

PLANNING COMMITTEE	DATE: 03/03/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 1

Application Number: C24/0977/18/LL

Date Registered: 18/11/2024

Application Type: Full

Community: Llanddeiniolen

Ward: Deiniolen

Proposal: Restoration work to the site to include internal and external alterations

Location: The Slate Museum, Gilfach Ddu, Llanberis, Caernarfon, Gwynedd, LL55 4TY

Summary of the

Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1. Full planning application for restoration work to the site to include demolition of the café and shop and to erect new buildings.
- 1.2 The site is large and fairly complex due to its size. Briefly, the buildings have been sited and face the north where the main entrance lies. This is the most striking part of the site, and this then opens up to the internal courtyard, which is an open space where the site can be seen clearly. It is a square shape, and to facilitate the description the site is split into the main entrance to the north, buildings within the internal courtyard, the eastern, southern and western sections of the courtyard and then the sections to the south of the site where the café and the waterwheel are. Every room within the site is numbered, and therefore these are used to facilitate the application's description.
- 1.3 The vast majority of the work is internal restoration work, and formal planning consent is not required for these, but they have been assessed within the associated listed building application.
- 1.4 Within the site's internal courtyard, when walking through the main entrance you can see the existing shop which is a modern building. It is proposed to demolish this and reconstruct a new building. The existing shop is a circular shape, the new building would be square and on the same footprint. It will have GRC cladding namely, reinforced concrete panels coloured red with a grey metal roof. The windows and doors would also be in metal.
- 1.5 Opposite the shop it is proposed to erect a new canopy that would function as a shelter for visitors. It will be in a square shape with a roof of red corrugated sheeting and the sides would all be open.
- 1.6 In the western part of the site there are rooms that follow on from the main foundry, a slate splitting room, smithy and then rooms for letting. It is not intended to carry out any work to these. To the rear of these buildings is a small room, G17 which can be served via the main room. It is proposed to create a new external opening to this room to gain access to the side of the site where a new yard will be created to store hazardous materials such as oil, paint etc which require a surrounding fence. It is also intended to erect a fence on this part of the site.
- 1.7 On the internal side of this section, in the middle of the site and within the courtyard is the "cropping shed" namely room number G39 which currently is partly open with a small stone building attached (G40). Where the building is currently open on both sides it is proposed to install sliding doors on each side. These doors would be the same on both sides, and would be at full height for the opening, with glazed panes on the upper section and timber on the bottom. It is also intended to erect an extension at the end to create new toilets. The building would have a mono-pitched roof covered with red metal sheeting. Where the current stone building stands, the gable-end wall would be taken down to re-erect it higher to form the gable-end of the new building. On the side of this main building, it is also proposed to erect a new small workshop that will again be of the same materials, and between these two buildings it is proposed to install two ventilation units covered by a steel fence.
- 1.8 In G10, the foundry, the main change is to re-open the existing opening that has already been closed for some time. It is proposed to re-open this and install wooden double doors in keeping with the rest in the yard.

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- 1.9 In the southern section of the site in room G05, it is proposed to remove some modern partition walls to use this as an exhibition room. It is also proposed to slightly widen the existing opening from G04 to this room. The existing double doors at the southern side of the room open inwards, it is proposed to change this so that they open outwards.
- 1.10 To the north, towards the main entrance are rooms G02 and G01 namely the caban and the theatre. There are no internal changes to these, but due to the work to re-locate the service equipment onto the wall to save space, a ventilation system is required. It is proposed to install two new vents that would look like cat-slide vents similar to those on the rest of this elevation.
- 1.11 On the southern side of the site are the existing café and waterwheel. The café is a modern building, and it is proposed to demolish this and re-build a new building on the same footprint but significantly larger. It is intended to have a café, kitchen, toilets and an education room on the ground floor together with a bin and recycling area, with the first floor providing another education room and toilets. In summary, the building would be in a square shape with a metal pitched roof with rooflights at the back and two dormer windows on the front (the elevation that looks into the courtyard) with the red concrete panels as cladding.
- 1.12 No work to Fron Haul terrace forms part of this application.
- 1.13 Landscaping work also forms a significant part of the site together with drainage work to upgrade the entire site.
- 1.14 The Gilfach Ddu site is in the village of Llanberis, but outside the development boundary of the village. The buildings are grade I listed with a waterwheel being an ancient monument. The site also lies within the Slate industry World Heritage Site as well as the Landscape of Outstanding Historic Interest.
- 1.15 Wildlife surveys, a design and access statement, transport statement, lighting survey, drainage matters, green infrastructure statement as well as an archaeological survey were received. The application was submitted to the Committee due to the size of the site.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the 7 well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

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

PCYFF 1: Development Boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

PS 5: Sustainable development

PS 6: Alleviating and adapting to the effects of climate change.

AMG 2: Special Landscape Areas

AMG 5: Local Biodiversity Conservation

PS 19: Conserving and where appropriate enhancing the natural environment

PS 1: The Welsh Language and Culture

PS 4: Sustainable transport, development and accessibility

TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 14: The Visitor Economy

TWR 1: Visitor Attractions and Facilities

AT 1 (Slate WHS): Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens (Slate Landscape)

PS 20: Preserving and where appropriate enhancing heritage assets

2.4 National Policies: Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 – February 2021)

Technical Advice Note 12: Design

Technical Advice Note 13: Tourism

Technical Advice Note 24: The historic environment

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3. Relevant Planning History:

3.1 C00A/0347/18/CR – Renovate an unused former coal shed from a toilet block to its original use as a coal storage and washing area used as part of the Museum - Approved 29-08-2000

C00A/0606/18/CR – Five CCTV cameras – Approved 25-01-2001

C00A/0607/18/LL – Five CCTV cameras – Approved 15-12-2000

C22/0046/18/CR – Demolish current stone 'loco pit' and replace with a concrete one – Approved 15-02-2022

C24/0976/18/CR Restoration work on the site to include internal and external alterations – Sent for the attention of Cadw – awaiting a decision

4. Consultations:

Community/Town Council: Not received

Transportation Unit: I refer to the above application and I confirm that the transportation unit does not have any objection to the proposal.

Natural Resources Wales: We 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:

Condition 1: Lighting Plan

Condition 2: Construction Environmental Management Plan (CEMP)

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

Protected Species

We have reviewed the ecological documents in support of the above application, including the bat emergence survey report (SK Environmental Solutions Ltd, Sept 2024) and the Lighting Strategy report (Hydock, 12/11/2024).

The bat emergence survey report concludes that a maternity roost of soprano pipistrelles is located in the roof of the main building (Building 4), with an access to the east gable, and there are a number of day roosts of individual common and soprano pipistrelles dotted around the site. A number of other bat species, including lesser horseshoe bat, was recorded commuting/foraging through and around the site.

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The report concludes that an EPS license from NRW will be required to carry out work that would disturb bats or damage or destroy any of the roosts. Other works that don't require a license may also require ecology supervision when undertaken.

We are satisfied with the conclusion of the bat report. However, we advise we have the following additional points to consider, mainly regarding the Lighting Strategy:

1. There is no drawing to show the recorded bat flight routes within the bat emergence report. These routes are needed when assessing the impact and locations of the lighting units, which need to avoid illuminating flight routes as well as roost access points. We advise that such a plan be provided.
2. The number of light units appear to be excessive, especially at the northern forecourt of the building (14 bollards where there have historically been none) and to the south of the mitigation roost between building 4 and the cafe (7 lighting units in the corner of that external cafe area). We advise that this be reviewed.
3. Details of the lighting units is not provided, only a statement that they are to be dark sky approved. Further details of the units is required eg are bollards to have 1800 or 3600 splay, will the bulbs be visible on the units and will the lights be baffled in any way.
4. Only one vertical model of the lighting has been presented (for the rear access route). Vertical modelling of the other aspects would aid the understanding of how the light are likely to impact bats on their approach to, and past the building.

We note that the submitted lighting layout is indicative and that the final luminaire selection is subject to further refinement. We advise that the above points are addressed in the final lighting scheme, which should be agreed with the LPA as a condition within any permission:

Condition 1 - Prior to its installation, full details of lighting shall be submitted to and agreed in writing by the Local Planning Authority. The Lighting Plan should include:

- Details of the siting and type of external lighting to be used
- Drawings setting out light spillage in key sensitive areas
- An Environmental Lighting Impact Assessment against conservation requirements for protected species
- Light modelling images to present the night time effects of lighting on building elevations and ground surfaces from key viewpoints
- Details of lighting to be used both during construction and/or operation
- Measures to monitor light spillage once development is operational

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The lighting shall be installed and retained as approved during construction and/or operation.

Justification: A lighting plan should be submitted to ensure lighting details are agreed prior to installation and to reduce the impacts of lighting in the interest of protected species, protected sites, habitats, and commuting corridors.

Protected Sites

The site lies adjacent to Afon y Bala which forms part of the Llyn Padarn Site of Special Scientific Interest (SSSI), and is also within 100 metres of Coed Dinorwig SSSI.

The Afon y Bala is a key spawning area for the Arctic Charr feature of Llyn Padarn SSSI. Spawning activity of adult fish is taken to occur from 1st December to 31st January. During this period disturbing noise and overnight lighting affecting the Afon y Bala must be avoided. Noise transmission through the ground from percussive drilling / rock pecking, or from piling operations are considered to be of greatest risk in regards to noise, and must either be monitored and no noise/vibration detected at the Afon y Bala, or not take place during the most sensitive period for Charr spawning (1st Dec – 31st Jan).

The Preliminary Ecological Appraisal, Environmental Solutions Ltd, Ref: JN00627/D01, November 2023 has recommended that a Construction Environmental Management Plan (CEMP) be provided that includes mitigation for any construction risk to the environment.

Therefore, to secure appropriate mitigation measures, we advise that the condition set out below should be attached to any planning permission for this development.

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

- Construction methods: details of materials, how waste generated will be managed;
- 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.
- Soil Management: details of topsoil strip, storage and amelioration

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for re-use.

- 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.
- Control of Noise and Vibration: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill.
- 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: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details
- 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 development and implemented for the protection of the environment during construction.

We have no concerns on the impact on the Coed Dinorwig SSSI.

Land Contamination

We have reviewed the land contamination assessment reports submitted in support of the application. We advise that there is little additional risk to groundwater quality from the proposed development. Groundwater at the location has been subject to historic sources of contamination, but for several reasons, including those provided below, we do not consider it practical or especially beneficial to attempt further ground investigation and remediation.

Some reasons why further ground / groundwater investigation and remediation is unlikely to be practical or beneficial:

1. Contamination from past industrial activities is unlikely to remain in the slate geology, likely having been diluted and flushed out over the decades since the area was an active industrial site. The area is

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also prone to groundwater flooding which would have also helped to remove any former contamination from the fractures within the slate.

2. The shallow made-ground underlain by hard slate geology makes it difficult to conduct intrusive ground investigations and excavations of materials.

3. The relative geotechnical resilience and stability of the bedrock also make it unnecessary to excavate deep foundations to accommodate the development.

The principal at-risk controlled water is the nearby Llyn Padarn, which may be at risk of pollution during the any demolition, groundworks, and construction phases of the development. It is, therefore, important that the developer follows the relevant Guidance for Pollution Prevention (GPP) documents | NetRegs | Environmental guidance for your business in Northern Ireland & Scotland, including GPP 1, 5, 6, 13, 21, and 22.

As above, we advise that a CEMP is submitted prior to commencement of the development, which includes measures for protecting Controlled Waters from potential impacts of the development, including groundwater, Llyn Padarn and associated surface water features.

Other Matters

Our comments above only relate specifically to matters included on our checklist, Development Planning Advisory Service: Consultation Topics (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

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

Welsh Water: Propose a standard condition.

Public Protection Unit: Not received

Drainage Unit: Since 7 January 2019, sustainable drainage systems (SuDS) are needed to control surface water for every new development of more than 1 house or where the construction area with drainage obligations is 100m² or greater. Drainage systems must be designed and constructed in accordance with the minimum standards for sustainable drainage as published by Welsh Ministers.

These systems must be approved by Cyngor Gwynedd in its role as

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SuDS Approval Body (SAB) prior to commencement of the construction work.

Due to the size and nature of the development, an application will need to be made to the SuDS Approval Body for approval before construction work commences. The information provided shows that the developer intends to drain the site in a suitable sustainable manner; however, until an application is made to the SAB, there is no certainty that the site plan would enable compliance with the full suite of national SuDS standards.

<https://www.gwynedd.llyw.cymru/cy/Trigolion/Cynllunio-a-rheolaeth-adeiladu/Cynllunio/System-Draenio-Cynaliadwy.aspx>

Biodiversity Unit:

The applicant has submitted the following reports relevant to ecological features:

- PRELIMINARY ECOLOGICAL APPRAISAL SK
Environmental Solutions Ltd November 2023
- BAT EMERGENCE SURVEY REPORT September 2024,
SK Environmental Solutions Ltd
- ECOLOGICAL IMPACT ASSESSMENT SK
Environmental Solutions Ltd September 2024
- Lighting Strategy, by Hydrock Consultants Limited, 12
November 2024

Comments on Reports:

The surveys and reports have been undertaken to a good standard.

The bat surveys located several bat roosts within the roof spaces of the Slate Museum. Five pipistrelle bat roosts were confirmed within the main museum building, including a maternity roost of soprano pipistrelle bats. The survey also identified two trees (TN2 and TN3) with potential to support roosting bats, and that the immediate surrounding area provides good commuting and foraging habitat for bats and refers to other known bat roosts in the area surrounding the museum.

The ecological assessment considers that works on site have the potential to impact the bat roosts either by repair works to the roof obstructing bat roost accesses obstruction or resulting in the destruction of a roost. The pipistrelle maternity will be retained and the other pipistrelle day roosts will either be retained or reinstated.

The ecological assessment also considers the impact of new lighting on the bat roosts and a lighting plan has been prepared which includes modelling of lighting at 5 and 8m in height in order to assess the impacts on bat species flying at height. Although

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pipistrelle bat species are less sensitive to light pollution than other bat species, and the proposed lighting plan ensures that the maternity roost entrance will not be exposed by lighting to protect the roost from predators.

The Lighting Strategy includes a baseline survey was undertaken at night on 06.11.24 and states: “The proposed lighting strategy would be switched off at a similar time in line with opening times, therefore achieve similar negligible levels at night. The intention is to provide more control, uniform minimal lighting levels and be dark sky compliant.”

There are two proposed rooflights to the café building and the intention is to specify exhibition black out blinds.

The proposed lighting includes bollards to illuminate the central walkway through the museum ground, and the lighting model shows that they have about 10 lux and illuminate the pathway at around 5-1 lux. I would have like to have seen a clearer images of the results of the modelling especially greater gradations at the lower lux levels.

Swifts – There are swift nesting sites within the walls of the water wheel and I believe that the museum will be putting up swift boxes.

I have no objection to this proposal, and I recommend the following conditions:

1. Once construction is completed a the illumination level of the site are monitored and the report is provided to the LPA.
2. Swift boxes are put up.
3. The recommendations in the ecological reports & bat survey are followed

Cadw (heneb):

Advice

Having carefully considered the information provided; we have no objection to the proposed development. Our assessment of the application below is listed below.

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

Assessment

Scheduled Monuments

CN066 Castell Dolbadarn

CN163 Dinorwic Quarry: Hafod Owen Winding Engine, Locomotive Shed, Main Waterwheel and Housing

CN177 Dinorwic Quarry Barracks 'A' Incline

CN198 Vivian Slate Quarry, Inclines, Walia & associated structures

CN288 Hut Circle Settlement and Rectangular Hut North of Hebron Station

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CN337 Dinorwic Quarry

World Heritage Sites:

The Slate Landscape of Northwest Wales - Dinorwig Slate Quarry Mountain Landscape

The application area is located inside 2km of the above scheduled monuments and is inside the Dinorwig Slate Quarry Mountain Landscape section of The Slate Landscape of Northwest Wales World Heritage Site.

The application is accompanied by a Heritage Impact Assessment prepared by Rural Office and PegwA that has considered the impact of the proposals on the settings of the scheduled monuments and the World Heritage Site. It has concluded that the proposed development will not have some impact on the historic environment, but the benefits of the scheme will outweigh them. Consequently, the proposed development will not have a damaging effect on the settings of the scheduled monuments and will not have an adverse impact on the outstanding universal value of the World Heritage Site. We concur with this conclusion.

Heneb: Not received

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period has expired and no correspondence was received on the application.

5. Assessment of the material planning considerations:

The principle of the development

5.1 The Slate Museum is already a very popular attraction in the area and has been a museum for some time. Policy TWR 1 of the LDP supports proposals to develop new visitor attractions and facilities, or to improve and extend the standard of existing facilities as long as they were within the development boundary. Where there are no suitable opportunities available inside the development boundary, only proposals that include the following will be approved:

1. *The re-use of an existing building(s) or a suitable previously used site; or*
2. *The re-use of an existing building(s) or a site closely related to other existing buildings that forms part of an existing tourist facility.*

5.2. As noted above, the museum is an existing tourism site located outside the development boundary of the Village of Llanberis, but the principle is acceptable as it is an existing attraction, provided the proposal is suitable in terms of scale, type and character to its urban/rural setting.

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- 5.3 The new buildings submitted as part of this proposal have been designed carefully in relation to the existing site in terms of materials and elevations. Overall, the site forms part of the previous Quarry, and the designs of the dormer windows to the new café for example have been taken from the historical slopes to follow the same pattern. As well as the red colour in the new buildings which is a colour that can be seen throughout the whole site. It is considered that the proposed development is high-quality in terms of design, layout and appearance, and is acceptable.
- 5.4 Please also note that this site is a popular and very important attraction for the area to attract people, but it is also an important attraction in terms of the area's history and an educational facility attracting local schools. To this end, the new café building includes education rooms. The proposed development will support and extend the range of facilities on the site and contribute to employment opportunities in the area and these new buildings would allow this to continue in the long term.
- 5.5 Where appropriate, the development can be accessed through a variety of modes of transport, particularly sustainable modes of transport such as walking, cycling and public transport. The site is in a very popular tourism area where there are several modes of public transport, as well as the attraction of visitor trains. Following the above assessment, it is therefore felt that the proposal meets the requirements of the relevant policy TWR 1 and is acceptable in principle.

Design and Visual Amenities

- 5.6 Policy PCYFF 3, design and place shaping states that proposals will be approved, including extensions and changes to existing buildings and structures, only if they comply with the policy's criteria.
- 5.7 As noted above, in this case it is considered that the proposal would add to the character as well as the enjoyment of the site as a whole by improving visitors' experience. There has not been any investment in the site for some time and by now the buildings are deteriorating and are also lacking modern facilities for visitors. The restoration work on the main buildings would improve the use of the site and access to all, but it will not be alien in terms of design and materials.
- 5.8 The new buildings have been designed around the features of other structures around the site, so that they would not be alien within the Landscape. The site is very striking, especially on approaching the site and there was concern about any new building here in terms of the sense of arrival, but it is felt that the new proposal with the pitched roof and the steps downwards will reduce any visible impact and are at a height so that the main building will still be visible from the rear.
- 5.9 The choice of materials has been very important and by using industrial materials such as the corrugated sheeting and also the choice of the red colour, namely the main colour of the site's windows. It is therefore deemed that the materials satisfy policy requirements in this case.
- 5.10 Due to the location of the buildings within the extensive Country Park site, there is already a parking provision on the site and the proposal also improves the usage in front of the site in terms of access and signage to facilitate the visitors' experience.
- 5.11 All the drainage matters have been taken into consideration when designing the proposal, and the drainage unit had no objection to the proposal.

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- 5.12 The new lift will ensure that any person can gain access to the first floor where usually only stairs would secure access. Of course, the new café building would also be completely accessible to all with the lift forming part of the design. It is therefore felt that the proposal would satisfy this criterion.
- 5.13 It is believed that the proposal would create a healthy and lively environment to improve the current visitor experience and to get more people to visit the site, that will be there in the future. Following the assessment of the relevant criteria of policy PCYFF 3, it is felt that the principle of the proposal is acceptable in this case.

General and residential amenities

- 5.14 The Gilfach Ddu site is very striking and important within the village, and is part of the heritage, culture and history of the site and is within living memory. Therefore, any alteration to the site must be dealt with very sensitively, and it is felt that the treatment of the work to the main buildings is the minimum required to restore and to secure them for the future. It is felt that the treatment of the new buildings including the new café follow the pattern in terms of the design, materials and existing colours around the site and will not create any alien element within the site. Given also that the site is very popular with walkers, visitors to the park and other sites it is not believed that the proposal is likely to affect the area's extensive amenities nor the World Heritage Site.
- 5.15 No local residents live near the site but bearing in mind that there would be no change in terms of site use, only generally upgrading the site, it is not deemed that the proposal will affect any residents. Therefore, it is considered that the proposal complies with the requirements of policies PCYFF 2, 3 and PS20 and AT1 of the LDP.

Transport and access matters

- 5.16 A Transport Statement was submitted with this application. There is no proposal to change or adapt the roads network to the site or the current parking provision as this is beyond the applicant's ownership but located in a country park serviced by the Council. The museum staff parking provision continues as present without any change. In terms of litter and recycling from the site, the new café will remain in the location of the current café where there is a different access to serve these, and this will not change. The Transportation Unit had no objection to the proposal, and it was felt that this satisfies the requirements of policies TRA 2 and TRA 4 of the LDP.

Biodiversity Matters

- 5.17 Wildlife reports have been submitted with the application stating that bats are present in the buildings. The Biodiversity Unit did not have any objection to the proposal, but propose conditions regarding the site's lighting and also to install bird boxes for the Swift and to follow the measures within the report. The comments of NRW were on the same track and stated concern about lighting the site and again offering relevant conditions to control this. It is therefore

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deemed that in this case the proposal complies with the requirements of Policy AMG 5 of the LDP.

Archaeological Matters

- 5.18 As part of this site, namely the waterwheel, is a monument, work on this structure does not form part of the application and will form a direct ancient monument application. However, an archaeological report has been submitted with the application in discussions beforehand with the Ancient Monuments Service. No observations have been received from the ancient monuments service.

Language Matters

- 5.19 In accordance with the Planning (Wales) Act 2015, it is a duty when deciding on a planning application to consider the Welsh language, where it is relevant to that application. This is further reiterated in para. 3.28 of Planning Policy Wales (Edition 11, 2021), and Technical Advice Note 20. Supplementary Planning Guidance (SPG) 'Maintaining and Creating Unique and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development.
- 5.20 It is noted that there are some specific types of developments where it will be required for the proposal to submit a Welsh Language Statement or Report on the Welsh Language Impact Assessment. The thresholds in terms of when it will be expected to submit a Statement/Report have been highlighted in Policy PS1 of the Joint LDP, along with Diagram 5 of the SPG. In terms of the types of developments in question, the proposal does not reach the thresholds for submitting a Welsh Language Statement or a Report on a Welsh Language Impact Assessment. Nevertheless, Appendix 5 of the SPG states that every housing, retail, commercial or industrial development where a Welsh Language Statement/Assessment is not required, should show how consideration has been given to the language.
- 5.21 The proposal before you is to improve and protect a historic and important attraction to the area that is also an educational facility. Services are already being provided in both languages and there is no intention to change this via the application that is before you. It is not considered that the development would be likely to have a detrimental impact on the Language and therefore, it is considered that it complies with the requirements of policy PS1 in this context.

6. Conclusions:

- 6.1 Having considered the above assessment, it is not believed that the proposal would be likely to harm the character of the area, the site directly nor the area's amenities. Restoration work is essential to the site's future together with the new buildings that would be a significant improvement in terms of design and also the visitors' experience of the site. In this case it is considered that the proposal is acceptable for approval.

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7. Recommendation:

7.1 To approve the application subject to the following conditions:

Approve - conditions

1. 5 years
2. In accordance with the plans
3. Cast-iron rainwater goods
4. The door details to be approved beforehand.
5. Lime mortar
6. Details of flue/vents to be approved beforehand.
7. Details of the new fence to be approved beforehand.
8. Stone samples
9. Samples of materials to be used
10. In accordance with the requirements of GIS
11. Welsh Water Conditions
12. Lighting conditions
13. Biodiversity conditions /NRW
14. Landscaping