

PLANNING COMMITTEE	DATE: 19/05/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 2

Application Number: C24/0072/02/LL

Date Registered: 21/05/2024

Application Type: Full

Community: Corris

Ward: Corris / Mawddwy

Proposal: Farm diversification plan for the siting of 5 holiday accommodation units on the land

Location: Land Next To Pandy, Corris, SY20 9RJ

Summary of the Recommendation: TO REFUSE

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1. Description:

- 1.1 The application was deferred at the 28 April 2025 committee in order for the planning committee to carry out a site visit.
- 1.2 Application to change the use of land and develop a new holiday accommodation in the form of 5 permanent glamping pods and associated parking, alterations to the access, drainage and landscaping. The proposal has been submitted as a diversification project on a 120-hectare livestock family farm. The pods would have flat green roofs (plants) with external walls of stained timber cladding and aluminium frames/doors. All the pods would sleep 2 people and include a bathroom and small kitchen. When dealing with the application, the proposal has been amended to reduce the size of the site (red line) and the number of pods has been reduced from 6 to 5.
- 1.3 The following documents have been submitted as part of the application:
 - Preliminary Ecological Assessment
 - Green Infrastructure Statement
 - Trees Survey
 - Reptile Survey
 - A planning statement that includes a letter from the applicant explaining the background of the proposal.
 - Information to support the alterations to the access.
 - Speed survey
 - Pollution Prevention Plan
 - Details of treatment track and porosity tests
- 1.4 The site is situated in the countryside and within the Special Landscape Area. To the south of the site is afon Dulas and towards the north is a class 3 road that leads from Corris to Aberlenni. A residential property borders with the site towards the south-western end and there is an external building that is not in the applicant's ownership to the east of the existing access. The site's topography slopes down from the road towards the river. The proposed holiday units would be located on the slope above the river. When the application was originally submitted, the most southern parts of the site fell within a C2 Zone of the Development Advice Map associated with TAN 15 and within fluvial flood zone 2 / 3 on the flood maps for planning. The application site has now been amended and the site abuts the flood zone but does not fall within it.
- 1.5 The application is submitted to the Planning Committee as the application site is greater than 0.5 hectare.

2. Relevant Policies:

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

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

PS 1: The Welsh Language and Culture
 PS 4: Sustainable transport, development and accessibility
 TRA 2: Parking standards
 TRA 4: Managing transport impacts
 PS 5: Sustainable Development
 PS 6: Alleviating and Adapting to the Effects of Climate Change
 PCYFF 1: Development boundaries
 PCYFF 2: Development criteria
 PCYFF 3: Design and place shaping
 PCYFF 4: Design and landscaping
 PS 14: The Visitor Economy
 TWR 3: Static Caravan and Chalet Sites and Permanent Alternative Holiday Accommodation
 PS 19: Conserve and where appropriate enhance the natural environment
 AMG 2: Special landscape areas
 AMG 5: Local biodiversity conservation
 PS 20: Preserving and where appropriate enhancing heritage assets

 AT 4: Protection of non-designated archaeological sites and their setting

 Supplementary Planning Guidance: Tourist Facilities and Accommodation (March 2021)
 Supplementary Planning Guidance (SPG): Maintaining and Creating Distinctive and Sustainable Communities

2.4 National Policies:

Future Wales: The National Plan 2040
 Planning Policy Wales (Edition 12 - February 2024)
 Technical Advice Note: 5 Planning and Nature Conservation (2009)
 Technical Advice Note: 12 Design: June (2016)
 Technical Advice Note 15: Development and Flood Risk (2004)
 Technical Advice Note: 18 Transport: March (2007)

3. Relevant Planning History:

3.1 No relevant planning history.

4. Consultations:

Community/Town Council:

Observations 8 June 2024

Corris Community Council met and discussed the changes that have been made to the account. They support the changes made to the application as it will involve less grounds work for the area and new locations of the pods will have less impact on the environment.

Observations 8 March 2024

Corris Community Council met last night and discussed the Proposed planning development at land near Pandy. The resolution was that Cllrs. are in support of the application with advisories about the risk

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of noise pollution, light pollution and safe access to and from the pods from the village. Making sure that footpaths rather than the road are used.

Observations 29 February 2024

Corris Community Council have had to declare the meeting where this item was discussed as null and void, therefore please disregard this reply. I requested, and was granted, an extension until 11th March. The item will now be discussed at the next meeting of the council and I will submit the decision thereafter.

Observations 24 February 2024

Corris Community Council had an extraordinary meeting of the council to discuss this application, and Cllrs voted unanimously to neither support nor oppose the planning as it stands.

The Cllrs support the diversification of the farm and acknowledge the need for more holiday accommodation in the area. However, they have concerns regarding the accuracy of the submitted plans, concerns of flooding and overspill of sewage into the river, concerns that Corris is a Special Landscape Area and therefore new holiday accommodation would not be appropriate.

Transportation Unit:

Observations 17 March 2025

I do not have an objection to the development. I request that the following conditions/notes are included with any planning permission granted.

Conditions

The highway works shall be laid out and constructed strictly in accordance with the submitted plans.

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

The applicant must take every precaution to prevent surface water from the curtilage of the site from spilling onto the highway.

Notes

The applicant is instructed to write to the Street Works Manager to receive permission under Section 171/184 of the Highways Act, 1980 to undertake any work within the road/pavement/green verge which is required to construct the access. You may also contact Cynfor Gwynedd's Street Works Unit on 01766 771000 for the relevant forms.

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Observations 16 December 2024

I refer to the above development and wish to state that I object on the grounds that the applicant has not demonstrated that the visibility splay from the proposed access point would be adequate.

The proposed access is located within a national speed limit zone, and the proposed visibility splays do not comply to the standards. While it is acknowledged the motorists are unlikely to be travelling near the speed limit, the applicant should demonstrate that the visibility splay would be adequate for the nature of the traffic.

Observations 20 November 2024

While I have no immediate concerns regarding the development, insufficient information has been provided for me to fully assess any impact upon the highway.

I ask the applicant to provide a detailed plan for the proposed access point. The plan should include information regarding:

The visibility splays from the access.

The gradient of the access.

The surface material of the access.

The dimensions of the access.

Curb line details between access and road.

Whether the access will be gated or not?

Natural Resources Wales:

Observations 29 May 2024

Thank you for consulting with us on the above application, received on 22/05/2024. Our previous observations in our letter dated 27/03/23 (CAS-251551 F5L1) are still valid.

Observations 27 March 2024

We have received additional information from the planning agent regarding the above, which we received on 14 March 2024.

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

Flood Risk

The new plans submitted address the concerns in our previous response letter (CAS 248496-H1Y4, dated 21/02/2024), and we have no objection to the development as proposed from a flood risk perspective.

Foul Drainage

Having considered the contents of the e-mail dated 14/03/2024 by Paul, of George and

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Tomos, we raise no further concerns regarding this matter.

We advise that no part of the soakaway should be within 10 metres of any watercourse.

If a private drainage solution is to be progressed, the Applicant will need to apply for an Environmental Permit from us. It is important to note that a grant of planning permission does not guarantee that a permit will be granted, should a proposal be deemed to be unacceptable (either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible). The Applicant is therefore advised to hold pre-application discussions with our Licensing Team on 0300 065 3000, at the earliest opportunity, to try to ensure that there is no conflict between any planning permission granted and the permit requirements.

Protected Species

We note that the ecological report submitted in support of the above application (Preliminary Ecological Assessment for a proposed development on land at Pandy Fields Corris Gwynedd. Wyndruch Wild 01/11/2023) found no evidence of protected species present at the application site. However, we note that the report recommends that lighting associated with the scheme should be directed away from the hedges, to ensure a dark corridor is maintained for the benefit of any roosting or commuting bats. We have no comments to make on the application as submitted and advise that you liaise with your own Authority's ecologist regarding lighting or any other avoidance measures required.

Observations 13 March 2024

Thank you for consulting with Natural Resources Wales (NRW) regarding the above, received by us on 1 March 2024.

We have concerns regarding the application as submitted because insufficient information has been provided to support the proposal. To overcome these concerns, you should seek further information from the applicant regarding foul drainage. Should this information not be provided, we will object to this planning application. Further details are provided below.

Flood Risk

The new plans submitted address the concerns in our previous response letter (CAS 248496-H1Y4, dated 21/02/2024), and we have no objection to the development as proposed from a flood risk perspective.

Foul Drainage

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We note that the intention is to dispose of foul drainage to a private sewerage system, i.e. package treatment plant. According to our records, the proposed development is located within a publicly sewered area. The installation of private sewage treatment facilities in places within publicly sewered areas is not normally considered environmentally acceptable because of the greater risk of failures leading to pollution of the water environment compared to public sewerage systems.

Section 6.6.21 of Planning Policy Wales states "Any development discharging domestic sewage should connect to the foul sewer where it is reasonable to do so. Development proposing the use of non-mains drainage schemes will only be considered acceptable where connection to the main sewer is not feasible..."

Government guidance on private sewerage in Welsh Government Circular 008/2018 stresses that the first presumption must be to provide a system of foul drainage discharging into a public sewer. Only where having taken into account the cost and/or practicability it can be shown to the satisfaction of the local planning authority that connection to a public sewer is not feasible, should non-mains foul sewage disposal solutions be considered.

We therefore advise the Applicant to either amend their proposals to ensure that the foul drainage is connected to the mains sewerage system or provide detailed evidence to demonstrate that it is not reasonable to connect.

The Applicant should thoroughly investigate the possibility of connecting to the foul sewer by taking the following steps:

- Approach the sewerage undertaker to reach an agreement for a connection to the foul sewer.
- If the sewerage undertaker refuses connection to the public sewer, request that they adopt the proposed treatment system.
- If the sewerage undertaker refuses both of the above, you must appeal the refusal with Ofwat.

For further details, please see Natural Resources Wales / Private sewage treatment in an area with a public sewer

The Applicant should be aware that should a connection to the mains sewer not be feasible, they will also need to demonstrate that the proposal would not pose an unacceptable risk to the water environment. Welsh Government Circular 008/2018 advises that a full and detailed consideration be given to the environmental criteria listed under paragraph 2.6 of the Circular, in order to justify the use of private sewerage.

As stated above, we expect developers discharging domestic sewage

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to connect to the public foul sewer where it is reasonable to do so. We will not normally grant a discharge permit for a private sewage treatment system where it is reasonable to connect to the public foul sewer. We also expect discharges of trade effluent to connect to the public foul sewer where it is reasonable to do so and subject to the sewerage undertaker granting a trade effluent consent or entering into a trade effluent agreement.

Applicants wishing to operate a private sewerage system will need either to apply to us for an environmental permit or register with us for an exemption from the permit requirement. Septic tanks and small sewage treatment works that meet certain criteria may be registered as exempt. A step-by-step guide to registering an exemption can be found on our website. If the septic tank or private sewage treatment system is not eligible for an exemption, the Applicant will need to apply for an environmental permit, further details can be found here. Should a permit be required, further information may be required as part of that application process. The Applicant is therefore advised to contact us for pre-application advice at the earliest opportunity to try to ensure that there is no conflict between any planning permission granted and the permit requirements. Further details on how to access our pre-application service can be found here.

It is important to note that a grant of planning permission does not guarantee that a permit will be granted. A proposal may be deemed unacceptable either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible. Applicants are encouraged to ensure they have all the required permissions, consents and any other approvals in place prior to commencement of works on the site.

Please note, a lack of capacity, or plans to improve capacity in the sewer, is not a valid reason for a sewerage undertaker to refuse connection under Section 106 of the Water Industry Act 1991 and we may refuse to issue an environmental permit or exemption for private treatment facilities in such circumstances.

Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to Guidance for Pollution Prevention 4 on the NetRegs website, which provides further information.

Protected Species

We note that the ecological report submitted in support of the above application (Preliminary Ecological Assessment for a proposed

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development on land at Pandy Fields Corris Gwynedd. Wyndruch Wild 01/11/2023) found no evidence of protected species present at the application site. However, we note that the report recommends that lighting associated with the scheme should be directed away from the hedges, to ensure a dark corridor is maintained for the benefit of any roosting or commuting bats. We have no comments to make on the application as submitted and advise that you liaise with your own Authority's ecologist regarding lighting or any other avoidance measures required.

Observations 21 February 2024

Thank you for consulting Natural Resources Wales (NRW) about the above, which we which we received on 05 February 2024.

We have concerns regarding the application as submitted because insufficient information has been provided to support the proposal. To overcome these concerns, you should seek further information from the applicant regarding flood risk and foul drainage. If this information is not provided, we would object to this planning application. Further details are provided below.

Flood Risk

The planning application proposes highly vulnerable development for the erection of 6 holiday lodges. Our Flood Risk Map confirms the site to be partially within Zone C2 of the Development Advice Map (DAM) contained in TAN15 and the FMfP identifies the application site to be at risk of flooding and falls partially into Flood Zone 2/3 Rivers.

We refer you to Section 6 of TAN15 and the Chief Planning Officer letter from Welsh Government, dated 9 January 2014, which affirms that highly vulnerable development should not be permitted in Zone C2 (paragraph 6.2 of TAN15). The justification tests in paragraph 6.2 of TAN15 do not apply to highly vulnerable development in Zone C2.

In the first instance, and based on the application as submitted, your Authority should make a planning policy decision on the application. Therefore, unless we receive written confirmation from your Authority that you believe there are overriding reasons to consider granting planning permission, despite the site's location within Zone C2, we do not intend to comment on the risks and consequences of flooding, and we would advise that your Authority should refuse the planning application on planning policy grounds.

The decision as to whether a development should be considered contrary to TAN15 policy is entirely a matter for your Authority.

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However, if you provide overriding reasons and require our advice, we advise you there is no flood consequences assessment (FCA) supporting the planning application and this will be required to assess compliance with Test IV (in paragraph 6.2). We will then provide you with technical advice on the acceptability of flooding consequences in accordance with Appendix 1 of TAN15. If the FCA fails to demonstrate that the consequences of flooding can be acceptably managed over the lifetime of the development, then we would object to the application.

Alternatively, the applicant may wish to relocate the holiday units and amend the red line boundary so that the entire development is outside the flood zone (Zone 2/3 of the FMfP and C2 of the DAM). In this instance, we advise the applicant submits a site plan with the flood zones clearly overlayed.

Please inform us, in accordance with paragraph 11.7 of TAN15, if you are minded to grant permission for the application contrary to our advice.

Foul Drainage

We note that the intention is to dispose of foul drainage to a private sewerage system, i.e. a package treatment plant. According to our records, the proposed development is located within a publicly sewered area. The installation of private sewage treatment facilities in places within publicly sewered areas is not normally considered environmentally acceptable because of the greater risk of failures leading to pollution of the water environment compared to public sewerage systems.

Section 6.6.21 of Planning Policy Wales states "Any development discharging domestic sewage should connect to the foul sewer where it is reasonable to do so. Development proposing the use of non-mains drainage schemes will only be considered acceptable where connection to the main sewer is not feasible..."

Government guidance on private sewerage in Welsh Government Circular 008/2018 stresses that the first presumption must be to provide a system of foul drainage discharging into a public sewer. Only where having taken into account the cost and/or practicability it can be shown to the satisfaction of the local planning authority that connection to a public sewer is not feasible, should non-mains foul sewage disposal solutions be considered.

We therefore advise the Applicant to either amend their proposals to ensure that the foul drainage is connected to the mains sewerage system or provide detailed evidence to demonstrate that it is not reasonable to connect.

The Applicant should thoroughly investigate the possibility of

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connecting to the foul sewer by taking the following steps:

- Approach the sewerage undertaker to reach an agreement for a connection to the foul sewer.
- If the sewerage undertaker refuses connection to the public sewer, request that they adopt the proposed treatment system.
- If the sewerage undertaker refuses both of the above, you must appeal the refusal with Ofwat.

For further details, please see Natural Resources Wales / Private sewage treatment in an area with a public sewer

The Applicant should be aware that should a connection to the mains sewer not be feasible, they will also need to demonstrate that the proposal would not pose an unacceptable risk to the water environment. Welsh Government Circular 008/2018 advises that a full and detailed consideration be given to the environmental criteria listed under paragraph 2.6 of the Circular, in order to justify the use of private sewerage.

As stated above, we expect developers discharging domestic sewage to connect to the public foul sewer where it is reasonable to do so. We will not normally grant a discharge permit for a private sewage treatment system where it is reasonable to connect to the public foul sewer. We also expect discharges of trade effluent to connect to the public foul sewer where it is reasonable to do so and subject to the sewerage undertaker granting a trade effluent consent or entering into a trade effluent agreement.

Applicants wishing to operate a private sewerage system will need either to apply to us for an environmental permit or register with us for an exemption from the permit requirement. Septic tanks and small sewage treatment works that meet certain criteria may be registered as exempt.

A step-by-step guide to registering an exemption can be found on our website.

If the septic tank or private sewage treatment system is not eligible for an exemption, the Applicant will need to apply for an environmental permit, further details can be found here. Should a permit be required, further information may be required as part of that application process. The Applicant is therefore advised to contact us for pre-application advice at the earliest opportunity to try to ensure that there is no conflict between any planning permission granted and the permit requirements. Further details on how to access our pre-application service can be found here.

It is important to note that a grant of planning permission does not guarantee that a permit will be granted. A proposal may be deemed

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unacceptable either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible. Applicants are encouraged to ensure they have all the required permissions, consents and any other approvals in place prior to commencement of works on the site.

Please note, a lack of capacity, or plans to improve capacity in the sewer, is not a valid reason for a sewerage undertaker to refuse connection under Section 106 of the Water Industry Act 1991 and we may refuse to issue an environmental permit or exemption for private treatment facilities in such circumstances.

Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to Guidance for Pollution Prevention 4 on the NetRegs website, which provides further information.

Protected Species

We note that the ecological report submitted in support of the above application (Preliminary Ecological Assessment for a proposed development on land at Pandy Fields Corris Gwynedd. Wyndruch Wild 01/11/2023) found no evidence of protected species present at the application site. However, we note that the report recommends that lighting associated with the scheme should be directed away from the hedges, to ensure a dark corridor is maintained for the benefit of any roosting or commuting bats. We have no comments to make on the application as submitted and advise that you liaise with your own Authority's ecologist regarding lighting or any other avoidance measures required.

Welsh Water:

Observations 4 June 2024

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

SEWERAGE Having reviewed the amended plans, it appears that a package treatment plant is proposed as a method of foul disposal. We would therefore advise that the applicant seek advice from Natural Resources Wales and or the Local Authority Building control Department / Approved Building Inspector as both are responsible to regulate alternative methods of drainage.

However, should circumstances change and a connection to the public sewerage system/public sewerage treatment works is preferred we must be re-consulted on this application.

Also provided advice for the developer.

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Observations 19 March 2024

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

SEWERAGE Having reviewed the amended plans, it appears that a package treatment plant is still proposed as a method of foul disposal. We would therefore advise that the applicant seek advice from Natural Resources Wales and or the Local Authority Building control Department / Approved Building Inspector as both are responsible to regulate alternative methods of drainage. However, should circumstances change and a connection to the public sewerage system/public sewerage treatment works is preferred we must be re-consulted on this application.

Also provided advice for the developer.

Observations 13 February 2024

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

ASSET PROTECTION

The proposed development is crossed by a trunk/distribution watermain, the approximate position being shown on the attached plan. Dŵr Cymru Welsh Water as Statutory Undertaker has statutory powers to access our apparatus at all times. I enclose our Conditions for Development near Watermain(s). It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dŵr Cymru Welsh Water before any development commences on site.

SEWERAGE

Since the proposal intends utilising an alternative to mains drainage we would advise that the applicant seek advice from Natural Resources Wales and or the Local Authority Building control Department / Approved Building Inspector as both are responsible to regulate alternative methods of drainage. However, should circumstances change and a connection to the public sewerage system/public sewerage treatment works is preferred we must be re-consulted on this application.

Also provided advice for the developer.

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Public Protection Unit:

Observations 19 June 2024

As I noted in my e-mail sent on 04/04/2024, it appears that the development will continue to use a private drainage system, therefore, our original observations dated 28/02/24 (Our ref 38720/MLL) remain relevant. The service receives details of a recent percolation test (Average 46.5 Vp/s) as the results show that the subsoil would be suitable for effective drainage.

Observations 4 April 2024

It appears that the development will continue to use a private drainage system, therefore, our original observations dated 28/02/24 (Our ref 38720/MLL) remain relevant. The service receives details of a recent percolation test (Average 46.5 Vp/s) as the results show that the subsoil would be suitable for effective drainage.

Observations 25 March 2024

We have no further observations to what has already been submitted in our observations dated 28/02/24.

Observations 28 February 2024

Thank you for consulting with the Public Protection service, and for the opportunity to offer observations on the above.

We have considered the planning application above, and our observations are as follows:

MANAGING NOISE AND DUST

The applicant should take all relevant precautions to reduce the possibility of disturbance to the occupants of nearby properties in terms of noise and dust during the period of landscaping the development. This should include not working outside normal working hours during the day and advising neighbours beforehand for any work that is especially loud. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information, contact the Environmental Health Service.

SEWERAGE SYSTEM

We note from the information submitted that the holiday accommodation units would use a new sewage treatment unit for foul drainage. Any equipment installed must satisfy BS EN 12566, which includes small treatment systems for up to 50 population equivalents. We advise that the applicant refers to BS 6297:2007 (+A1:2008), which corresponds with BS EN 12566. This is the code of practice that provides recommendations and guidance on designing and

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installing drainage areas and infiltration systems for waste-water treatment use. It applies to systems for the treatment of discharges from domestic and commercial sources. Approved Document H (Drainage and waste disposal) also provides practical guidance in relation to the requirements of Schedule 1 and Regulation 7 of Building Regulations 2010 for Wales and England.

It is not permitted to discharge sewage directly to groundwater, and it is not permitted to locate any part of the system within 10m of any watercourse or permeable drain. A percolation test will need to be undertaken to assess the suitability of the soil in the proposed drainage area, and the results should be provided to the planning authority.

It is possible that an environmental permit will be required for any activity that involves discharging liquid affluent or wastewater to surface water or to/on the ground. Septic tanks and small sewage treatment units that meet certain criteria may be registered as exempt. However, they must continue to be registered as exempt in line with the requirement of the permit. Therefore, the applicant must contact NRW to apply for a permit / register the system as exempt.

Biodiversity Unit:

Observations 5 November 2024

Thank you for the reptile report. The survey and report have been undertaken to a good standard. The survey found 4 slow worms. I have no concerns about reptiles.

Observations 31 July 2024

Thank you for drawing my attention to the amended plans. The plan that was received on 30 May 2024. I am pleased to see that the plan indicates that the accommodation unit would not be as close to 15 metres from the river, but the sewage treatment system is just within 15 metres of the river.

The plan shows an "existing" grass track down to the river but there is no sign of this on the recent aerial photo. Therefore, I would like to see this track being removed from the plan where I have marked with a red circle.

The PL- 04A plan shows that two acidic grassland areas would be protected, a wildflower meadow will be created, and more trees/shrubs will be planted in the hedgerow which is good. Trees and shrubs should be planted including hazel, honeysuckle and bramble as they are the preferred plants of dormice.

The applicant has provided a Trees Survey (21.05.2024) which is acceptable.

I apologise for the confusion, a dormouse survey will not be required if trees, shrubs or bramble will not be removed.

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Observations 28 May 2024

I object to the plans because they show a fence too close to the trees along the river, and this fence is within the root protection areas of these trees. Also a track/path to the river this will damage trees and likely to lead to pollution of the river. I also object to the flow drainage being only a few meters from the river. The planning includes bays for parking and these will need to be cut into the slope, the ground and earth works are likely to cause pollution of the river during times of heavy rainfall.

I also object to the proximity of the development to the hedge along the eastern boundary. This boundary is likely to support good habitat and I recommend that there is a buffer of at least 10 meters from this hedge.

A survey of the grassland fungi is still required.

Observations 24 April 2024

As well as my comments on the 26th of March with the list of requirements in it, I can also confirm we will require the following:

- Reptile survey
- Dormouse survey
- Better habitat/vegetation map and updated botanical survey (the original survey was undertaken in November when many plant Species are dormant) – this together with a site visit may help me decide on the importance of a fungi survey. Following this, amended plans may be required to avoid areas likely to have rich fungi assemblages.
- Better plans showing the actual footprint of the development including the cutting into land.

Observations 26 March 2024

Ecological Reports

- Preliminary Ecological Assessment, for a proposed development, on land at Pandy Fields, Corris, Gwynedd. Produced by Wyndrush Wild 1st November 2023

The ecological report has been produced to a good standard and with a good knowledge and understanding of vegetation and bryophytes. Although it has not included a data search from Cofnod and nor has it noted the Wildlife Sites or considered Dormice (there is a known population around Corris). The survey notes acid grassland and found a coral fungus meadow coral *Clavunilopsis corniculata*. Habitat map is a bit vague.

Survey found acid grassland in two locations which I have estimated on the map below.

Site

The site is on sloping fields of grasslands with hedgerows. The sloping field is likely to require significant cutting and infilling to create level areas for chatets and trackways.

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Habitats:

Hedgerows
Trees
Stream
River – Afon Dulas
Slate fence
Acid grassland
Improved grassland
Trees
Non-native species

Wildlife Site

Two Wildlife Sites directly adjacent to proposed development.

- Tan-yr-allt 612 confirmed Wildlife Site – designated for habitats of acid grassland and flush.
- Nant Cwmcelli 1610 – River and Wildlife corridor.

River Afon Dulas

The proposed development is located within 5-10 meters of the river and the mature trees. I recommend that the location of the holiday chalets and hard-standing/car parking is located at least 15 meters from the river and trees. I recommend that a tree survey is undertaken and plans are submitted showing the trees and root protection zones. The river is known for otters, dormice and lesser horseshoe bats.

Biodiversity Enhancements

Plans show planting of trees but does not specify which species, I recommend that these are native trees such as oak, hazel, holly, rowan, elder, alder.

The eastern hedgerow is gappy and I recommend that all the hedgerow is enhanced by thickening and widening the hedge; this can be achieved by fencing to exclude grazing animals to make a 3 meter wide hedge and this should be planted with native trees at a density of 9 trees per square meter.

The grasslands of the site should be managed as a traditional wild flower hay meadow.

The river could be fenced and planted with more trees. Create Otter holt & reptile hibernation site.

I recommend that proposed maps are provided showing these enhancements.

Protected Species – Dormouse

Dormice are protected under the Habitats Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended). Dormice are known in the area. Dormice use hedgerows, bramble scrub, woodland and conifer plantations. Recorded within 1km. Plans must clearly show which trees, shrubs or scrub is to be retained or removed; any trees, scrub or shrubs to be removed will require a dormice survey, this must be done prior to determination.

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If not trees or shrubs are to be removed then it is unlikely that dormouse will be impacted.

Protected Species – Pine Martin

Within 1km record in 2019. This is a woodland species, therefore unlikely to be impacted by this proposal.

Protected Species - Otter

There are numerous records of otter within 500 meters along the river Dulas and two of these are within 200 meters. It is important that the development does not impact on the river corridor (noise, disturbance, light) and therefore it is better that the chalets are located as far from the river as possible.

Protected Species – Reptiles

Slow worm Within 150 meters lizard within 500m. survey required and mitigation measures.

Protected Species - Badger

500 meters – unlikely to be impacted.

Protected Species – Bats

Lesser horseshoe bats nearest record is 1.5km. This species is likely to commute along river and any lighting from the development would impact on this foraging habitat and flight path. Lighting plan required.

Proposed Plans

The proposed plans are incorrect; they show three tracks across the field but only one is shown on aerial photographs and OS master map (see images above). This is likely to result in more earthworks than shown.

I recommend that amended maps are provided showing clearly existing features and proposed works including cuttings into ground and infilling.

The plans do not show where the foul water treatment plant would be located. Also a public sewer is 120 meters away would the development be connecting to this? If so where is the pipe route. Because the ground is sloping would a pump be needed? How close the river would the sewage treatment plant be?

Required

- Pollution Prevention Plan
- Amended Plans (biodiversity enhancements, avoid acid grassland habitat, locate holiday buildings further from river, earth works details – cutting and infill)
- Sewage details and plans
- Grassland Fungi Survey
- Reptile Survey
- Tree Survey BS 5837
- Green Infrastructure Statement
- Illumination map showing lux levels.

I object until further information is provided.

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Licensing Unit:

Observations 30 May 2024

There are no further observations except for the observations noted within the memos dated below:

08-02-24

07-03-24

20-03-24

Observations 20 March 2024

No confirmation has been received of the definition of the units as noted in the memo dated 08-02-24 and whether the development would require a site licence and define it as a 'caravan on wheels' under the Caravan Site and Control of Development Act 1960.

Observations 7 March 2024

1. Units - Structures It appears that the proposed 'units' are of a 'structure' definition, and they are not defined as a caravan on wheels and therefore, a site licence will not be required. However, the requirements of the Health and Safety at Work etc. Act 1974, Fire Regulations and other Regulations would be relevant. Should the units be defined as a 'caravan on wheels', a site licence would be required along with full compliance with the licence condition requirements (Model Standards 1989) under the Caravan Site and Control of Development Act 1960. Model Standards 1989 static caravans www.gwynedd.llyw.cymru/trwyddedcarafanau

2. Roads within the site Should the units be defined as a caravan; the following must be complied with: A road of suitable material should be provided so that no caravan pitch is more than 50 metres from any road.

3. Emergency vehicles Should the units be defined as a caravan; the following must be complied with: It must be ensured that routes for emergency vehicles are clear at all times.

4. Watercourses - Model Standards 1989 - Condition 20.5 Watercourses are in close proximity to the proposed caravan site. On sites prone to flooding, warning notices should be displayed giving guidance on the flood warning system.

5. Application for a Site Licence following planning application approval Following any planning application permitted in relation to a caravan or camping site under the 1960 and 1936 Acts, the applicant would be required to make an application for a site licence and present a 1:500 scale detailed plan of the site to the Licensing Service. To discuss further, you can contact the Licensing

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Enforcement Officer, Pollution Control and Licensing Service,
Cyngor Gwynedd on 01766 771000 or
trwyddedu@gwynedd.llyw.cymru

Observations 8 February 2024

1. Units - Structures It appears that the proposed 'units' are of a 'structure' definition, and they are not defined as a caravan on wheels and therefore, a site licence will not be required. However, the requirements of the Health and Safety at Work etc. Act 1974, Fire Regulations and other Regulations would be relevant. Should the units be defined as a 'caravan on wheels', a site licence would be required along with full compliance with the licence condition requirements (Model Standards 1989) under the Caravan Site and Control of Development Act 1960. Model Standards 1989 static caravans www.gwynedd.llyw.cymru/trwyddedcarafanau

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5. Application for a Site Licence following planning application approval Following any planning application permitted in relation to a caravan or camping site under the 1960 and 1936 Acts, the applicant would be required to make an application for a site licence and present a 1:500 scale detailed plan of the site to the Licensing Service. To discuss further, you can contact the Licensing Enforcement Officer, Pollution Control and Licensing Service, Cyngor Gwynedd on 01766 771000 or trwyddedu@gwynedd.llyw.cymru [<mailto:trwyddedu@gwynedd.llyw.cymru>](mailto:trwyddedu@gwynedd.llyw.cymru)

Water and Environment Unit
YGC:

Observations 4 June 2024

Flood risk and land drainage

The site of the development is partly within flood zone C2 and because of this we will leave NRW to comment on flood risk issues

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facing the development.

SuDS Approval Body Comments

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 more. 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 Gwynedd Council in its role as SuDS Approval Body (SAB) prior to commencement of the construction work.

Due to the size and nature of the development, an application may need to be submitted to the SuDS Approval Body to be approved before construction work commences. No drainage plan has been submitted and until an application is made to the SAB there is no assurance that the site plan would enable compliance with the full suite of national SuDS standards. Early consultation with the SAB is recommended.

Observations 27 February 2024

Flood risk and land drainage

The site of the development is within flood zone C2 and because of this we will leave NRW to comment on flood risk issues facing the development.

SuDS Approval Body Comments

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 more. 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 Gwynedd Council in its role as SuDS Approval Body (SAB) prior to commencement of the construction work.

Due to the size and nature of the development, an application may need to be submitted to the SuDS Approval Body to be approved before construction work commences. No drainage plan has been submitted and until an application is made to the SAB there is no assurance that the site plan would enable compliance with the full suite of national SuDS standards. Early consultation with the SAB is recommended.

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Gwynedd Archaeological
Planning Service:

Observations 4 March 2024

Thank you for consulting us on this amended application – and thanks also to the applicant for providing additional information as per my query.

Due to the minimal groundworks and precise location of the landscaping, there is no recommendation for mitigation in this instance.

For reference, please note the general potential for archaeological remains relating to the Corris Railway (PRN: 16044). This piece of industrial infrastructure survives at various levels throughout the immediate landscape, and relates directly to the slate history of the region. There is a possibility of surviving associated works in proximity to the route (now used as a trackway through the centre of the site), and as such I'd recommend groundworks are kept to a minimum to ensure no remains are impacted by the scheme.

If future development requires more substantial interventions, it may be necessary for archaeological investigation to take place. The applicant is welcome to contact GAPS for advice as and when needed.

Observations 21 February 2024

I am contacting you regarding application C24/0072/02/LL - Land Next To Pandy, Corris.

Can you &/or the applicant please provide additional detail on any groundworks as required by the scheme? There is archaeological potential in this location, and as such any groundworks might have the potential to impact sub-surface remains.

Happy to discuss as needed, please feel free to redirect this email as required.

Chief Fire Officer:

Observations 22 May 2024

ACCESS FOR FIRE VEHICLES

Access for Fire Service vehicles should reach the standard noted in part 17 of the Guidelines document on building control: Part B (Fire Safety)

Observations 8 February 2024

ACCESS FOR FIRE VEHICLES

Access for Fire Service vehicles should reach the standard noted in

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part 17 of the Guidelines document on building control: Part B (Fire Safety)

Public Consultations:

A notice was posted on site and in the press and nearby residents were informed. The advertisement period has expired, and correspondence was received objecting on the following grounds:

- Visual effect of the proposal and its impact on the landscape.
 - Site is within a Special Landscape Area and such a proposal is therefore contrary to Policy TWR 3.
 - The proposal would not do anything to maintain, enhance or restore the Special Landscape Area and is contrary to Policies AMG 2 and PCYFF 4.
 - The site is not an infill site or brownfield land.
 - Impact on the historical appearance of Corris and its heritage.
 - Impact on archaeology.
 - Impact on neighbouring residents' amenities.
 - Light pollution.
 - Noise pollution.
 - Attracts the wrong people to the village.
 - Increase in traffic and impact on road safety.
 - Not a sustainable development and contrary to Policy PS 4.
 - Lack of subsistence in the village for local people let alone attracting visitors.
 - Impact on biodiversity and important ecosystems.
 - Location within Dyffryn Dulais within the UNESCO Dyffryn Dyfi Biosphere.
 - Excess of tourism accommodation in the area.
 - Sewerage-related pollution matters.
 - Flood Consequence Assessment is needed.
 - Damages the local area.
 - Question answers on the application form and application details.
 - The proposal is not part of a farm's diversification scheme with the land in question registered separately.
1. Matters relating to the Pandy property's right of way.

Observations were received which supported:

1. Farms need to diversify in these difficult and uncertain times for agriculture.
2. Creates new jobs to enable the farm's young generation to work within the farm business.
3. Need to support a local young adult who is establishing his own business.
4. A concealed site from the road.
5. Proposal involves eco cabins that are in keeping with the area.
6. Visitors spend money in the local community e.g. shops, pubs, tourism activities.
7. The proposal promotes Corris.
8. A development of this type allows the Gwynedd economy to benefit from tourism but without taking more houses from the local housing market.

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9. A development of this type offers bespoke holiday accommodation reducing the need to purchase local houses to become Airbnb properties etc.
10. Bespoke holiday chalets outside the village are better than more Airbnb properties in the village itself.
11. Local residents cannot get affordable homes as houses are purchased to create Airbnb properties.
12. The proposal offers accommodation with off-road parking and is therefore unlikely to exacerbate parking problems in the village.

5. Assessment of the material planning considerations:

5.1 The application site is located in an area that is defined as open countryside and is within a Special Landscape Area in the LDP. Policy PCYFF1 of the LDP states that proposals located outside development boundaries will be refused unless they are in accordance with specific policies in the LDP or national planning policies or the proposal demonstrates that its location in the countryside is essential.

5.2 The proposed holiday units would be connected to a septic tank, and they would include a bathroom, which would include a shower, toilet and basin. It is noted that paragraph 6.3.86 of policy TWR5 states:

"Any proposals that include structures with mains water and drainage will be dealt with under policy TWR3."

5.3 In addition, it is noted that the units in question are ones that would be situated on the land throughout the year rather than ones that would be moved seasonally from the site. It is therefore considered that the proposal must be considered under Policy TWR 3 of the LDP. As already noted, the site lies within a Special Landscape Area. Point 1 of policy TWR 3 notes:

"Proposals for the development of new static caravan sites (i.e. single or twin caravan), holiday chalet sites or permanent alternative camping accommodation will be refused within the Anglesey Area of Outstanding Natural Beauty, Llŷn Area of Outstanding Natural Beauty and the Special Landscape Areas."

5.4 Paragraph 6.3.69 of policy TWR 3 refers to the fact that a Landscape Capacity and Sensitivity Study was commissioned in Anglesey, Gwynedd and Eryri National Park to manage developments such as static caravan and chalet sites by identifying and protecting sensitive areas, and particularly from inappropriate developments. Paragraph 6.3.72 of the policy notes:

"Special Landscape Areas are non-statutory local designations. Their aim is to ensure that the landscape is not damaged by inappropriate developments. The sensitivity and capacity study concluded that within the Area of Outstanding Natural Beauty and Special Landscape Areas (and all areas that contribute to their setting), it is considered that there is typically no capacity for further static caravan/chalet park developments or extensions."

5.5 In light of the above, it is clear that the proposal is fundamentally contrary to point 1 of policies TWR 3 and PCYFF 1 as it would establish a new permanent alternative camping accommodation site within a Special Landscape Area.

5.6 It is noted that several matters have been raised by objectors and supporters of the development about the provision of existing holiday units available within Corris, particularly so in terms of the use of dwellings as Airbnb properties and that there is an abundance / excess of such units in

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the area. Some of the observations also indicate that such a development, which creates purpose-built holiday units, could reduce the demand for the use of local houses as holiday units, with the knock-on effect that more dwellings could be available for local residents as permanent homes. The points being put forward are acknowledged; however, they are not considered material in terms of considering this particular application, which seeks the creation of a new alternative camping site in a Special Landscape Area which, as referred to above, is contrary to Policy TWR 3 of the LDP.

Visual amenities

- 5.7 The site is located in open countryside within a Special Landscape Area. Policy AMG 2 notes:

"When considering development proposals within Special Landscape Areas (SLA), as identified by the Proposals Maps listed below, there will be a need to appropriately consider the scale and nature of the development thus ensuring that there is no detrimental impact on the landscape. Wherever possible, the development should contribute to maintaining, improving or restoring the recognised character of the SLA."

- 5.8 The application site currently forms part of an agricultural field. A track goes through the middle of this field and the holiday units would be located on the lower side (to the south) of this track. This land is on a slope that goes down towards the river. It is proposed to position the holiday units here and there on this slope between the river and the track. Existing trees and hedges are on the peripheries and within the site and it is proposed to undertake further planting as part of the application on the peripheries and within the site. Parking spaces would be cut in on the northern side of the track and it is proposed to undertake planting around these parking spaces. As part of the proposal, it is also required to make modifications to the access which involve removing part of the hedge along the road and setting it back 1 metre. Given the nature of the proposed holiday units, with a green roof of plants and timber-clad exterior walls, and their location amongst existing trees / hedges and a field, and where the slope of the land goes lower towards the river, it is considered that the proposal is of a type that could assimilate into the landscape and would not stand out clearly from nearby viewpoints. It is likely that the proposal would be seen from higher grounds further afield from the site but given the above it is not considered that it would stand out prominently in the landscape and as the new trees and hedges mature, any visual impact would also be reduced. Therefore, considering the scale and nature of the development in question, it is not considered that it would have a significant adverse effect on the landscape and that the proposal is therefore acceptable in terms of Policy AMG 2 of the LDP. In light of the above, the proposal is also considered acceptable in terms of Policy PCYFF 3 of the LDP.
- 5.9 Policy PCYFF 4 notes that all proposals should integrate with their surroundings. Proposals that fail to show (in a manner appropriate to the nature, scale and location of the proposed development) how landscaping has been considered from the outset as part of the design proposal, will be refused.
- 5.10 The plans and documents submitted with the application show an intention to reinforce the growth of existing trees and hedges found mainly around the peripheries of the site. An intention to plant extensively within the site is also shown with trees and hedges and by creating a meadow of wildflowers. The type of trees and hedges proposed include hazel, holly, alder, elder, rowan, juniper, apple, cherry and pear trees along with hawthorn, dog rose and spindle. It is considered that the type of trees / hedges proposed are suitable. The plans do not include a detailed landscaping plan in terms of the maturity of the trees / hedges to be planted, distances between plantings etc. but a condition could be imposed for the submission of a detailed landscaping plan if the application is granted. It is considered that the information submitted is sufficient to demonstrate that the proposal could be integrated with its surroundings and therefore that the proposal is acceptable in terms of Policy PCYFF 4 of the LDP.

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General and residential amenities

- 5.11 Generally, policy PCYFF 2 of the LDP permits proposals for new developments as long as they have no unacceptable adverse impact on the health, safety or amenities of occupiers of local properties, due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution or other forms of pollution or nuisance.
- 5.12 The nearest dwelling house, Pandy, is located at the bottom of the track which would be used by users of the proposed holiday units and it therefore abuts the southern boundary of the application site. Currently, this dwelling house is surrounded by agricultural fields and the river and is in a relatively private and quiet location and where there is little activity and disturbance for the occupants of the property.
- 5.13 The proposal would involve creating an alternative camping site on a section of the field adjacent to the Pandy property. It is realised that a relatively small development is in question here, namely 5 holiday units which would sleep a total of 10 people. However, there is potential here, due to the location of the proposed development in relation to the Pandy property, for the proposal to have an adverse impact on the amenities of neighbouring properties.
- 5.14 Introducing an alternative camping site in this location would have the potential to cause unacceptable detrimental impact on Pandy due to increased activity, noise and disturbance by visitors. The nature of holiday use involves different movements to permanent residential units, with visitors more likely to keep different hours than permanent neighbouring residents, with early morning and late-night activity, as well as use during daytime hours. These differences could cause a disturbance due to the nature of holiday use, time of movements and noise, etc. Therefore, it is a concern that this proposed use could cause disturbance to nearby residents. In addition, the applicant does not live on the site in terms of being able to supervise and manage the site and respond to any issues or problems that may arise at the time.
- 5.15 Therefore, it is considered that the proposal is unacceptable in terms of criterion 7 of Policy PCYFF 2 in terms of safeguarding the amenities of local property owners from activities that could cause disturbance from more activities, noise and movements. It is therefore considered that the proposal is contrary to criterion 7 of Policy PCYFF 2 of the LDP.

Transport and access matters

- 5.16 The current access to the site is from a third-class road, situated to the north of the site. However, the current visibility from the access is inadequate and therefore there is an intention as part of the application to make alterations to the access which would involve moving it further west by removing part of the hedge and setting it back 1 metre from the visibility splay. Following the alterations to the access, visibility splays of 126 metres would be available to the west (Corris direction) and 62 metres to the east (Aberllefenni direction).
- 5.17 It can be seen from the observations of the Transportation Unit that there has been concern about the proposed access as the visibility splays from the proposed access point were inadequate. The Transportation Unit noted that the proposed access is located within a national speed limit zone, and that the proposed visibility splays do not comply to the standards. However, the Transportation Unit acknowledges that motorists are unlikely to be travelling near the speed limit, but the applicant should demonstrate that the visibility splay would be adequate for the nature of the traffic. As a result of these observations, a speed survey was undertaken and details of the survey were submitted as additional information for the application. Following receipt of this additional information, confirmation was received from the Transportation Unit that it had no

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objection to the development subject to imposing conditions on any planning consent in terms of completing the access in accordance with the plan, nothing higher than 1 metre within the lines of the visibility splays and preventing surface water discharge to the highway. Therefore, it is not considered that the proposal would have a detrimental impact on road safety, and it is considered acceptable in terms of Policy TRA 4 of the LDP.

- 5.18 The proposal would provide sufficient parking and turning areas within the site to serve the proposal, and it is considered acceptable in terms of Policy TRA 2 of the LDP.
- 5.19 It is noted that a neighbour had raised matters relating to rights of way, but these matters are not planning considerations and are rather matters between the applicant and the owner of the nearby land.

Trees and Biodiversity Matters

- 5.20 The following documents have been submitted as part of the application based on Biodiversity and Trees matters:
- Preliminary Ecological Assessment
 - Green Infrastructure Statement
 - Trees Survey
 - Reptile Survey

The agent has also provided responses to the Biodiversity Unit's observations.

- 5.21 As it can be seen, the Biodiversity Unit has submitted many responses to the proposed and concerns had been originally raised about the proposal. However, in response to these observations, additional information was submitted to support the proposal. It is noted that the Biodiversity Unit is satisfied with the reptile survey and that they had no further concerns about reptiles in light of receiving this report. As four slow worms were found, it is intended to create four stone heap areas for slow worms, and this is indicated on the plans. Also, since the application was submitted, the application has been amended to show two acidic grassland areas to be protected, that a wildflower meadow will be created and that more trees/shrubs will be planted. The Biodiversity Unit noted that this would be a good thing. A Trees Survey was also provided for the proposal and the Biodiversity Unit confirmed that this is acceptable. This Trees Survey shows that it is possible to develop the site without the need to fell any existing trees. In addition, in light of the fact that trees, shrubs etc. would not be removed, the Biodiversity Unit confirmed that a dormouse survey was not required.
- 5.22 As previously noted, it is also intended to reinforce the growth of trees and hedges around the site boundaries and undertake extensive planting within the site with trees, hedges and also by creating a wildflower meadow. It is considered that the type of trees/hedges proposed is suitable.
- 5.23 Based on the above and appropriate planning conditions, it is considered that the proposal is acceptable and conforms with the requirements of policies PS19 and AMG 6 of the LDP, as well as an update to Chapter 6 of Planning Policy Wales which ensures that developments consider a step-by-step approach and offers appropriate biodiversity enhancements.

Archaeological Matters

- 5.24 The Gwynedd Archaeological Planning Service got in touch about the application seeking more information about the groundworks associated with the proposal. Following the receipt of additional information from the applicant and understanding that minimal groundworks would be part of the proposal, they did not have a recommendation in terms of mitigation work in this case. However, it was noted that there is general potential for archaeological remains associated with

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Corris Railway in the area. Based on this, it is considered that the proposal is acceptable and complies with the requirements of policies PS20 and AT4 of the LDP.

Sustainability matters

- 5.25 Policy PS 5 (Sustainable Developments) supports developments which are consistent with sustainable development principles, and where appropriate, developments should:

"Reduce the need to travel by private transport and encourage the opportunities for all users to travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport, in accordance with Strategic Policy 4" (Bullet point 12, Policy PS 5)".

This is supported by bullet point 4 of Policy PS 14 (The Visitor Economy).

- 5.26 It is considered that the policies of the LDP are consistent with local and national planning policies in terms of how it deals with sustainable development principles.
- 5.27 Although it is recognised that users of the holiday units would be likely to use private vehicles to reach the site, there are various alternative transport options available once they reach the site, including cycling, public transport and on foot. The site is also within walking distance of the village of Corris where some facilities are available.
- 5.28 In the context of all the relevant material planning considerations, it is considered that the location of the site is sustainable and acceptable in relation to the requirements of policies PS4, PS5 and PS14 of the LDP, and complies with the advice included in TAN 18 and PPW.

Flooding matters

- 5.29 Since submitting the application, the Welsh Government has published a revised TAN 15 on 31 March 2025. The revised TAN 15 is entitled 'Development, flooding and coastal erosion' and Circular 002/2025 'Guidance on The Town and Country Planning (Flood Risk Area Development) (Notification) (Wales) Direction 2025', 'The Town and Country Planning (Flood Risk Area Development) (Notification) (Wales) Direction 2025' and 'Main Plan (Wales) Direction 2025' have been published.

The Government's Planning Directorate.

- 5.30 Section 1 of the new TAN 15 states "This document replaces Technical Advice Note 14, published in 1998 and Technical Advice Note 15, published in 2004. Development Plans and planning decisions should no longer refer to those documents."
- 5.31 However, the clarification letter states that "...the publication of new guidance could have an impact on the processing of planning applications therefore there will be a transitional period for the implementation of the TAN. Planning applications submitted and registered prior to the publication of the new TAN will continue to be assessed against the previous version...".
- 5.32 Therefore, official guidance from the Welsh Government for planning applications submitted and registered before 31 March 2025 states they are to be assessed for flood risk on the content of the 1st edition of the TAN 15 policy published in 2004.

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- 5.33 The original plans submitted for the proposal indicated that part of the site fell within a C2 Zone of the development advice map associated with TAN 15 and that it was partially within fluvial flood zone 2 / 3 on the flood maps for planning. With the proposal of siting 6 holiday accommodation units, which is a highly vulnerable development, within the flood zone, this was not acceptable and contrary to TAN 15.
- 5.34 As a result of this, the application was amended, and the site now does not fall within the flood zone and confirmation was received from Natural Resources Wales that the new plans submitted address their concerns about flood issues and that they no longer object to the proposal in terms of flood risk.
- 5.35 Based on the above, it is considered that the proposal is acceptable and that it complies with the requirements of policy PS6 of the LDP, as well as Technical Advice Note 15: Development and Flood Risk (2004). Development and Flood Risk (2004).

Foul Drainage

- 5.36 It is intended to dispose of foul drainage to a private sewerage system, i.e. package treatment plant. The observations of Natural Resources Wales have noted that the proposed development is located within a publicly sewered area and therefore, locating private sewage treatment facilities in publicly sewered areas is not normally considered environmentally acceptable because of the greater risk of failures leading to pollution of the water environment compared to public sewerage systems.
- 5.37 Section 6.6.21 of Planning Policy Wales states "Any development discharging domestic sewage should connect to the foul sewer where it is reasonable to do so. Development proposing the use of non-mains drainage schemes will only be considered acceptable where connection to the main sewer is not feasible. The installation of private sewage treatment facilities in publicly sewered areas is not acceptable because of the greater risk of failures which lead to contamination in those compared with public sewerage system."
- 5.38 Government guidance on private sewerage in Welsh Government Circular 008/2018 stresses that the first presumption must be to provide a system of foul drainage discharging into a public sewer. Only where having taken into account the cost and/or practicability it can be shown to the satisfaction of the local planning authority that connection to a public sewer is not feasible, should non-mains foul sewage disposal solutions be considered.
- 5.39 Information was received from the applicant stating that it would not be reasonable to connect to the mains at this site as no commercially available pumping station can pump more than 10 metres. In the case of the development in question, the gradient from the main sewer to connect would be approximately 20 metres. Following consideration of this further information by the applicant, confirmation has been received from Natural Resources Wales that they do not raise --
- 5.40 Natural Resources Wales also advise that no part of the soakaway should be within 10 metres of any watercourse. From the plans that were submitted, the soakaway is approximately 12 metres from the river.
- 5.41 Details of porosity tests carried out for the treatment tank were also received and the Public Protection Unit's observations confirm that these results indicate that the subsoil would be suitable for effective drainage.

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- 5.42 It is therefore considered that the land is suitable for a private sewage treatment system and that it is acceptable in terms of Policies PCYFF 2 and PS 6 of the LDP and PPW.

Language Matters

- 5.43 In accordance with the Planning (Wales) Act 2015, it is a duty when determining a planning application to consider the Welsh language, where relevant. This is reiterated further in para 3.28 of Planning Policy Wales (Edition 11, 2019), along with Technical Advice Note 20.

- 5.44 The 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. This proposal does not reach the thresholds to submit a Welsh Language Statement or a Report on a Welsh Language Impact Assessment; however, the guidance included within Appendix 5 notes that every retail, commercial or industrial development where there is no need to submit a Welsh Language Impact Statement/Assessment should show how consideration has been given to the language.

- 5.45 A Welsh Language Statement was submitted to support the application, explaining how the Welsh language was considered when formulating this plan, noting the following points:

- The family has farmed the land around Corris for three generations and the whole family has been brought up in Corris and are Welsh speakers. This diversification development enables the family and the younger generation to make the family farm more sustainable.
- The marketing material would be bilingual.
- It is intended to give a Welsh name to every unit with the names based on the names of nearby fields e.g. Fronfelin, Ganethwen, Tŷ'n Cae, Caecenau, Castell, Brynderw.
- The welcome packs would use local produce.
- The development would support local businesses - the shop and the pub in Corris and Tafarn y Dwynant in Ceinws and support the Craft Centre in Corris Uchaf and Ogof Arthur, creating jobs to keep people in the area.
- Corris has a high level of houses used as second homes and Airbnb properties. This development will provide accommodation for visitors without putting pressures on the local housing stock, which would lead to expanding the market for permanent residents such as the younger generation of the family applying for the diversification development.
- Therefore, the development will have a positive impact on the language, the local community and the local economy.

- 5.46 It is deemed that sufficient information has been submitted to satisfy the requirements of policy PS 1 and the SPG in terms of demonstrating that the Welsh language has received appropriate consideration in creating this proposal and a Welsh name and bilingual signage can be ensured by imposing conditions.

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REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

6. Conclusions:

- 6.1 Having considered the above assessment and all the relevant planning matters including local and national policies and guidance, as well as the observations received, it is believed that the proposal would not be acceptable on the grounds that it would create new permanent alternative camping accommodation within a Special Landscape Area and it would be likely to have a substantial detrimental impact on the amenities of local property owners in terms of more activities, disturbance and noise.

7. Recommendation:

7.1 To refuse – reasons

1. The proposal would create new permanent alternative camping accommodation within a Special Landscape Area and is therefore contrary to point 1 of policy TWR 3 as well as PCYFF 1 of the Anglesey and Gwynedd Joint Local Development Plan (2011-2026) which protects the Special Landscape Area from this type of development.
2. The proposal is contrary to criterion 7 of policy PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan as it would be likely to have a significant adverse impact on the amenities of local property owners in terms of more activities, disturbance and noise.