered that the proposal is acceptable and conforms to the requirements of policy PCYFF 2 of the JLDP.

Ecological and biodiversity matters

5.129 The principal ecological impacts associated with the cable route itself are assessed within Chapter 5 of the ES and updated through the Environmental Statement Addendum (July 2026).

5.130 The route of development passes through a sensitive ecological corridor containing Glaslyn SSSI, Traeth Glaslyn NWWT Reserve, habitats supporting protected species and extensive areas of Coastal and Floodplain Grazing Marsh, marshy grassland and associated wetland habitats. The ES has identified that the majority of the route has been designed to avoid direct impacts through the use of Horizontal Directional Drilling (HDD), allowing cables to pass beneath much of the SSSI and associated habitats.

5.131 The ES Addendum, July 2026 provides additional information regarding the impacts on Glaslyn SSSI and the proposed Net Benefit for Biodiversity package. This Addendum confirms:

- A temporary disturbance of approximately 1.6ha of marshy grassland within Glaslyn SSSI associated with the HDD compound.
- Permanent habitat loss of approximately 436.8m² associated with the four link boxes and bunds.
- Temporary localised impacts associated with monitoring pits.
- Additional habitat restoration, soil handling and biodiversity compensation measures.

5.132 Whilst the ES originally identified significant adverse effects relating to migratory fish arising from watercourse crossings, temporary culverts and fish passage barriers, Chapter 5 Section 5.10 introduces additional mitigation including fish rescues, fish-friendly pumping systems, fish-passable culvert design, seasonal restrictions and ecological supervision. Following implementation of these measures, residual effects reduce to minor adverse and not significant.

5.133 The Addendum also recommends mitigation including:

- Detailed pre-commencement botanical surveys within Glaslyn SSSI.
- Ecological Clerk of Works supervision.
- Dedicated INNS Management Plans.
- Detailed soil storage and reinstatement methodologies.
- Habitat reinstatement techniques.

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

- A long-term biodiversity enhancement and stewardship programme delivered with North Wales Rivers Trust.
- 5.134 Comments from NRW focus primarily on the developments impact on the Glaslyn SSSI. NRW acknowledges the additional information provided through the ES Addendum and now accepts that the impacts can be addressed through appropriate mitigation and conditions. The information required by condition are:
- A pre-commencement botanical survey.
 - Habitat Management and Monitoring Plan.
 - INNS Management Plan.
 - Detailed soil stripping, storage and reinstatement methodologies.
 - CEMP controls within the SSSI.
 - Long-term management and monitoring arrangements.
- 5.135 Notwithstanding NRW's acceptance of the proposed mitigation strategy, the Council's Biodiversity Officer has raised concerns regarding the long-term certainty of habitat reinstatement and compensation measures. In particular, it is noted that while habitat reinstatement may be achievable, ecological recovery is likely to take considerably longer than the periods assumed within parts of the submitted assessment.
- 5.136 The Biodiversity Officer has also identified the need for additional safeguards to ensure the effectiveness of mitigation and compensation measures. These include pre-construction botanical surveys for protected and notable plant species, protection and translocation measures where necessary, ecological supervision throughout construction, timing restrictions to minimise disturbance to birds within Glaslyn SSSI, and robust pollution prevention and water quality protection measures associated with watercourse crossings. Further survey work and mitigation may also be required for species including water voles and badgers.
- 5.137 The Addendum includes proposals for a 25-year Catchment Biodiversity Enhancement and Stewardship Programme to be delivered by North Wales River Trust. The programme includes habitat restoration and enhancement within the wider catchment, control of invasive species, floodplain habitat improvements, native woodland creation, species-rich grassland establishment, hedgerow planting and long-term ecological monitoring. The Biodiversity Officer welcomes the principle of this approach and considers it preferable to the shorter management periods originally proposed.
- 5.138 It is acknowledged that direct impact on Glaslyn SSSI and associated habitats will occur, however the ES and July 2026 Addendum demonstrates that a sequential approach of avoidance, minimisation, mitigation and compensation has been applied. HDD has been used extensively to avoid direct impacts, and a substantial package of habitat restoration and biodiversity enhancement measures has been proposed.
- 5.139 Accordingly, subject to securing the mitigation and compensation measures identified within the ES, Addendum and NRW response, the proposal is considered capable of complying with Policies PS 19, AMG 4 and AMG 5, together with PPW requirements for biodiversity enhancement in Section 6.

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

Agricultural land

- 5.140 The main cable route passes through a range of agricultural soils, including loamy and clayey soils on coastal flats, saline alluvial soils and freely draining loamy soils over rock. The ES identifies several construction-related impacts on agricultural land and soils associated with cable trenching, topsoil stripping, stockpiling, temporary compounds, access tracks, drainage works and decommissioning activities.
- 5.141 The assessment identifies a worst-case temporary disturbance of approximately 1.87ha of Best and Most Versatile (BMV) agricultural land (Subgrade 3a). Potential impacts include:
- Temporary loss of agricultural land during construction;
 - Degradation of soil structure through stripping and handling;
 - Mixing of topsoil and subsoil horizons;
 - Soil erosion from exposed surfaces and stockpiles;
 - Compaction caused by construction traffic;
 - Changes to soil moisture characteristics and local hydrology; and
 - Reduced infiltration and increased surface runoff where soils become compacted.
- 5.142 The ES proposes a range of mitigation measures, including the preparation of a Soil Management Plan, separate storage of topsoil and subsoil, minimisation of handling and storage periods, reinstatement of soils to their original profiles and management of vehicle movements across agricultural land. Excavated soils would be reused where suitable and managed through the materials management procedures set out in the CEMP.
- 5.143 The assessment concludes that, with mitigation in place, there would be no measurable reduction in soil quality. Effects arising from soil handling, storage, compaction and disturbance are assessed as being of low magnitude, whilst the temporary withdrawal of agricultural land from production is assessed as resulting in slight to negligible adverse effects. All residual impacts are therefore considered not significant.
- 5.144 In operational terms, the ES states that the cables would be buried below normal cultivation depth and would not interfere with future ploughing, grazing or cropping activities. Consequently, no operational effects on agricultural land use or soil resources are anticipated.
- 5.145 The findings demonstrate that, whilst construction would temporarily affect agricultural soils and approximately 1.87ha of Subgrade 3a land, the impacts are temporary and reversible, with the affected land capable of being restored to agricultural use following completion of the works. The proposed mitigation and reinstatement measures are intended to maintain soil function and agricultural productivity in accordance with the objectives of PPW paragraph 3.58.
- 5.146 Paragraph 3.59 of PPW states that *"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."*

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

5.147 In this case, the affected Subgrade 3a land would be subject primarily to temporary construction disturbance associated with the installation of the underground cable route. Given the linear nature of the infrastructure and its requirement to connect existing electricity infrastructure between Wern and Minffordd/Garth, there is a clear operational need for the route. Furthermore, the ES demonstrates that impacts on BMV land would be temporary, localised and capable of restoration, with no operational loss of agricultural productivity anticipated following reinstatement.

5.148 It is therefore considered that the proposal accords with the objectives of PPW paragraphs 3.58 and 3.59 and complies with Criterion 6 of Policy PS 6 of the Joint Local Development Plan.

Traffic and Public Rights of Way

5.149 Traffic impacts of the works have been assessed in ES Volume 4 Chapter 9: Traffic and Transport, with three principal access points identified at the A498, Porthmadog High Street and the unnamed road west of Quarry Lane/Osmond Terrace junction. Peak construction traffic is predicted to comprise 148 two-way vehicle movements per day, including 100 two-way HGV movements.

5.150 The assessment identifies two highway links where HGV increases exceed the IEMA screening threshold of 30% (Table 9-15):

- ATC 4.1 (A487 west of A498): 31.6% increase in HGV movements.
- ATC 4.6 (Britannia Terrace/A497): 35.5% increase in HGV movements.

5.151 However, the Tables 9-16, 9-17 and paragraph 9.8.15 identify that the overall traffic increases remain low, ranging between 0.1% and 1.3%, and no highway link experiences a total traffic increase of more than 30% (paragraph 9.8.8). The assessment finds that impacts relating to construction traffic, severance, non-motorised user amenity, fear and intimidation, driver delay and road safety would all be negligible or minor adverse and not significant.

5.152 ES Volume 4 Chapter 9 paragraph 9.9.4 includes recommended mitigation measures that include;

- Designated HGV routes.
- Swept-path analysis for HGVs and abnormal loads.
- Delivery Management System for HGV movements.
- Monitoring of HGV routing compliance.
- Restriction of HGV arrivals and departures to between 09:00 and 17:00.
- Traffic management measures and marshals at crossing locations.
- Advance warning signage.
- Workforce car-sharing arrangements.

5.153 Comments received from NMWTRA initially required additional information from the applicant. This included a request for a more detailed appraisal of Options 1A, 1B, 2 and 3, setting out the technical and practical considerations that inform the design of each option, supported by detailed drawings, a robust comparison of the alternatives, and cost estimates and information to demonstrate that the proposal complies with the requirements of DMRB CD 622: Managing Geotechnical Risk.

5.154 The applicant liaised directly with NMWTRA and following these discussions, NMWTRA has confirmed that planning permission may now be granted, subject to the imposition of conditions.

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

- 5.155 These conditions require the submission of the following documents:
- Construction Environmental Management Plan (CEMP)
 - Construction Traffic Management Plan (CTMP)
 - Traffic Management Plan (TMP)
 - Construction Method Statements (CMS) and Risk Assessments
 - Carriageway reinstatement design and pavement specification
- 5.156 NMWTRA has directed that these details be submitted prior to the commencement of development.
- 5.157 The development is therefore considered to comply with Policy TRA 4 and Strategic Policy PS 4 of the JLDP demonstrating that the construction traffic can be accommodated safely and that no significant impacts would arise on the highway network.
- 5.158 The Glaslyn cable installation works represent the element of the proposal with the greatest interaction with the Public Rights of Way network. The ES identifies Porthmadog Footpaths Nos. 6, 8 and 11, Porthmadog Bridleways Nos. 10 and 37, Dolbenmaen Footpath No. 107 and National Cycle Route 8 as crossing or running within the development corridor. The applicant has also identified a further 32 Public Rights of Way within 500 metres of the site.
- 5.159 The Public Rights of Way Team (Countryside and Access Service) has provided comments on the application and have queried that Porthmadog Footpath No. 13 does not appear to have been included within the applicant's assessment and advises that a significant number of routes within Porthmadog, Penrhyndeudraeth, Dolbenmaen and Llanfrothen have the potential to be affected by the cable works. The comments also state that all Public Rights of Way should remain open, safe and unobstructed wherever possible during construction and that any necessary closures should be accompanied by an appropriate diversion and progressed through the relevant temporary closure procedures.
- 5.160 Whilst the Planning Statement suggests that the majority of routes will remain available through temporary crossing arrangements, the ES is not entirely consistent regarding the extent of diversions required. Paragraph 7.11.2 of the Planning Statement states that:
- “the majority of PRowS in the Glaslyn works site will be retained and will not be diverted. In general, where a PRow crosses the proposed works site, it will be fenced off with temporary Heras type fencing to create a designated crossing point”*
- 5.161 The same paragraph goes on to state:
- “Due to the complexity of the crossing point associated with Cycle Route 8, a more extensive diversion will be required in the form of a temporary surface track to the west of its current location over the cable corridor.”*
- 5.162 However, ES Volume 4, Chapter 12 (Socio-Economics) expressly identifies the potential for temporary closures and diversions:

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

“The construction of the proposed works may result in closures and diversions of PRowS and recreational routes within the Glaslyn works site” (Table 12-8)

5.163 Paragraph 12.8.23 further states:

“There is potential for changes to journey times, local travel patterns, and certainty of routes for users to arise from the closures and diversions of PRowS.....The majority of PRowS within the Glaslyn works site will be retained during the construction phase and will not be diverted; effects have only been assessed for PRowS that will experience either temporary closures or diversions.”

5.164 The ES also acknowledges in paragraph 12.8.24 that temporary diversions may be required elsewhere along the route:

“To install the ducts, there may be a requirement to temporarily create a diversion to the PRow for a short duration as the installation team conduct their work activities”

5.165 For National Cycle Route 8, paragraph 12.8.25 states:

“For the NCR 8, due to the complexity of this crossing point (cycle route, drainage ditch, status and duration) a more extensive diversion will be required, in the form of a temporary surfaced track to the west of its current location over the full extent of the Glaslyn works.”

5.166 Whilst the applicant anticipates that the majority of routes will remain open through temporary crossing arrangements, the Environmental Statement confirms that temporary closures and diversions may be required at a number of locations, with National Cycle Route 8 requiring a dedicated diversion for the duration of the works. The precise extent and location of temporary diversions beyond NCR 8 is not fully established within the submitted information.

5.167 Given the need to maintain public access throughout a lengthy construction programme, it is considered reasonable and necessary that a detailed Public Rights of Way Management Plan is secured by condition. Such would need to identify all affected routes, detail temporary crossing arrangements, specify any closures or diversions required, include proposals for National Cycle Route 8, and set out procedures for maintaining safe public access and communicating route changes to users throughout the construction period.

5.168 Subject to the implementation of a Public Rights of Way Management Plan and compliance with the statutory procedures for any temporary closures or diversions, it is considered that the impacts on Public Rights of Way and recreational users can be satisfactorily managed. The proposal is therefore considered to comply with Policy TRA 4 of the Joint Local Development Plan

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

Hydrology and flood risk

- 5.169 Flood Map for Planning (FMfP) shows that most of the development is located within one or more of the flood zones.
- 5.170 The Glaslyn Cable route represents the most extensive component of the proposal. The route crosses the Afon Glaslyn, the Y Cyt catchment, multiple drainage ditches designated as NRW Main Rivers and extensive areas of agricultural land and floodplain habitat.
- 5.171 The ES identifies the following principal hydrological receptors:
- Afon Glaslyn;
 - Y Cyt / Nant yr Afon Oer;
 - numerous drainage ditches and NRW Main Rivers;
 - seven Water Framework Directive River waterbodies;
 - the Llyn and Eryri groundwater body;
 - one licensed surface water abstraction serving Minffordd Quarry;
 - 22 private water supplies;
 - Glaslyn SSSI;
 - Meirionnydd Oakwoods and Bat Sites SAC; and
 - other water-dependent SACs and SSSIs within the catchment.
- 5.172 Chapter 8 of the ES identifies potential construction impacts including:
- deterioration in water quality through sediment-laden runoff;
 - groundwater dewatering;
 - accidental spills of fuels and chemicals;
 - HDD drilling fluid breakout;
 - changes to hydro morphology
 - floodplain displacement associated with compounds and stockpiles; and
 - loss of floodplain conveyance associated with temporary infrastructure.
- 5.173 Effects on abstractions, discharges, groundwater bodies, Water Framework Directive River waterbodies, SACs and SSSIs were assessed as either Negligible or Minor Adverse (Not Significant) following mitigation in the ES.
- 5.174 The principal concern identified in the ES related to flood risk and the original assessment concluded that temporary compounds, cable trenches, access roads and stockpiles could increase flood levels affecting agricultural land and parts of Porthmadog and Tremadog. Consequently, flood risk effects were originally assessed as Moderate (Potentially Significant).
- 5.175 Following comments received by NRW, Chapter 8 was updated and supported by revised modelling and technical note “*Glaslyn Flood Pump Mitigation Scheme – Supporting Information*” that assessed both temporary and permanent development scenarios and confirmed that, without mitigation:
- increases in flood depths would generally range from 0.005m to 0.10m;

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

- effects would predominantly affect agricultural land;
- some increases would extend into parts of Porthmadog and Tremadog;
- isolated areas near cable trenches could experience increases exceeding 0.1m during severe flood events.

- 5.176 To address these impacts, the applicant has devised a temporary flood mitigation strategy consisting of two pumping stations. This pumping station would transfer water from the Y Cyt and Afon Glaslyn systems into Llyn Bach during extreme flood events. The preferred solution comprises pumps capable of transferring 1.5m³/s for up to 50 hours during a 1% AEP flood event.
- 5.177 The revised modelling demonstrated that, with the mitigation in place:
- no additional residential properties would be placed at risk;
 - flood depth increases become negligible or acceptable;
 - impacts to third-party receptors reduce substantially; and
 - flood risk effects become not significant.
- 5.178 The Chapter 8 Update therefore revises the residual construction effect to Minor (Not Significant).
- 5.179 The Technical Note concludes that, with the pumping mitigation in place "the scheme, both during construction and operation will not have any significant impacts on Flood Risk, Water Resources and the Aquatic Environment".
- 5.180 NRW have reviewed the revised flood modelling and the principle of the pumping mitigation strategy subject to further detail that they would accept that is submitted by way of condition. The additional detail required is;
- operation of the pumps;
 - trigger water levels;
 - access to NRW flood defence assets;
 - telemetry and flood warning infrastructure;
 - legal agreements relating to NRW land ownership;
 - access for future maintenance operations; and
 - flood risk permitting requirements
- 5.181 The LPA, therefore, consider that a condition requiring the submission of full details of the Glaslyn Flood Pump mitigation scheme is required prior to commencement of development on the Glaslyn Cables works.
- 5.182 TAN 15 advises that any less vulnerable development located in Flood Zone 2, Flood Zone 3 or Defended Zone can only be appropriate if addressing national energy security needs.
- 5.183 Paragraph 10.23 *"Proposals that address national security or energy security needs, mitigate the impacts of climate change, that are necessary to protect and promote public health may also, by exception, be appropriate provided that their locational need is clear and the potential consequences from flooding have been considered and found to be acceptable."*

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

- 5.184 The nature of the development is considered to be contributing to national energy security needs and the requirement to be located at this specific site is dependant connecting to the existing infrastructure as explained in more detail in other sections of this report. The LPA, therefore, considers that locating the development within a flood zone to be acceptable.
- 5.185 The application has provided a FCA as required by paragraph 10.24 *“In zones 2, 3 and TAN 15 defended zone developers must undertake a flood consequences assessment proportionate to the nature and scale of the proposal. Before granting planning permission, decision makers should be satisfied the scheme is justifiable in accordance with the principles set out in section 8”*
- 5.186 NRW have reviewed the FCA and confirmed that subject to conditioning of flood mitigation pumps (associated with the Glaslyn cable works) that FCA modelling and methodology is acceptable the flood impacts of the scheme when operational is acceptable. They also confirm that enabling works would not increase flood risk. As previously noted, the LLFA have confirmed that they have no concern with the contents of the FCA and do not object to the development.
- 5.187 To this end, the LPA is satisfied that that the proposed development complies with the requirements of TAN 15 and policy PS6 of the JLDP.

Archaeology and cultural heritage

- 5.188 Policies PS20 and AT 1 of the JLDP and TAN 24: The Historic Environment places a duty on Local Authorities to assess the impacts of new developments on heritage assets and archaeological matters.
- 5.189 The assessment of historic environment effects associated with the replacement Glaslyn Cables is contained within Chapter 6 of the ES. The assessment considers the effects of cable decommissioning, cable installation, trench excavation, HDD crossings, temporary compounds, haul roads and reinstatement works on designated and non-designated heritage assets and archaeological remains.
- 5.190 The assessment identifies potential impacts to a number of non-designated heritage assets associated with the historic reclamation of Traeth Mawr, including historic hedge banks, field boundaries, ditches, drainage features and the remains of the Croesor Tramway (PRN 21174). Whilst these assets may be affected by the works, complete loss is generally considered unlikely, and the resulting effects are assessed as minor adverse and not significant.
- 5.191 The assessment also considers impacts on the settings of a range of designated assets including:
- The Slate Landscape of Northwest Wales World Heritage Site.
 - Roman Bath House, Tremadog Scheduled Monument.
 - The Cob Grade II* Listed Building.
 - Aberglaslyn Registered Historic Landscape.
 - Listed Buildings within the Porthmadog and Tremadog area.

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

- 5.192 The ES concludes that impacts on these assets would generally be temporary and limited, resulting in effects ranging from negligible to minor adverse and not significant.
- 5.193 The Council's Archaeological Advisor (Heneb) agrees that the potential for significant archaeological impacts is generally limited but advises that several archaeological features warrant proportionate investigation and recording. The Archaeological Advisor specifically notes that:
- Historic field boundary crossings should be subject to archaeological monitoring and recording.
 - Groundworks affecting historic landscape features should be monitored.
 - Groundworks within the Wern estate should record any evidence of earlier phases of the estate.
 - The Croesor Tramway (PRN 21174) should be subject to targeted archaeological investigation in advance of construction rather than solely relying on a watching brief during works.
- 5.194 Mitigation proposed within the ES includes:
- Archaeological watching briefs during selected groundworks.
 - Preparation of a Written Scheme of Investigation (WSI) agreed with Heneb.
 - Archaeological recording and reporting where impacts cannot be avoided.
 - Preservation by record of affected archaeological remains.
- 5.195 Comments received from Heneb includes recommendation that these measures are secured by condition, requiring:
- Submission and approval of a Written Scheme of Investigation (WSI) prior to commencement of any site clearance, topsoil stripping or groundworks.
 - Completion of all archaeological mitigation works in accordance with the approved WSI.
 - Submission of a detailed analytical archaeological report within 12 months of completion of archaeological fieldwork.
 - All archaeological works to be undertaken by a suitably qualified archaeological contractor in accordance with CIfA standards and guidance.
- 5.196 Subject to the recommended condition, it is considered that the impacts on the historic environment have been appropriately assessed and can be managed in accordance with the requirements of Policies PS 20 and AT 1 of the JLDP and the guidance contained within TAN 24.

Minffordd THH, Minffordd CSEC and Garth CSEC

Description of proposal

- 5.197 The proposal includes the construction of a new Minffordd Cable Sealing End Compound (CSEC) adjacent to the consented Minffordd Tunnel Head House (THH) to facilitate the connection between the replacement Glaslyn Cables and the EVIP underground cable system. As the two cable systems are different proprietary cable types and cannot be directly jointed underground, the new CSEC is required to enable the connection. This approach would reduce the overall length of both cable systems and allow the existing Garth CSEC to be decommissioned and removed once the EVIP cables are connected at Minffordd, thereby rationalising electricity infrastructure within the Minffordd and Garth area.

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

- 5.198 The proposed CSEC would contain cable sealing end structures, high-voltage electrical plant, foundations, support steelwork, an earth mat and cable troughs connecting both the Glaslyn and EVIP cable systems. It would be enclosed by a grey security fence designed to integrate with the appearance of the wider installation. The CSEC would be located on land previously identified for landscaping associated with the approved THH, necessitating revised landscape proposals.
- 5.199 The application also seeks a number of amendments to the approved THH design under Permission Reference C20/0244/08/LL. These include raising ground levels around the THH and CSEC by approximately 1 metre in response to updated flood risk modelling, changing the approved circular tunnel shaft cover to a rectangular design, and making minor amendments to the building height and roof drainage arrangements. The remainder of the THH design remains as previously approved. The THH would measure approximately 15.18 m x 12.17 m x 6.09 m high and would accommodate tunnel ventilation equipment, shaft access, operational facilities, uninterrupted power supplies and limited welfare facilities. The external appearance of the THH will include two pitched roofs, aluminium louvres, zinc roof, slate walling, slate grey glass reinforced concrete and louvered doors.

Visual amenities and landscape

- 5.200 The LVIA concludes that landscape effects associated with the Minffordd CSEC and THH would be limited and localised. During construction, temporary activity including plant, machinery and material storage would result in a slight change to the character of LCA 09 Porthmadog. However, the effects would be largely contained by existing landform and vegetation, with no loss of valued landscape features. Construction effects are therefore assessed as minor adverse and not significant.
- 5.201 In relation to the setting of Eryri National Park, construction activities would result in minor adverse and not significant effects on SCA 21 Dwyryd Estuary and Morfa Harlech, and similarly minor adverse and not significant effects on SCA 20 Porthmadog and Glaslyn Estuary. These impacts would be temporary, localised and limited to the construction period.
- 5.202 During operation, the Minffordd CSEC and THH would slightly increase the presence of electricity infrastructure within the local landscape. Due to the limited scale of the development and its association with existing infrastructure, effects on landscape character would be negligible adverse and not significant. Over time, mitigation planting will become established and should help integrate the development into its surroundings. Residual effects would remain negligible adverse within SCA 21 Dwyryd Estuary and Morfa Harlech and neutral within SCA 20 Porthmadog and Glaslyn Estuary, with no significant effects identified.
- 5.203 The LVIA concludes that visual amenity effects associated with the Minffordd CSEC and THH would be limited. During construction, most viewpoints would experience either no discernible change or a barely perceptible change in views due to the screening provided by existing landform and vegetation. Effects are assessed as neutral to minor adverse and not significant.
- 5.204 Once operational, the development would result in little or no noticeable change to surrounding views and the LVIA identifies neutral effects on visual amenity, with no significant visual impacts anticipated.
- 5.205 NRW have not raised any specific concerns regarding the Minffordd THH and CSEC. However, their comments recommending the need for a LEMP through condition.

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

Noise and vibration

- 5.206 The assessment of noise and vibration effects associated with the Minffordd THH, Minffordd CSEC and removal of Garth CSEC is contained within Chapter 11 of the Environmental Statement (ES). The assessment considers temporary construction noise and vibration generated by enabling works, excavation, earthworks, foundations, demolition activities, construction plant and associated vehicle movements. Operational noise effects have been scoped out as the completed infrastructure would not introduce significant operational noise sources.
- 5.207 The Minffordd CSEC is identified within the ES as one of the locations where significant construction noise effects could occur. Under NGA2, the assessment predicts that seven residential receptors in the Minffordd area would experience daytime construction noise levels between 65 and 70 dB LAeq,T. These effects are classified as Medium Impact, Moderate Adverse and Significant. The affected receptors include properties on Osmond Terrace together with nearby residential properties surrounding the Minffordd works area.
- 5.208 The Minffordd Tunnel Head House (THH) forms part of the wider NGA2 assessment. However, unlike the other work packages, it benefits from an existing planning history through the EVIP project and much of the proposed management framework has already been established through previous consents. Construction works include raising ground levels, access works, drainage installation, security fencing and construction of the THH itself.
- 5.209 The removal and decommissioning of the existing Garth CSEC is assessed within the ES as NGA5. The assessment concludes that *“All receptors are predicted with daytime noise levels below 65 dB LAeq,T.”*
- 5.210 Noise levels are below the threshold identified for significant effects. The ES further concludes that no significant vibration effects are expected as a consequence of the Garth CSEC decommissioning works.
- 5.211 Mitigation measures identified within the ES include the following;
- Temporary acoustic screening around the Minffordd CSEC construction area.
 - Application of Best Practicable Means (BPM) throughout the construction process.
 - Use of modern, appropriately silenced and well-maintained plant and equipment.
 - Careful siting of generators, compressors and other static plant away from nearby receptors where practicable.
 - Control of working methods and sequencing of activities to minimise disturbance.
 - Community liaison and advance notification of potentially noisy activities.
 - Noise and vibration monitoring where required.
 - Implementation of complaints procedures and corrective actions where necessary.
- 5.212 The ES concludes that temporary acoustic screening would reduce the identified Moderate Adverse effects to Minor Adverse effects and that residual noise and vibration effects would not be significant.

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

- 5.213 The Public Protection Service does not object to the principle of the operational development. However, it considers that insufficient information has been submitted to demonstrate how the identified construction noise and vibration impacts will be managed in practice. In particular, concerns are raised regarding the absence of detailed information relating to construction sequencing, timing and duration of activities, implementation of Best Practicable Means, vibration controls, management of any extended working hours and the resubmission of the Section 61 Prior Consent application.
- 5.214 In response, the applicant proposes that the works are controlled through CEMP and CTMP specific to each works area:
- a dedicated Minffordd THH CEMP and CTMP; and
 - a separate works package CEMP and CTMP covering the Wern CSEC, Minffordd CSEC, Garth CSEC and Glaslyn Cable Route works.
- 5.215 The applicant also confirms that detailed Noise and Vibration Management Plans will be prepared and secured through planning conditions prior to commencement of the relevant work packages.
- 5.216 The LPA acknowledges that significant temporary construction noise effects have been identified at a limited number of residential receptors in Minffordd. However, the concerns raised by the Public Protection Service relate principally to the current lack of detailed implementation information rather than an objection to the development in principle. The proposed work package-specific CEMPs, CTMPs and Noise and Vibration Management Plans would provide a mechanism for agreeing:
- detailed construction programmes;
 - construction methodologies;
 - acoustic barrier specifications;
 - noise and vibration monitoring arrangements;
 - communication strategies;
 - Section 61 requirements; and
 - arrangements for any out-of-hours working before development commences.
- 5.217 The LPA also notes that the applicant has proposed a phased construction management approach whereby detailed environmental controls are approved separately for each major work package prior to commencement. This approach has also been proposed in response to comments received from NRW, the Public Rights of Way Officer and other consultees, and would enable location-specific mitigation to be tailored to the scale and nature of each phase of works.
- 5.218 Whilst the ES identifies significant temporary construction noise effects, it is considered that appropriate mechanisms exist through planning conditions to secure detailed mitigation.
- 5.219 The THH works are more contained in nature than the wider Glaslyn Cable Route and do not involve the extensive HDD operations responsible for the highest predicted construction noise impacts. Similarly, the ES does not identify any significant noise or vibration effects associated with the decommissioning of Garth CSEC. The proposed package-specific management framework would provide a mechanism for addressing any unforeseen issues that may arise during construction.

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

5.220 Nevertheless, the LPA considers that noise and vibration remain sensitive issues associated with these works and will require careful scrutiny at the discharge of condition stage.

5.221 The proposal is therefore considered capable of complying with the requirements of Policy PCYFF 2 of the JLDP.

Air Quality and dust

5.222 The assessment of air quality and emissions associated with the Minffordd CSEC, amendments to the approved Tunnel Head House (THH) and removal of the existing Garth CSEC is contained within Chapter 10 of the Environmental Statement (ES). The assessment considers dust and particulate emissions arising from demolition activities, excavation, earthworks, construction plant, material handling and vehicle movements associated with these project elements. Operational emissions were scoped out as only occasional maintenance activities would occur following construction.

5.223 At Minffordd, the potential impacts arise from construction of the new Cable Sealing End Compound (CSEC), raising of ground levels around the THH, installation of sealing end structures, foundations, drainage infrastructure and associated civil engineering works. At Garth, impacts principally relate to demolition and removal of the existing CSEC and subsequent reinstatement of the site. The assessment identifies that demolition, earthworks and construction activities have the potential to generate dust emissions in the absence of any mitigation. However, the ES concludes that these impacts can be effectively controlled through appropriate dust management measures.

5.224 The submitted Enabling Works CEMP and CTMP do not extend to the Minffordd or Garth work packages. The applicant has confirmed that a separate specific CEMP and CTMP will be prepared and submitted for approval prior to commencement of these works, setting out detailed environmental and traffic management controls.

5.225 Mitigation measures identified within the ES include:

- Dust monitoring and inspection procedures.
- Water suppression during demolition, excavation and earthworks.
- Covering, stabilisation and management of stockpiles and exposed soils.
- Wheel washing facilities and road cleaning measures to manage track-out.
- Use of modern low-emission plant and restrictions on unnecessary vehicle idling.
- Progressive reinstatement and landscaping of disturbed areas.
- Stakeholder liaison, complaints procedures and environmental monitoring.

5.226 The ES concludes that, following implementation of the proposed mitigation measures, residual effects on human health, amenity and ecological receptors would be negligible and not significant.

5.227 It is considered that the conditions securing a detailed CEMP will ensure that this proposal is acceptable and does not cause unacceptable or detrimental harm to the amenities of any neighbouring resident. To this effect it is considered that the proposal is acceptable and conforms to the requirements of policy PCYFF 2 of the LDP.

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

Transport and Public Rights of Way

- 5.228 Access to the Minffordd CSEC and Tunnel Head House from Class 3 Public Highway leading west of Quarry Lane/Osmond Terrace junction. Traffic associated with this element has not been assessed separately but forms part of the overall Glaslyn construction traffic forecasts.
- 5.229 Chapter 9 of the ES identifies that the route serving Minffordd includes Britannia Terrace/A497 is forecast to experience the highest proportional increase in HGV movements across the study area at 35.5%, although total traffic would increase by only 0.8% (Table 9-15). The A487 west of Minffordd Roundabout would experience a 12.6% increase in HGV traffic and a 0.3% increase in total traffic.
- 5.230 Despite the increases, the ES assessment concludes that impacts upon community severance, non-motorised user amenity, fear and intimidation, driver delay and road safety would remain negligible or minor adverse and not significant (Tables 9-16 and 9-17).
- 5.231 Chapter 9 of the ES also proposes mitigation measures, that include;
- Designated construction traffic routes.
 - Traffic management measures at interfaces with the public highway.
 - Advance warning signage.
 - Use of marshals where required.
 - Delivery management and route monitoring.
 - Restrictions on HGV movements during peak periods.
- 5.232 Comments received from NMWTRA initially required additional information from the applicant. This included a request for a more detailed appraisal of Options 1A, 1B, 2 and 3, setting out the technical and practical considerations that inform the design of each option, supported by detailed drawings, a robust comparison of the alternatives, and cost estimates and information to demonstrate that the proposal complies with the requirements of DMRB CD 622: Managing Geotechnical Risk.
- 5.233 The applicant liaised directly with NMWTRA and following these discussions, NMWTRA has confirmed that planning permission may now be granted, subject to the imposition of conditions.
- 5.234 These conditions require the submission of the following documents:
- Construction Environmental Management Plan (CEMP)
 - Construction Traffic Management Plan (CTMP)
 - Traffic Management Plan (TMP)
 - Construction Method Statements (CMS) and Risk Assessments
 - Carriageway reinstatement design and pavement specification
- 5.235 NMWTRA has directed that these details be submitted prior to the commencement of development.

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

- 5.236 The development is therefore considered to comply with Policy TRA 4 and Strategic Policy PS 4 of the JLDP demonstrating that the construction traffic can be accommodated safely and that no significant impacts would arise on the highway network.

Hydrology and Hydrogeology

- 5.237 The Minffordd CSEC and Tunnel Head House are located on the eastern side of the Glaslyn floodplain within an area of low-lying land that rises towards Minffordd. The ES identifies potential impacts associated with:
- loss of floodplain storage;
 - changes to runoff pathways;
 - groundwater interactions;
 - accidental pollution events;
 - impacts on local water resources; and
 - operation and maintenance activities associated with the permanent infrastructure.
- 5.238 Unlike the temporary construction compounds and cable trench works within the wider floodplain, the principal concern at Minffordd relates to the long-term presence of permanent structures within an area already subject to fluvial and tidal flood influences. Consequently, the FCA assessed whether the new CSEC, THH and associated infrastructure would increase flood risk elsewhere within the Glaslyn system.
- 5.239 The original Chapter 8 assessment concluded that operational impacts on flood risk receptors would be Minor (Not Significant). The ES stated that permanent infrastructure would be raised above modelled flood levels and that no material increases in flood risk were anticipated following mitigation. Effects on licensed abstractions, discharges, groundwater resources, WFD waterbodies and designated sites were assessed as either Negligible or Minor and Not Significant.
- 5.240 Following the submission of the ES, further flood modelling was undertaken by the applicant at the request of NRW. This work reassessed both the temporary construction scenario and the final permanent development scenario. The updated modelling demonstrates that the Minffordd CSEC and Tunnel Head House would not materially increase flood risk, alter floodplain functioning or adversely affect water resources. The residual effects on flood risk, groundwater and water resources are assessed as Negligible and Not Significant, and NRW raises no objection to this element of the scheme on flood risk grounds.
- 5.241 TAN 15 advises that any less vulnerable development located in Flood Zone 2, Flood Zone 3 or Defended Zone can only be appropriate if addressing national energy security needs.
- 5.242 Paragraph 10.23 *“Proposals that address national security or energy security needs, mitigate the impacts of climate change, that are necessary to protect and promote public health may also, by exception, be appropriate provided that their locational need is clear and the potential consequences from flooding have been considered and found to be acceptable.”*
- 5.243 The nature of the development is considered to be contributing to national energy security needs and the requirement to be located at this specific site is dependant connecting to the existing

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

infrastructure as explained in more detail in other sections of this report. The LPA, therefore, considers that locating the development within a flood zone to be acceptable.

- 5.244 The application has provided a FCA as required by paragraph 10.24 *“In zones 2, 3 and TAN 15 defended zone developers must undertake a flood consequences assessment proportionate to the nature and scale of the proposal. Before granting planning permission, decision makers should be satisfied the scheme is justifiable in accordance with the principles set out in section 8”*
- 5.245 NRW have reviewed the FCA and confirmed that subject to conditioning of flood mitigation pumps (associated with the Glaslyn cable works) that FCA modelling and methodology is acceptable the flood impacts of the scheme when operational is acceptable. The LLFA have confirmed that they have no concern with the contents of the FCA and do not object to the development.
- 5.246 The SAB initially raised a holding objection because there was insufficient evidence to demonstrate that the surface water drainage hierarchy had been appropriately followed. While they accepted that rainwater harvesting was not suitable for the development, they required further investigation of infiltration as the preferred drainage option, including BRE365-compliant infiltration testing, groundwater monitoring, and evidence to support soakaway design. The SAB also outlined the subsequent drainage hierarchy options, noting that discharge to a watercourse or surface water sewer would only be acceptable where higher-priority options had been discounted, and that any connection to the combined sewer network would require robust justification and agreement from Welsh Water.
- 5.247 The SAB advised that further evidence was needed before they could support the proposals and recommended pre-application discussions to resolve the outstanding drainage issues.
- 5.248 Following the submission of the SuDS application YGC26-1885-LL (Minffordd) the SAB reviewed the additional information and confirmed on 07/07/2026 that it was sufficient to address their concerns. Consequently, they withdrew their holding objection and confirmed that they have no objection to either planning application.
- 5.249 To this end, the LPA is satisfied that that the proposed development complies with the requirements of TAN 15 and policies PS 6 and PCYFF 6 of the JLDP.

Ecological and biodiversity matters

- 5.250 The ecological impacts associated with the Minffordd Cable Sealing End Compound (CSEC) and Tunnel Head House (THH) are principally assessed within Chapter 5 of the Environmental Statement (ES) and are closely linked to the adjacent Glaslyn SSSI and the Coedydd Derw a Safleoedd Ystlumod Meirionydd SAC.
- 5.251 The principal ecological impacts arise from the construction of the Minffordd CSEC, THH, HDD compounds and associated access infrastructure. Potential effects include temporary habitat loss within and adjacent to designated sites, disturbance to bats and otters, the effects of construction lighting and noise associated with HDD operations, together with indirect impacts on nearby ecological receptors. The ES identifies that direct impacts on SAC habitats have largely been avoided through the use of HDD techniques and by retaining and decommissioning existing cables in situ where practicable.

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

- 5.252 The ES concludes that, following the implementation of embedded and additional mitigation measures, residual effects on the Coedydd Derw a Safleoedd Ystlumod Meirionydd SAC, Glaslyn SSSI, Ysbyty Bron y Garth SSSI, bats and otters would be minor adverse and not significant.
- 5.253 NRW accepts the broad conclusions of the assessment and raises no objection to the proposals subject to the imposition of appropriate mitigation and planning conditions. NRW identifies construction and operational lighting as a key matter requiring detailed control due to the proximity of bat commuting habitat and recommends the submission and approval of a detailed Lighting Plan to ensure that unacceptable impacts do not arise from artificial illumination.
- 5.254 NRW has recommended a range of measures to be secured through planning conditions and management plans, including pre-construction surveys where necessary, ecological supervision, habitat restoration measures and the long-term management and monitoring arrangements identified within the ES and subsequent Addendum.
- 5.255 The Minffordd proposals have been specifically designed to minimise ecological impacts through the adoption of HDD installation methods, restricted working areas, habitat avoidance measures and sensitive construction practices. Additional biodiversity mitigation, habitat enhancement and long-term stewardship measures are proposed through the updated Net Benefit for Biodiversity package and the Outline Landscape and Ecological Management Plan.
- 5.256 The Local Planning Authority's Biodiversity Officer identified potential effects on Lesser Horseshoe Bats as the principal ecological issue associated with the Minffordd element of the scheme. Particular concern was raised regarding the potential loss of trees and hedgerows that may contribute to bat commuting and foraging networks, together with the potential effects of artificial lighting associated with the HDD compound and periods of night-time working. The Biodiversity Officer considered that additional information was required regarding bat flightlines, habitat connectivity and lighting impacts.
- 5.257 These matters have subsequently been considered through the Local Planning Authority's Appropriate Assessment undertaken under the Conservation of Habitats and Species Regulations (HRA). NRW was consulted on the Appropriate Assessment and did not object to its conclusions, subject to the implementation of mitigation measures and planning conditions.
- 5.258 Whilst the Biodiversity Officer maintains concerns regarding the importance of wooded corridors, hedgerows and wider landscape connectivity for Lesser Horseshoe Bats, it is considered that these matters can be appropriately addressed through mitigation and planning controls. In particular, a detailed lighting strategy should be secured by condition, including illumination modelling, lux level details and light-spill contour plans. Having regard to the conclusions of the Appropriate Assessment and NRW's consultation response, it is considered that the proposal would not adversely affect the integrity of the Coedydd Derw a Safleoedd Ystlumod Meirionydd SAC and that the ecological impacts associated with the Minffordd works can be satisfactorily mitigated.
- 5.259 Subject to the implementation of the mitigation measures set out in Chapter 5 of the ES, the additional commitments contained within the July 2026 Environmental Statement Addendum, the Local Planning Authority considers that the proposal accords with Policies PS 5, PS 19, AMG 4 and AMG 5 of the Joint Local Development Plan and Planning Policy Wales.

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

Agricultural land

- 5.260 The ES identifies this area as the location where the most notable permanent effects on agricultural land would occur. The assessment indicates that approximately 0.2ha of BMV agricultural land could be permanently affected by the construction of the CSECs and associated infrastructure. Additional temporary impacts would arise from soil stripping, stockpiling, construction compounds, access routes and reinstatement works.
- 5.261 The soils in this area are described as freely draining loamy soils and alluvial soils that are capable of restoration following construction. As elsewhere along the route, potential impacts include soil compaction, loss of soil structure, disturbance of soil profiles and temporary reductions in agricultural productivity. Mitigation would be delivered through the CEMP and Soil Management Plan, including careful soil handling, separate storage of soil horizons, controlled vehicle access and restoration of disturbed land.
- 5.262 The ES concludes that the permanent loss of approximately 0.2ha of BMV land represents a low magnitude impact on a medium-sensitivity resource, resulting in a slight adverse effect that is not significant. Effects on lower-grade agricultural land are assessed as negligible. Following mitigation and reinstatement, residual impacts on soil quality are also considered slight adverse and not significant.
- 5.263 In policy terms, the ES acknowledges the sensitivity of BMV land but concludes that the extent of permanent loss has been minimised and that the majority of agricultural land affected would be restored following construction. The assessment therefore concludes that the scheme would not result in significant harm to agricultural land resources and remains consistent with the principles of PPW paragraph 3.58 concerning the protection of soils and BMV agricultural land.
- 5.264 Given the linear nature of the infrastructure and its requirement to connect existing electricity infrastructure between Wern and Minffordd/Garth, there is a clear operational need for the route. Furthermore, the ES demonstrates that impacts on BMV land would be temporary, localised and capable of restoration, with no operational loss of agricultural productivity anticipated following reinstatement.
- 5.265 It is therefore considered that the proposal accords with the objectives of PPW paragraphs 3.58 and 3.59 and complies with Criterion 6 of Policy PS 6 of the Joint Local Development Plan.

Archaeology and cultural heritage

- 5.266 The assessment of historic environment effects associated with the Minffordd THH, Minffordd CSEC and removal of Garth CSEC is contained within Chapter 6 of the ES. The assessment considers construction impacts on archaeological remains together with impacts on the setting of nearby designated and non-designated heritage assets.
- 5.267 The ES concludes that these works are located within an area already influenced by existing National Grid infrastructure, quarrying activity and previously approved EVIP works and would not materially affect the significance of nearby designated heritage assets. The removal of Garth

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

CSEC is identified as having a beneficial effect through the removal of infrastructure from the landscape.

5.268 Temporary construction-related setting impacts are identified for a number of non-designated heritage assets including:

- Minffordd Chapel (PRN 68404)
- House and Outbuildings at Pen-y-Craig (PRN 27317)
- Building South-West of Lloc-Meirig (PRN 27321)
- Penamser Farm (PRN 25424)
- Outfarm South-West of Penamser Farm (PRN 25425)

5.269 The ES concludes that these effects would be temporary, negligible in magnitude and not significant.

5.270 Whilst significant archaeological remains are not anticipated, Heneb has advised that archaeological monitoring should form part of the wider mitigation programme where groundworks have the potential to affect recorded features or previously unidentified remains.

5.271 Mitigation measures include:

- Preparation and implementation of a Written Scheme of Investigation agreed with Heneb.
- Archaeological monitoring of selected groundworks.
- Recording and reporting of archaeological remains encountered during construction.
- Consideration of design, scale, materials, lighting and screening in the final design of the infrastructure.

5.272 This recommended condition set out above applies to these works to ensure the implementation of an appropriate programme of archaeological mitigation in accordance with Planning Policy Wales and TAN 24.

5.273 Subject to the recommended condition, it is considered that the impacts on the historic environment have been appropriately assessed and can be managed in accordance with the requirements of Policies PS 20 and AT 1 of the JLDP and the guidance contained within TAN 24.

Other material considerations

5.274 The following material considerations are considered to applicable to the development as a whole;

Habitats Regulation Assessment

5.275 The applicant has provided a Report to Inform HRA (ES Volume 8 Appendix 7.1.B). The assessment follows the Habitats Regulations process of Screening (Likely Significant Effects) and, where necessary, Appropriate Assessment on the whole Pentir to Trawsfynydd reinforcement Project.

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

- 5.276 As the competent authority under regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended), Cyngor Gwynedd LPA must undertake a Habitats Regulations Assessment (HRA), before deciding to give consent for a project which is likely to have a significant effect on designations.

1. HRA Screening Assessment
Check if the proposal is likely to have a significant effect on the site's conservation objectives. Is the proposal; • is directly connected with or necessary for the conservation management of a European site • risks having a significant effect on a European site on its own or in combination with other proposals
ES Volume 8 Appendix 7.1.B identified a number of European sites within the Zone of Influence of the Glaslyn scheme, including Coedydd Derw a Safleoedd Ystlumod Meirion/Meirionnydd Oakwoods and Bat Sites SAC, Pen Llŷn a'r Sarnau SAC, Northern Cardigan Bay SPA, Morfa Harlech a Morfa Dyffryn SAC, Corsydd Eifionydd SAC, Rhinog SAC, Migneint-Arenig-Dduallt SPA, Glynllifon SAC and Gwydyr Forest Mines SAC. Construction activities have the potential to generate noise, visual disturbance, dust, temporary habitat disturbance and limited vegetation loss. For Coedydd Derw a Safleoedd Ystlumod Meirion/Meirionnydd Oakwoods and Bat Sites SAC, parts of the Glaslyn scheme are located within the SAC boundary and within the 2 km Core Sustenance Zone of lesser horseshoe bats. Surveys confirmed commuting and foraging activity by lesser horseshoe bats within the works corridor. Construction noise, lighting and vegetation management therefore present a plausible pathway for disturbance and effects on functionally linked habitat. Temporary works are also proposed within areas of alluvial woodland associated with SAC qualifying habitats, and sections of the SAC occur within 50 m of construction activities where dust deposition could occur. As a result, Likely Significant Effects could not be excluded in relation to noise and visual disturbance, loss or damage to functionally linked habitat, temporary loss or damage to qualifying habitat and dust deposition. These pathways were screened into Appropriate Assessment. Pen Llŷn a'r Sarnau SAC lies approximately 540 m south of the Glaslyn works and includes otter as a qualifying feature. Surveys recorded otter activity within the wider scheme area, including spraints, a potential resting site and a potential holt associated with the Afon Glaslyn catchment. HDD operations and other construction activities have the potential to generate disturbance adjacent to watercourses used by otters. In addition, a hydrological connection exists between the works and the SAC via the Afon Glaslyn. Consequently, Likely Significant Effects cannot be ruled out in relation to noise and visual disturbance, water quality impacts and potential injury or mortality of otters during construction. Northern Cardigan Bay SPA is designated for wintering red-throated diver and lies approximately 2.94 km from the Glaslyn works. The species is associated with marine and coastal habitats, and the works are predominantly inland. No realistic disturbance pathway is identified, and Likely Significant Effects are excluded. No credible pathways can be identified linking the Glaslyn works to the qualifying features of Morfa Harlech a Morfa Dyffryn SAC, Corsydd Eifionydd SAC, Rhinog SAC and Migneint-Arenig-Dduallt SPA. Therefore, Likely Significant Effects have been excluded. Although Glynllifon SAC and Gwydyr Forest Mines SAC are designated for lesser horseshoe bats, both sites are located well beyond the relevant Core Sustenance Zone distances from the Glaslyn

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

works. No realistic pathway for disturbance, habitat loss or damage to supporting habitat is identified and Likely Significant Effects are ruled out.

As the competent authority under the regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) the LPA agrees with these findings and that an Appropriate Assessment is required for the following impact pathways;

Coedydd Derw a Safleoedd Ystlumod Meirion/Meirionnydd Oakwoods and Bat Sites SAC:

- Noise and visual disturbance.
- Loss or damage to functionally linked habitat.
- Temporary loss or damage to qualifying habitat.
- Construction dust deposition.

Pen Llŷn a'r Sarnau SAC:

- Noise and visual disturbance.
- Water quality impacts.
- Injury or mortality of otter.

The overall screening conclusion is that Likely Significant Effects cannot be ruled out for Coedydd Derw a Safleoedd Ystlumod Meirion/Meirionnydd Oakwoods and Bat Sites SAC and Pen Llŷn a'r Sarnau SAC, requiring Appropriate Assessment, whereas no Likely Significant Effects are anticipated for any other European site in relation to the Glaslyn Cables Works.

2. HRA – Appropriate Assessment

Assess the likely significant effects of the proposal in more detail and identify ways to avoid or minimise any effects.

Site Conservation Feature and Objective	Potential Effect	Assessment	Relevant mitigation measures and conclusion
Coedydd Derw a Safleoedd Ystlumod Meirion/Meirionnydd Oakwoods and Bat Sites SAC The SAC is designated for: • Lesser horseshoe bat (<i>Rhinolophus hipposideros</i>). • Old sessile oak woodland. • Alluvial woodland. • Associated qualifying woodland habitats. The relevant conservation objectives are to:	The Glaslyn Works are located partly within the SAC and within the 2 km Core Sustainance Zone for lesser horseshoe bats. Potential effects identified through screening include: • Disturbance to foraging and commuting bats from construction activity, lighting and noise. • Loss or degradation of functionally linked habitat. • Temporary disturbance of qualifying woodland habitat.	Bat surveys confirm lesser horseshoe bat activity within the works corridor, but no qualifying bat roosts were identified within trees directly affected by the scheme. The main ecological value of the area is identified as commuting and foraging habitat rather than roosting habitat. The scheme has been designed to avoid direct impacts on ancient woodland and qualifying habitats wherever possible. Existing access tracks will be	• Daytime working wherever practicable. • Use of bat-sensitive lighting. • Directional lighting with shielding to minimise light spill. • Retention of key commuting and foraging corridors. • Pre-construction bat surveys. • Ecological Clerk of Works (ECOW). • Minimum 15 m stand-off buffers around retained suitable trees.

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

• Maintain the lesser horseshoe bat population and its supporting foraging and commuting habitat. • Maintain the extent, structure and function of qualifying woodland habitats. • Maintain habitat connectivity and roosting opportunities. • Prevent disturbance that could affect bat populations or habitat condition.	• Dust deposition on qualifying vegetation and woodland communities.	utilised and existing cables within sensitive woodland areas will remain in situ where removal would cause greater ecological damage. The permanent woodland loss associated with the extension of Wern CSEC is limited in scale and does not represent a significant proportion of available foraging habitat within the SAC. The Air Quality Assessment concluded that construction dust effects would be negligible with appropriate controls in place and would not affect the integrity of qualifying habitats.	• Woodland replacement planting where permanent woodland loss occurs. • Dust Management Plan and construction dust suppression measures. • CEMP implementation throughout construction. Subject to implementation of the mitigation measures identified above, there will be no adverse effect on the integrity of Coedydd Derw a Safleoedd Ystlumod Meirion/Meirionnydd Oakwoods and Bat Sites SAC. The conservation objectives for lesser horseshoe bats, woodland habitats and associated qualifying features will be maintained.
Pen Llŷn a'r Sarnau SAC The SAC is designated for a range of marine habitats and species. The features relevant to the Glaslyn Works are: • Otter (<i>Lutra lutra</i>). • Supporting freshwater and riparian habitat utilised by otters. The relevant conservation objectives are to:	Potential effects identified through screening included: • Noise and visual disturbance associated with HDD operations and construction works. • Water quality effects arising from construction activities within the Afon Glaslyn catchment. • Injury or mortality associated with construction	Otter surveys identified evidence of otter activity within the wider scheme area, including spraints, footprints, a potential resting site and a potential holt associated with the Afon Glaslyn and affiliated watercourses. These records confirm that otters associated with the SAC utilise the wider landscape around the works area. The majority of construction activities will occur during	• Daytime working wherever possible. • Sensitive lighting design and avoidance of light spill into riparian corridors. • Minimum 10 m stand-off from watercourses known to support otter activity. • Minimum 50 m stand-off from the identified potential holt. • HDD launch and reception pits located at least 30 m from

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

• Maintain a viable otter population. • Maintain the natural range of otters. • Maintain suitable breeding, resting, commuting and foraging habitat. • Ensure disturbance does not adversely affect reproductive success or population viability.	excavations and working areas.	daylight hours when otters are generally less active. No direct works are proposed within watercourses or known breeding sites. HDD launch and reception pits will be located away from watercourse banks, reducing the risk of noise and disturbance. Potential pollution risks will be managed through standard construction controls and pollution prevention measures secured through the CEMP. Compliance with environmental permitting requirements and industry standard pollution prevention guidance will ensure protection of downstream habitats and water quality.	watercourse banks. • Temporary acoustic barriers around HDD activities where required. • Pre-construction otter surveys. • NRW licensing if required. • Pollution prevention measures secured through the CEMP. • Fuel and chemical storage controls. • Spill response procedures. • Escape ramps and exclusion measures for excavations left open overnight. • Ecological supervision during construction. The proposed mitigation measures will ensure that disturbance, water quality impacts and risks of injury or mortality are avoided or reduced to a negligible level. It can therefore be concluded beyond reasonable scientific doubt that the Glaslyn Works will not adversely affect the integrity of Pen Llŷn a'r Sarnau SAC and will not undermine the achievement of the conservation objectives for otter.
--	--------------------------------	--	--

Summary of Appropriate Assessment (To be carried out by the Competent Authority (Cyngor Gwynedd) in consultation with Natural Resources Wales)

Having regard to the conservation objectives of the relevant European sites, the nature of the proposed works, the available survey information, and the mitigation measures secured through the

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

CEMP and associated ecological management plans, it can be concluded that the Glaslyn Cables Works will not result in an adverse effect on the integrity of:

- Coedydd Derw a Safleoedd Ystlumod Meirion/Meirionnydd Oakwoods and Bat Sites SAC;
or
- Pen Llŷn a'r Sarnau SAC,

either alone or in combination with other plans and projects.

- 5.277 The HRA was provided to NRW for comment and their Lead Specialist Advisor for Development Planning confirmed that subject to the conditions and mitigations measures noted in the assessment that they agree an adverse effect on the integrity of Special Conservation Areas can be ruled out.

Mineral Buffer Zone

- 5.278 The proposed development encroaches into the Mineral Buffer Zone that surrounds Garth Quarry at Minffordd. The purpose of mineral buffer zones, as defined by MTAN 1: Aggregates, is to safeguard both mineral operations and neighbouring land uses by protecting those uses that are most sensitive to the potential impacts of mineral extraction activities, whilst also ensuring that mineral operations are not unduly constrained by adjacent development.
- 5.279 The Garth Quarry buffer zone extends 200m from the quarry boundary and overlaps with sections of the proposed development located on the eastern bank of the Afon Glaslyn and within the vicinity of the Minffordd and Garth CSEC and THH.
- 5.280 However, buffer zones do not represent an absolute restriction on development. The proposed development comprises electricity transmission infrastructure and does not introduce a sensitive receptor, such as residential development, educational facilities or healthcare uses, that could give rise to land use conflicts with the existing quarry operation.
- 5.281 The LPA considers that the development is not likely to constrain the continued operation of Garth Quarry.
- 5.282 It is therefore considered that the proposal would not undermine the purpose of the Mineral Buffer Zone and is not contrary to Policy MWYN 5 of the Anglesey and Gwynedd Joint Local Development Plan.

Materials Management and Waste

- 5.283 Chapter 14 of the ES assesses the likely effects arising from the consumption of materials and the generation and management of waste during the construction of the Glaslyn Cables Works. The assessment identifies that the majority of waste generated would comprise non-hazardous waste associated with cable installation, HDD works, construction compounds, decommissioning of existing infrastructure, vegetation clearance, surplus excavated material, packaging and construction worker waste. Smaller quantities of hazardous waste would also arise, including cable insulating oil and waste oils from construction plant.

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

- 5.284 The ES concludes that the scale of waste generation would be relatively low given the nature of the development. There would be no large-scale demolition works and excavation activities would be largely limited to cable trenches and HDD work. Furthermore, many of the anticipated waste streams are capable of being reused, recycled or recovered rather than disposed of to landfill.
- 5.285 The subsequently submitted Waste Forecast provides further detail on how materials would be managed throughout the construction process and demonstrates that the scheme has been designed to maximise reuse and recovery and minimise disposal.
- 5.286 The most significant material stream comprises excavated soils and stones arising from trenching and other construction activities. The Waste Forecast identifies approximately 201,006m³ of excavated material, with approximately 100,503m³ proposed to be reused on-site for trench backfilling and other engineering and restoration works. The remaining 100,503m³ is intended to be recycled or beneficially reused, thereby minimising off-site disposal requirements.
- 5.287 Other waste streams to be diverted from landfill include approximately 467 tonnes of concrete waste would be recycled and reused as aggregate, whilst around 2,615m³ of drilling muds and cuttings generated through HDD operations would be recycled. Metallic wastes, including redundant cables, construction steel and electrical equipment, would be recovered and recycled, whilst timber, plastics, glass, paper, cardboard and packaging materials would be segregated and recycled where practicable. Vegetation clearance and green waste would be chipped, composted or otherwise beneficially reused.
- 5.288 The forecast also identifies waste arising through the decommissioning of the existing cable infrastructure, including cable oil, redundant cables, concrete, steel and associated construction materials. Cable insulating oil would be recovered and managed through appropriate licensed facilities, with separate arrangements available should testing identify the presence of PCBs. Hazardous waste streams, including absorbents, contaminated packaging, waste oils, hydraulic oils, antifreeze, paints, varnishes and WEEE, are forecast in relatively small quantities and would be sent to specialist recovery facilities rather than landfill.
- 5.289 The ES states that materials will be managed in accordance with the waste hierarchy (TAN 21), Mitigation measures include the reuse of excavated materials, optimisation of material use through design, use of prefabricated components where practicable, consideration of future deconstruction and recovery of materials, implementation of a “just-in-time” delivery system, avoidance of over ordering and segregation of waste streams at source.
- 5.290 In the Waste Forecast provided by the applicant, there is a target diversion rate of 100% from landfill for the majority of waste streams. Landfill disposal is only identified as a potential route for contaminated soils should they arise, although the current assumptions based on available ground investigation data is that no contaminated soils will require disposal.
- 5.291 The ES identifies non-hazardous and inert landfill capacity as the only waste receptor requiring detailed assessment and concludes that the volume of waste requiring landfill disposal would be substantially below the threshold for significant effects. The impact on available landfill capacity is, therefore, assessed as negligible, resulting in a slight adverse residual effect that is not significant.

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

- 5.292 Overall, the submitted information demonstrates a clear commitment to sustainable materials management through material efficiency, the reuse of excavated materials, recycling and recovery of construction wastes and the minimisation of landfill disposal. It is therefore considered that the proposal broadly accords with the objectives of Planning Policy Wales relating to the circular economy and waste hierarchy and is consistent with Policy PS 5 of the Joint Local Development Plan.
- 5.293 However, paragraphs 7.9.8 and 7.9.10 of Chapter 7 state that a Materials Management Plan will be prepared in accordance with the CL: AIRE Definition of Waste Code of Practice and that excavated materials will be reused wherever possible either within the Glaslyn works site or on other sites. The ES also states that materials requiring removal from the site would be taken to an appropriately permitted facility.
- 5.294 Neither the ES nor the Waste Forecast identifies any specific engineering works, restoration proposals or landscape schemes within the application site that would require the volume of excavated soils and stones forecast to arise from the development. Nor do they identify any off-site projects, receiving sites or beneficial reuse schemes capable of accepting surplus excavated material in accordance with the CL: AIRE Code of Practice.
- 5.295 Whilst the ES and Waste Forecast demonstrate a commitment to maximising the reuse, recovery and recycling of excavated materials, insufficient information has been provided to demonstrate how these objectives would be achieved in practice. In particular, the application does not identify the specific locations where excavated materials would be reused, the receiving sites for any surplus materials, or the mechanisms through which materials would be recovered or transferred in accordance with the CL: AIRE Definition of Waste Code of Practice.
- 5.296 Consequently, it is not currently possible to fully assess the final management and destination of a substantial proportion of the excavated material arising from the development, or to verify that the forecast reuse and recovery rates can be achieved.
- 5.297 In order to minimise environmental impacts, facilitate effective monitoring during the construction period and ensure that waste generation is reduced wherever practicable, the Local Planning Authority should secure, by condition, the submission and approval of a detailed Materials and Waste Management Plan. This should clearly identify the quantity and type of materials arising from the development, the locations where materials would be reused on-site, details of any off-site receiving sites and facilities, the means by which materials would be transferred or recovered, and contingency measures should the proposed reuse opportunities not be available.
- 5.298 The submission of this information would provide certainty that materials arising from the development are managed in a sustainable manner, with the least possible impact on the environment, and in accordance with the principles of waste minimisation, reuse and recovery set out within the ES.

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

Railways

- 5.299 Both Network Rail and Ffestiniog and Welsh Highland Railways (WHRL/FRC) raised concerns regarding the protection of railway infrastructure, maintenance of railway operations and the management of construction activities in proximity to operational railways.
- 5.300 Network Rail requested assessment of potential impacts arising from HDD works beneath the Cambrian Coast Line, including settlement, vibration, drainage and construction risks, together with appropriate monitoring and mitigation. It also required an Asset Protection Agreement (ASPRO) prior to commencement of works affecting the railway. Following review of the submitted information, Network Rail confirmed it had no further comments and acknowledged that an Asset Protection Agreement is being progressed.
- 5.301 WHRL did not object to the development in principle but raised concerns regarding future railway expansion around Pen y Mount Station, temporary removal of track, construction access arrangements, retention of redundant cable infrastructure and archaeological remains that may be encountered during the works.
- 5.302 These matters are considered capable of being addressed through the Asset Protection Agreement and the implementation of the Construction Traffic Management Plan (CTMP) and Construction Environmental Management Plan (CEMP). The CTMP should ensure continued access to railway facilities and minimise disruption to railway operations, whilst the CEMP should secure agreed construction methodologies, vibration and drainage controls, monitoring requirements and railway protection measures. Archaeological investigation and mitigation would also be secured through condition as discussed previously.
- 5.303 Although no specific policy within the JLDP relates directly to the protection of operational railway infrastructure, it is considered that Criteria 7 and 8 of Policy PCYFF 2 are relevant. The proposal has been reviewed by both Network Rail and Ffestiniog and Welsh Highland Railways, neither of which maintain an objection to the development. Subject to the implementation of the Asset Protection Agreement and the measures secured through the Construction Traffic Management Plan (CTMP) and Construction Environmental Management Plan (CEMP), it is considered that the proposal would not have an unacceptable impact on the safe operation, maintenance or future use of the railway network. The proposal is therefore considered to comply with Criteria 7 and 8 of Policy PCYFF 2.

The Welsh language

- 5.304 Criterion 1 (a) of strategic policy PS 1 *“The Welsh Language and culture’ notes that a Welsh Language Statement will need to be provided with a proposed “retail, industrial or commercial development which employs more than 50 employees and/or has a floor area of at least 1,000 m sq. or more”.*
- 5.305 In response to this need, the applicant has provided a Welsh Language Statement. Chapter 6 of the statement has assessed the potential effects of the developments on the language and community based on language and population movement; visual elements; quality of life and community infrastructure; employment.

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

- 5.306 The Local Authority's Language Unit have reviewed the statement and have not offered any objection and have recommended that Welsh Language skills be included in any advertisement for new jobs.
- 5.307 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

- 5.308 Technical Advice Note (TAN) 23: Economic Development advises that, in determining planning applications, local planning authorities should recognise that traditional business uses (Classes B1-B8) represent only part of economic activity. The planning system should therefore recognise the economic benefits arising from a wide range of development and ensure that planning decisions appropriately balance economic, social and environmental considerations.
- 5.309 The proposed development would secure the continued operation and resilience of a strategically important section of the National Grid transmission network in North West Wales. The construction works would generate direct and indirect economic benefits through employment opportunities, expenditure within local supply chains and the use of specialist contractors and services. In the longer term, the scheme would support the reliable transmission of electricity across the region, thereby contributing to the infrastructure necessary to support economic activity and future energy requirements.
- 5.310 Accordingly, it is considered that the proposal would have a positive economic effect and would accord with the objectives of TAN 23 and Strategic Policy PS13 of the Joint Local Development Plan.

6. Conclusion:

- 6.1 The proposed development forms part of the nationally significant Pentir to Trawsfynydd Reinforcement Project and would facilitate the replacement and modernisation of existing electricity transmission infrastructure between Wern CSEC and Minffordd CSEC. The scheme would increase energy network's resilience, support wider renewable energy generation and contribute towards national energy security objectives. The principle of the development is supported by Future Wales, Planning Policy Wales and the strategic objectives of the Joint Local Development Plan.
- 6.2 The application has been supported by an Environmental Statement, subsequent technical updates and additional information submitted during the determination process. The assessment identifies a number of temporary adverse effects during the construction phase, particularly in relation to the landscape character, noise and vibration, ecology, flood risk and disruption associated with the installation of the replacement cable route. However, the majority of these effects are temporary in nature and can be reduced to acceptable levels through mitigation measures, detailed management plans and planning conditions.
- 6.3 The proposal would result in some unavoidable impacts, including effects on the Wern Registered Historic Park and Garden, temporary disturbance within Glaslyn SSSI, limited permanent habitat loss and short-term construction impacts on landscape character and neighbouring receptors.

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

Nevertheless, statutory consultees, including NRW, Cadw, Network Rail and the Eryri National Park Authority, are satisfied that these impacts can be appropriately mitigated, managed or offset through conditions and future detailed submissions.

- 6.4 The application demonstrates compliance with the relevant provisions of policies PS1, PS4, PS5, PS13, PS19, PS20, TRA4, PCYFF2, PCYFF3, PCYFF4, AMG3, AMG5, AMG6, AT1, AT4 and MWYN5 of the Joint Local Development Plan, together with the requirements of Planning Policy Wales, TAN 15, TAN 23 and TAN 24. Subject to the imposition of appropriate planning conditions, it is considered that the identified environmental effects can be satisfactorily controlled and that the wider public benefits arising from the delivery of nationally important energy infrastructure outweigh the residual adverse impacts identified.
- 6.5 The LPA concludes that the proposal is acceptable recommends that planning permission be granted subject to the recommended planning conditions.

7. Recommendation:

- 7.1 To approve subject conditions relating to the following:

No.	Subject	Brief Summary
1	Time Limit	Development must commence within 5 years of the permission date.
2	Approved Plans	Development to be carried out in accordance with the approved plans and documents.
3	Working Hours	Restricts construction working hours and controls out-of-hours operations.
4	Piling	Requires non-percussive piling methods and restricts piling hours.
5	Lighting	Requires approval of a lighting scheme to protect bats and control light spill before operational lighting is installed.
6	Enclosures	Requires approval of colours and finishes for fences, walls, gates and other boundary treatments.
7	Contamination	Requires investigation and remediation of any previously unidentified contamination encountered during development.
8	Flood Mitigation	Requires approval and implementation of a temporary flood mitigation scheme for construction works.
9	Wern Registered Park and Garden	Requires a mitigation/offsetting scheme for impacts on the Wern Registered Park and Garden.

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

10	Habitat Management and Monitoring Plan (HMP)	Secures habitat compensation, biodiversity net benefit, habitat monitoring and INNS management over the long term.
11	Landscape and Ecological Management Plan (LEMP)	Secures landscape restoration, planting, habitat management, ecological monitoring and long-term maintenance.
12	Archaeological Investigation (WSI)	Requires archaeological investigation and recording before groundworks commence.
13	Archaeological Reporting	Requires submission of an archaeological report and archive following fieldwork.
14	Materials and Waste Management Plan	Secures sustainable management, reuse, recovery and disposal of excavated materials and waste.
15	Public Rights of Way	Requires management arrangements for public rights of way and National Cycle Route 8 during construction.
16	Construction Method Statement	Prior to the commencement of any works on site a Construction Method Statements (CMS) and Risk Assessments to the satisfaction of the Overseeing Organisation for the Strategic Road Network (SRN).
17	Carriageway reinstatement design	Prior to the commencement of any works on site a carriageway reinstatement design and pavement specification shall be submitted to the satisfaction of the Welsh Government as Overseeing Organisation for the Strategic Road Network.
18	Dŵr Cymru Assets	Requires surveys and protection/diversion arrangements for water and sewerage infrastructure.
19	Surface Water Drainage	Prevents connection of surface water to the public sewer network.
20	Welsh Language Signage	Requires development-related signage to be Welsh or bilingual with Welsh given priority.
21	Minffordd Tunnel Headhouse CTMP	Requires a package-specific Construction Traffic Management Plan for the Minffordd Tunnel Headhouse works.
22	Minffordd Tunnel Headhouse CEMP	Requires a package-specific Construction Environmental Management Plan for the Minffordd Tunnel Headhouse works.
23	Minffordd Tunnel Headhouse HMP	Requires a package-specific Habitat Management Plan for the Minffordd Tunnel Headhouse works.
24	CTMPs for Main Work Packages	Requires separate Construction Traffic Management Plans for the Wern CSEC, Garth CSEC, Minffordd CSEC and Glaslyn Cables work packages.

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

25	CEMPs for Main Work Packages	Requires separate Construction Environmental Management Plans for the Wern CSEC, Garth CSEC, Minffordd CSEC and Glaslyn Cables work packages.
----	------------------------------	---