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REPORT OF ASSISTANT HEAD OF DEPARTMENT	

Number: 2

Application Number: C25/0266/18/LL

Date Registered: 03/04/25

Application Type: Full

Community: Llanddeiniolen

Ward: Penisarwaun

Proposal: Temporary planning permission for a period of 40 years to erect an Energy Storage System (ESS), together with associated infrastructure, site access, landscaping and ancillary works on land at Tyddyn Forgan, Llanddeiniolen, Caernarfon, LL55 3AN.

Location: Land at Tyddyn Forgan, Llanddeiniolen, Caernarfon, LL55 3AN

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1 Description:

- 1.1 This is a full planning application for the installation and operation of an Energy Storage System (ESS) including energy storage units, an electricity substation, site access, landscaping and ancillary infrastructure on land to the south of the existing Pentir electricity substation. A cable connection to the electricity grid has been agreed with Scottish Power Energy Networks.
- 1.2 The proposed development includes the following elements:
 - 100 x ESS Units mainly arranged in clusters of 4 with each unit measuring 7.8m long x 2.4m wide and 2.8m high.
 - 1 x 132kV substation 6.7m high (to connect to Pentir Substation via cable along the existing internal road)
 - 25 inverters linked to 13 MV Skid Units
 - 23 power conversion units
 - 1 x Auxiliary Transformer
 - 1 x storage unit
 - 1 x consumer switch equipment
 - 1 welfare office
 - 1 x water tank with capacity of 240,000 liters
 - Security fencing, gates and CCTV cameras
 - Parking space for maintenance vehicles
 - Run-off attenuation basin
- 1.3 It is proposed to agree the finish of the structures before commencing the development work through a planning condition.
- 1.4 The site comprises 4.6ha of rough grazing land in an open countryside site outside any development boundary as defined in the Anglesey and Gwynedd Joint Local Development Plan (LDP). The site is within the Dinorwig Landscape of Outstanding Historic Interest and is partly within Zone B as indicated in the Flood Risk Map accompanying Technical Advice Note 15 "Development and Flood Risk" (2004) (the version of the TAN that is applicable to this application).
- 1.5 The adjacent woodland to the southeast, "Coed Tŷ'n Llwyn", and "Coed Tyddyn Morgan" to the north, is a recognised "Regional Wildlife Site" and the land is classified as 3a and 5 in the predictive Agricultural Land Classification Map for Wales.
- 1.6 The applicant explains that the proposal is for temporary planning permission for a period of 40 years for the erection of an ESS, together with associated infrastructure, site levelling works, access to the site, landscaping and ancillary works. Changes to the Energy Act in 2023 mean that energy storage is considered synonymous with energy production and therefore policies relating to low-carbon/renewable energy are relevant.
- 1.7 ESS stores surplus energy from renewable energy developments and the grid when electricity demand is low. It then releases the electricity later when there is demand. So ESS plans help provide security of energy supply.
- 1.8 The following documents were presented in support of the application:
 - Planning, Design and Access Statement

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- A Pre-application Consultation Report
- Arboriculture Impact Assessment
- Trees Survey
- Construction Transport Management Plan
- Noise Assessment
- Landscape and Visual Impact Assessment
- Flood Impact Assessment (including Drainage Assessment)
- Ecology Impact Assessment
- Indicative Landscaping Master Plan
- Outline Energy Storage Safety Management Plan
- Cultural Heritage Desktop Assessment
- Green Infrastructure Statement
- Technical Note – Peat Depth Survey
- Ecological Technical Note
- Construction Environmental Management Plan
- Landscape and Ecology Management Plan
- Archaeological Evaluation

1.9 It was confirmed that the applicant had undertaken a pre-application consultation in accordance with the requirements of Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Act 2016 as the proposed development is defined as major by the Welsh Government (a site of more than 1 ha).

1.10 The development has been screened for an Environmental Impact Assessment under the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017. The proposal does not fall within any development criteria in Schedule 1, but it does fall within the development description under Part 3(a) to Schedule 2, Energy Developments: Facilities relating to the generation of electricity, steam or hot water with a site exceeding 0.5ha in size. Having assessed the likely impact of the proposal on the environment, using the selection criteria under Schedule 3 as well as the guidance in the Welsh Office Circular 11/99, the impact of the development on the environment is considered insufficient to justify the submission of an environmental statement with the application.

2. Relevant Policies:

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be 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 2011-2026 (LDP) adopted 31 July 2017: -

PS 1 - The Welsh language and culture
 PS 5 - Sustainable development
 PS 6 - Alleviating and adapting to the effects of climate change
 PS 7 - Renewable technology
 PS 19 - Conserving and where appropriate enhancing the natural environment
 PS 20 - Preserving and where appropriate enhancing heritage assets
 ISA 1 - Infrastructure and developer contributions
 TRA 2 - Parking standards
 TRA 4 - Managing transport impacts
 PCYFF 1 - Development Boundaries
 PCYFF 2 - Development criteria
 PCYFF 3 - Design and place shaping
 PCYFF 4 - Design and Landscaping
 PCYFF 5 - Carbon management
 ADN 3 - Renewable energy and other low-carbon technology
 AT 1 – Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens
 AT 4 – Protection of non-designated archaeological sites and their setting
 AMG 5 – Local Biodiversity Conservation

2.4 National Policies:

Future Wales: The National Plan 2040
 Planning Policy Wales (Edition 12 – February 2024)

Technical Advice Notes (TAN)

TAN 5: Nature Conservation and Planning.
 TAN 11: Noise
 TAN 12: Design.
 TAN 15: Development and Flood Risk
 TAN 18: Transport.
 TAN 20: Planning and the Welsh Language.
 TAN 24: The Historic Environment

3. Relevant Planning History:

None

4. Consultations:

Please note that there have been several consultations in considering this application and below is a summary of the latest response received from the consultees to the application and any additional information submitted.

Community/Town Council: Very concerned about this scheme because:

- A lack of prior consultation.

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- Lack of environmental assessment.

Transportation Unit:	No objection
Natural Resources Wales:	They express concerns about the application as submitted. However, they are satisfied that these concerns can be overcome by attaching conditions relating to Unexpected Contamination and a Decommissioning and Restoration Plan.
Welsh Water:	No objection. Instruction for the developer.
Biodiversity Unit:	Objection There are inadequate mitigation measures for habitat loss and the development does not provide biodiversity enhancement. Recognise that the application incorporates many measures for reducing the impact of the development on biodiversity, but due to the constraints of land available to the developer, this development would still result in a biodiversity loss.
Trees Unit:	No objection
Public Protection Unit:	A Noise Impact Assessment was carried out on the proposal which identified the current baseline characteristics of the site and its surroundings, as well as the anticipated impacts from the proposed development and the cumulative impacts with other similar developments in the area. The Unit advises that conditions are imposed to control and monitor the noise emanating from the facility.
North Wales Fire and Rescue Service	No observations to offer
Water and Environment Unit:	Due to the size and nature of the development, an application will need to be made to the SuDS Approval Body to be approved before construction work commences. An Ordinary Watercourse Consent will be required for any works that may affect the flow of the watercourse running close to the southern boundary of the site.
Gwynedd Archaeological Planning Service:	Due to the known archaeology and further buried potential on the site, it was advised that a condition would be required to secure a programme of archaeological mitigation should planning permission be granted.
North Wales Police:	No response received
North Wales Fire Service	No observations to offer

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Betsi Cadwaladr Health Board	No response received
SP Energy Networks	Request a condition to ensure that details are submitted specifying how the proposed connection to the electricity network will be managed and how impacts on SP Manweb's equipment will be mitigated
Cadw	No objection
Public Consultation:	<p>A notice was posted on the site and neighbours were consulted. The advertising period has ended and correspondence has been received from Pentir Community Council (adjacent to the site), objecting to the development on the following grounds:</p> <ul style="list-style-type: none"> • An overdevelopment – there is already one such site in the same area that has been permitted, and this would be an excess of this type of storage sites in the countryside. • The development will be visible from afar and is close to the main road and difficult to conceal. • It is in a location that offers natural and open views towards Yr Wyddfa and the mountains of Eryri, and on an important road in terms of tourism. • Fire concerns – as the type of fire that would be caused/produced from the batteries cannot be extinguished but left to burn out. • Security, as there will be no one on the site once the work is completed. • There has not been enough consultation with the people of the area. • The development would not bring any kind of work to the area to boost the local economy.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 It is a requirement that planning applications are determined in accordance with the adopted development plan unless other material planning considerations state otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case.
- 5.2 In terms of general policies, Policy PCYFF 1 states that proposals outside development boundaries will be refused unless they are in accordance with specific policies in the plan or national planning policies or that the proposal shows that its location in the countryside is essential. In this case, justification has been given in the Planning, Design and Access Statement for locating the facility at the proposed site based on the proximity of the Pentir Substation, due to the likelihood of energy loss should cables need to be laid over significant distances. The applicants therefore sought a suitable site for the development in the lands around the Substation and an assessment of the site selection process was

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submitted with the application. By following that process, the application site was selected for the following reasons:

- the proximity of the substation,
- the suitability of the proposed entrance from the B4547
- the land is not situated within an environmental designation
- the site is partly grade 5 "very poor-quality agricultural land" and partly grade 3a "good to moderate quality agricultural land"
- the setting is concealed by existing trees and vegetation.

5.3 Policy ISA 1 is supportive of proposals for water, electricity, gas etc. services to improve the provision, subject to detailed planning considerations. The policy states that it is important that the infrastructure provision for a development site is located and designed in a way that minimises the impact on the natural and built environment. It is therefore accepted that, given the availability of an appropriate site that is environmentally acceptable, there is justification for developing this facility in a rural location.

5.4 Although the development is not a renewable energy scheme in itself, it would form part of the support network that could be used in managing the renewable supply. To this end, it can be considered part of the renewable energy network, and as such policy ADN 3 of the LDP applies. This policy sets a series of criteria for considering proposals for renewable energy technologies, and this scheme will be assessed in the context of those policies below:

1. All impacts have been adequately mitigated.

5.5 As noted above, a series of specialist reports were submitted looking at different aspects of the scheme and these are discussed in turn below:

Biodiversity Matters

5.6 A preliminary Ecological Impact Assessment was submitted with the application, and this was amended following the receipt of initial observations from the Biodiversity Unit. An Ecological Technical Note, a Construction Environmental Management Plan and a Landscape and Ecology Management Plan were also submitted. The Biodiversity Unit declared its objection to the proposal, and the applicant's response to the points raised was received. That discussion is summarised below:

Observation

5.7 *The mitigation area is smaller than the development area. To mitigate the loss of habitat it should be much larger than the habitat area lost. The proposal cannot provide biodiversity enhancement if there is a biodiversity loss.*

Concerns about the detailed steps proposed in the Landscape and Ecological Management Plan.

The applicant's response:

There would be no loss of biodiversity habitat. The site's surface area would be 4.6 ha which would include a developed footprint of 1.52 ha and an area of on-site landscaping of 3.08 ha. In addition, 1.61 hectares of pasture, currently of low ecological value, is being

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proposed for biodiversity enhancement/mitigation. Thus, there would be an increase of 0.09 hectares in ecological habitat.

It should also be noted that granting planning permission would enable the management of the site to be subject to planning conditions to ensure its management for ecological purposes whilst there is no such protection for the existing site.

It is suggested that the detailed steps contained in the Landscape and Ecological Management Plan can be agreed as required.

Observation

- 5.8 *The proposed development site is a heath and acid grassland mosaic. There is great uncertainty about the creation of a heathland habitat as compensation, therefore a Habitat Creation Plan or LEMP would be required before we can decide on this proposal.*

The applicant's response

The site has been botanically surveyed several times and habitats have been mapped in detail. The habitats recorded include acidic grassland, dense scrub, scattered scrub, scattered trees, and lichen-covered boulders distributed throughout the site. The Construction Environmental Management Plan and the Landscape and Ecological Management Plan set out the measures that will protect, conserve and, ultimately, restore and enhance the habitats maintained within the boundary of the red line and the mitigation area.

Observation

- 5.9 *Could the proposed development be relocated to the mitigation area that is of low biodiversity value? This would avoid the loss of heath habitat and would follow the policies set out in PPW (6.4.15) in terms of the step-wise approach to avoiding habitat loss.*

The applicant's response

There is not enough space because the overhead high-voltage power lines require an 80m easement in the compensation area off the proposed site, which reduces the area of land available for the battery storage units. In addition, there is no permission from the landowner for the applicant to develop an alternative site.

It was emphasised that the proposed development is only temporary and the site will be restored in accordance with the restoration plan which would be imposed through a planning condition.

Observation

- 5.10 *There would be direct negative impacts on biodiversity due to the loss of habitat for protected species (birds, reptiles and plants)*

The applicant's response

The Ecological Technical Note submitted contains proposals for mitigation measures for habitat loss. These include providing improved shelter opportunities for the common lizard

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and improving the suitability of the habitat conserved and also the mitigation area that will be used to recreate a mosaic of heathland, acid grassland, and marshy grassland habitats. This will increase flowering diversity and structural complexity, thereby supporting a wide range of nesting and feeding bird species.

Observation

- 5.11 *The proposed development is situated on an area that contains habitats of high biodiversity value (a heath and acid grassland mosaic). The first step should be to avoid developments that will lead to the loss of habitats and biodiversity. The Unit recommends that an alternative site be selected for this development that avoids habitat loss.*

The applicant's response

There is no other site available to accommodate this development. Also, there would be an additional 0.09ha of natural habitat that would be specifically managed for biodiversity enhancement.

Observation

- 5.12 *The Biodiversity Unit objects to this proposed development as it is contrary to Gwynedd Planning Policy AMG5 for conserving local biodiversity, and there are alternative sites available.*

The applicant's response

It is not considered that the proposed development would have a significant impact on biodiversity. The site contains the following percentages of Welsh habitats in the following categories:

- Lowland marshy grassland – 0.45ha equivalent to 0.0012% of the national total
- Lowland heath – 0.09ha, equivalent to 0.02% of the national total
- Lowland dry acid grassland – 0.07ha, equivalent to 0.0002% of the national total,

It is argued that these degrees of habitat loss would be negligible at a national level. It is also noted that the applicant proposes to create an additional 0.09 ha of managed wildlife habitat, along with safe management for the habitats maintained throughout the site.

It is also noted that the site is not identified as a "Wildlife Site" on the Proposals Map that accompanies the LDP.

- 5.13 A Green Infrastructure Statement was also submitted which stated that if biodiversity mitigation and enhancement is undertaken as set out in the report, the report will result in a Net Benefit to Biodiversity. An Arboriculture Assessment and a Trees Survey were also received, which the Trees Unit found acceptable.
- 5.14 The biodiversity documents were revised in response to the Biodiversity Unit's concerns about the original documentation submitted, and there has been considerable discussion

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between ecologists on both sides. Ultimately, the Council's Biodiversity Unit remains opposed to the application.

- 5.15 Natural Resources Wales had concerns about the development but were prepared to accept the development subject to conditions to ensure an operation to check for unforeseen land contamination on the site and to ensure an appropriate restoration scheme after the need for the development has ended.
- 5.16 In considering the above information, despite the observations of the Biodiversity Unit, we note that this site is not protected in any way from a biodiversity perspective and ultimately there is nothing to prevent the site's biodiversity value from being lost completely through changes in agricultural management that would not require planning permission. This development would offer a significant increase in the amount of land that would be managed specifically for conserving and enhancing biodiversity and, by agreeing an appropriate management plan, we believe it can be ensured that there will be no significant harm to biodiversity from the development and that actions can be ensured that would increase the biodiversity value of the site in the long term. Planning Policy Wales confirms (paragraph 6.4.3) "Recognising that development work is necessary and will have an impact on biodiversity to an extent, the planning system should ensure that there is an overall net benefit to biodiversity and ecosystem resilience that will lead to improved well-being". Paragraph 6.4.5 of PPW also confirms "Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally, and must work alongside nature and it must provide a net benefit to biodiversity and improve, or enable the improvement of, the resilience of ecosystems. A net benefit to biodiversity is the concept that development should leave biodiversity and ecosystem resilience in a significantly better state than before, by ensuring long-term, measurable and demonstrable benefits, primarily on or immediately adjacent to the site". It is therefore believed that the proposal complies with Criterion 1 of Policy ADN3 in terms of its biodiversity impact, and it also aligns with the objectives of the policies PS 19 and AMG 5 of the LDP together with the principles of PPW.

2. The proposal would not be harmful to visual amenities

- 5.17 A Landscape and Visual Impact Assessment was submitted with the application, indicating the proposed appearance of the development from several directions. The conclusions of that work were that the proposed development would have a very low level of visual impact on the landscape due to the proximity of the site to the Pentir Substation. In addition, due to the proposed planting at the site entrance and along the south-western boundary, the existing screening would be greatly improved and would effectively conceal the development.
- 5.18 This assessment is largely accepted and indeed it is believed that the site would be well hidden from the B4547 apart from the section near the entrance to the site. From that area it is likely that the development would be very visible for some years until the proposed planting has established. Furthermore, the site would be visible from vantage points beyond the vicinity of the site but due to its low-lying nature, the existing vegetation around it and the land formation, the site will likely only be partially and occasionally visible. It must also be remembered in respect of distant vantage points that the site will be seen in the context of the Substation and the equipment already surrounding it. The potential visual effects identified above would diminish over time, as the proposed mitigation planting

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matures, further screening the site and helping it better integrate into the local landscape. Overall, while accepting that there would be a significant impact on the site itself, we do not believe that this would be detrimental to the quality and character of the wider landscape and we consider that the local landscape would have the capacity to accommodate the proposed development without significant adverse effects.

- 5.19 Although the site is situated within a Landscape of Outstanding Historic Interest, it would not be prominent in the landscape and is not believed to have a significant harmful effect on the important features of the landscape. When viewing the site from several viewpoints in the local area, it is accepted that the Landscape and Visual Impact Assessment received is reasonable and we therefore believe that the proposal meets this criterion along with policies AT 1, PCYFF 2 and PCYFF 4 as they take into account visual amenities.

3. There will be no significant unacceptable impacts on nearby sensitive uses

- 5.20 There are several residential properties within 1km of the site and a Noise Survey was submitted with the application. This report assesses the impact of the proposed development against existing background noise levels in the nearest receptors (the 5 nearest dwellings). For the day and night periods, it is anticipated that Rating Noise Levels will be lower than current background noise levels, therefore it is considered that the impact will be low-level. It is anticipated that the contribution of the proposed scheme in the nearest receptors will result in a change of +0.1dB in current ambient noise levels, indicating a negligible short-term effect. The potential for cumulative effects was considered, and it was noted that noise levels are unlikely to lead to significant impacts. It was anticipated that the operational noise impacts on the site associated with the development will not be significant and therefore the development will have a negligible noise impact.
- 5.21 Following the receipt of a revised Noise Assessment, the Public Protection Service noted that the assessment had addressed the existing baseline characteristics of the site and its surroundings, as well as the anticipated impacts of the proposed development and the cumulative effects with other similar developments in the area. It was advised that conditions relating to the following would be appropriate:
- The submitted Construction Environmental Management Plan must be adhered to.
 - The noise emitted from the site shall not exceed the maximum level set out in the assessment carried out by Tetra Tech Noise Assessment Proposed Energy Storage System on Land at Tyddyn Forgan 784-B068934 July 2025 (NIA)
 - A post-installation noise assessment shall be carried out within 3 months of the development being first used to confirm compliance with the Noise Impact Assessment submitted (July 2025) by Tetra Tech, and submitted to the local planning authority for written approval. After that, any additional steps required to ensure compliance shall be taken in accordance with a timetable to be agreed with the Local Planning Authority. The details as submitted and approved shall be implemented and thereafter permanently retained.
- 5.22 Provided that appropriate conditions to control the noise generated by the facility are imposed, it is considered that the development may be acceptable under policy PCYFF 2 of the LDP as it relates to protecting private amenities.

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4. There would be no unacceptable impact on water quality

- 5.23 An open watercourse runs close to the southern boundary of the proposed development, and it will be vital to prepare and follow appropriate pollution prevention plans in line with guidance by Natural Resources Wales. These issues are dealt with to a large extent outside the planning system, but the adoption of a CEMP will be critical to ensuring that the facility is set up appropriately.

5. Previously used buildings / land should be used

- 5.24 This is a greenfield site but we note the justification for selecting the site which is included in the Planning, Design and Access Statement and discussed in 5.2 above.

6. There would be no unacceptable cumulative impact on the landscape.

- 5.25 Given the fairly concealed location of the proposed development, with existing screening which will be reinforced, and given the context of other energy infrastructure nearby such as pylons and the existing substation, it is believed that this development blends in with the current nature of the landscape rather than creating an unacceptable cumulative effect.

7. Where appropriate, the equipment shall be removed from the site at the end of the scheme's life.

- 5.26 On the whole, the equipment to be installed on the site is temporary in nature and it is considered appropriate to impose a condition to ensure that it will be removed from the site when the need for the facility ceases.

Summary

- 5.27 Considering the above assessment it is believed that the application meets all the relevant criteria and therefore the proposal is acceptable in terms of principle and complies with the requirements of policy ADN 3 of the LDP.

Other matters

Sustainability

- 5.28 In addition to the above, Policy ISA 1 of the LDP encourages the permitting of applications for electricity services in order to improve the local provision. Similarly, policies PCYFF 5, PS 5, PS 6 and PS 7 are supportive of schemes for the development of renewable technologies that contribute to protecting the environment and mitigating climate change, and accepting that this proposal forms part of a supporting network that supplements an efficient "green" energy system, it is believed that the scheme meets the objectives of these policies.

Transport and access matters

- 5.29 The site is located on the northern side of the B4587 and will be served by a new junction with the B4547, approximately 24 metres east of the access to the existing National Grid

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Pentir Substation. The access scheme has been designed to avoid restricting other road users. It offers a right-in, left-out configuration, with vehicles coming from the west or heading west using the A4244/B4547 roundabout. The internal vehicular road will be 5m wide to maintain safe vehicle turning movements. Given the nature of the site, there will be a lodge regulating vehicle movements, with the site's management team arranging arrival and departure times. Deliveries will be pre-booked, with access arrangements included in contracts awarded to subcontractors, suppliers, etc.

- 5.30 Once operational, the proposed development will be monitored remotely and there will be no need to base any permanent staff on site. Occasional maintenance activities will be required, and this would correspond to around 2 - 4 visits a month.
- 5.31 It is anticipated that there will be 2 HGV movements per day and the working hours for the construction period will be 07:00 to 19:00 Monday to Friday, 07:00 to 13:00 on Saturday. Therefore, the workforce will arrive at the site before the morning peak hours and leave during the day depending on the site activity and their scheduled working hours.
- 5.32 The Transport Unit had no objection to the scheme and it is believed that, provided appropriate management over the construction period is agreed, and considering the low level of traffic that will visit the site during its operational period, there will be no long-term effects on highway safety arising from the development. We therefore believe that the proposal complies with the requirements of Policies TRA 2 and TRA 4 of the LDP in terms of highway safety and convenience.

Heritage and Archaeology Matters

- 5.33 There are a number of Scheduled Ancient Monuments and a Registered Historic Garden in the vicinity of the site and, following initial representations from the Gwynedd Archaeological Planning Service (Heneb), an Archaeological Evaluation of the site was prepared. The results of the evaluation indicated that there is very little archaeology on the site and Heneb confirmed that the limited findings were considered a fair reflection of the site's overall low potential. However, the excavation did identify deposits that form part of the Roman road between Segontium and Canovium (Caerhun) that passes through the southernmost part of the site. The poor condition of the road means that it will be very vulnerable to any earthworks. Although this condition also limits its research value, it is nevertheless basic archaeological evidence that will be lost as a result of the development, and requires a proportional mitigation record.
- 5.34 As the location of the road is known, and the fragility of the deposits would mean that it could easily be accidentally destroyed during construction, it is recommended that the mitigation approach should include targeted excavation and recording the alignment of the road (and any other features revealed during fieldwork) within the site, prior to the commencement of construction. Provided a condition is imposed to ensure that such a programme is implemented, we believe that the application would meet the requirements of policies PS 20 and AT 4 of the LDP as they relate to protecting sites of archaeological importance from harm.

Linguistic matters

- 5.35 Excluding the developments that meet the thresholds for submitting a Welsh Language Impact Statement/Assessment as noted in Policy PS1, guidance is provided in terms of the

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type of relevant applications where consideration should be given to the Welsh language in Appendix 5 (The Screening Procedure) of the Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities'. The guidance included states that every retail, commercial or industrial development that is not required to submit a Welsh Language Impact Statement / Assessment should show how consideration has been given to the language.

- 5.36 The Planning, Design and Access Statement notes the consideration that has been given to the Welsh language in forming the scheme and it identifies several aspects of how the scheme will promote the language, these include:
- Naming the development taking into account local linguistic heritage;
 - Providing bilingual signage in public places;
 - Supporting and funding local employment and skills training initiatives;
 - Supporting and funding language awareness training courses for staff in order to raise awareness of the context of the language and the nature of a bilingual society in Gwynedd and Anglesey; and,
 - Adopting a voluntary or statutory language policy/scheme that explains how the employer will ensure that the Welsh language is not treated less favourably than English.
- 5.37 We believe that, by imposing a condition regarding the use of the Welsh language on documents and signs, it could be ensured that the development will contribute towards the visual presence of the language in accordance with the requirements of policy PS 1.

Agricultural land

- 5.38 The Welsh Agricultural Land Classification Prediction Map classifies the proposed site for the facility itself as Grade 3b or Grade 5 lower quality land, with the majority being Grade 5. We note that the proposal will result in the loss of some higher quality agricultural land which will be required primarily for providing suitable access to the site and for landscaping. Given that the proposed development has specific locational needs and is a temporary development, with the land eventually restored, it is not believed that there will be a significant long-term loss in the quantity or quality of agricultural land locally.
- 5.39 Policy PS 5 of the LDP aims to protect the "best and most versatile agricultural land", however national policy permits the development of such land if there is a "critical need for the development". In this case, in light of the small amount of highest grade land that will be lost and the strategically important nature of the development in question, the loss of this land from the general supply is considered acceptable.

Flood Risk

- 5.40 At the time of submitting the application the site was partly within Zone B as identified by the Flood Risk Map accompanying Technical Advice Note 15 "Development and Flood Risk" (2004). Although the new TAN 15 has been adopted since the application was submitted, the direction from the Welsh Government is to continue to use the version that was current when the application in question was submitted.
- 5.41 In this case no plant / equipment would be installed in the part of the site that is within the flood zone, which will be used for landscaping and part of the access road. A Flood Risk Assessment was submitted with the application and its contents were acceptable to Natural

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Resources Wales. Having considered the information submitted, we consider that the proposal is acceptable under the requirements of TAN 15 together with policies PS5 and PS 6 as they relate to protecting development from the effects of flooding.

6. Conclusions:

- 6.1 The proposal is considered acceptable in principle and, acknowledging the Biodiversity Unit's concerns about its impact on natural habitats, it must be recognised that there would be no impact on any protected habitat and there would be no significant harm in terms of impact on the landscape. Nor is it believed that the development would cause any significant harm to the amenities of residents of nearby properties or other local residents. It is therefore considered that the proposal complies with all the above policies and that it may be recommended that the application be granted permission subject to relevant conditions.

7. Recommendation:

- 7.1 To approve subject to the following conditions:-

1. Five years.
2. In accordance with the plans/details submitted with the application.
3. Compliance with the landscaping scheme along with future maintenance work.
4. Compliance with the recommendations of the following documents: Ecological Impact Assessment, Arboriculture Impact Assessment, Ecological Technical Note and Green Infrastructure Statement.
5. Compliance with the Flood Consequences Assessment.
6. Limit construction times
7. Set a maximum for noise emissions
8. Agree noise monitoring measures
9. A condition to ensure appropriate action is taken if unexpected pollution is found.
10. Agree with the external finishes of the structures.
11. Ensure a Welsh name and bilingual signage with priority given to the Welsh language.
12. Agree an Archaeological Work Programme
13. Submit a revised Construction Environmental Management Plan (to include management of the link with SP Manweb equipment)
14. Submit a revised Landscape and Ecology Management Plan to take into account the observations of the Biodiversity Unit
15. The site must be restored to the condition agreed with the Planning Authority once the development's operational period has ended

Notes: Water and Environment Unit
Natural Resources Wales
Gwynedd Archaeological Planning Service
Welsh Water
SP Manweb