

PLANNING COMMITTEE	DATE: 27/04/2026
REPORT BY ASSISTANT HEAD OF DEPARTMENT	

Number: 5

Application Number: C25/0947/25/EIA

Date Registered: 29/12/2025

Application Type: Environmental Impact Assessment

Community: Pentir

Ward: Y Faenol

Proposal: Replacing existing underground cables and the installation of new cross-site underground cables at the current Pentir substation as well as associated works.

Location: Pentir Substation, Bangor, LL57 4ED

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 This application is for the replacement of existing underground cables and the installation of new cross-site underground cables to the existing Pentir substation as well as associated works.
- 1.2 This proposal is part of a wider project to reinforce overhead lines and cables on the existing circuits between the Pentir and Trawsfynydd substations in north-west Wales. The Project is part of the broader network transmission upgrades needed to facilitate the connection of 50 Gigawatts (GW) of offshore wind energy by 2030. Increasing capacity on the existing transmission line between Pentir and Trawsfynydd substations has been identified as a step that urgently needs to be taken to provide more transmission capacity. This is acknowledged by Ofgem (Great Britain's energy regulator), who have identified the necessary works as an Accelerated Strategic Transmission Investment (ASTI).
- 1.3 Full planning permission is required from the relevant Local Planning Authority for the following as part of the project:

Bryncir - New substation south of the village of Bryncir and associated infrastructure, and supporting works, including a new access road from the A487 and upgrades to an existing agricultural access track, and new 132 kV underground cables linking to the existing Electricity Networks overhead line. A planning application has been submitted under the reference C25/0949/36/EIA.

Glaslyn Cables - an extension to the existing Wern Cables Sealing End Compound (CSEC) including new permanent access; Cables Sealing End Compound and new Minffordd Tunnel Head House with permanent access; removal of the existing Garth Cable Sealing End Compound; replacement of 400 kV cables and redundant 32 kV cables with new 400 kV cables; and infrastructure related to other ancillary work. A planning application has been submitted under the reference C25/0947/25/EIA.

Trawsfynydd - Installation of new underground cables and cable sealing ends, a shunt reactor and gantries and widening of part of the existing access road in the fenced compound at Trawsfynydd substation and supporting works. This site falls within the Eryri National Park area and a planning application has been submitted to the Park's Authority.

Section 37 consent will be required under the Electricity Act 1989 for the following (the following are not subject to planning applications):

Bryncir - Replacement of Tower 4ZC067 and cables at the proposed Bryncir Sub-station. Installing a fibre optic cable.

Bryncir - Installation of a new 132kV overhead line (for part of route) to link the existing SPEN DB route to Bryncir Substation, and remove the redundant section of the SPEN DB route.

Trawsfynydd - To amend the existing cables of Tower 4ZC005, create a new gantry at the substation, and make changes to the alignment of the south-west boundary fence of the substation enclosure. (This site falls within the Eryri National Park area).

- 1.4 The application is for works within the existing compound of the Pentir substation and would involve the removal of underground cables and the laying of new underground cables across the site

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along with associated works to include the installation of new cable sealing ends and associated steel structures. The existing Capacitive Voltage Transformers, which have supporting structures, will be moved from the current location to the other side of the circuit (to accommodate the additional set of cable sealing ends). In addition, a section of the bus bar will be replaced, overhead line collapsing equipment will be replaced, an earthing switch will be installed and above-ground and underground grounding work will be carried out.

- 1.5 Full planning permission is sought for this work, however, apart from the wider Project, this proposed work would be permitted development under Schedule 2, Class G, Part 17 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (GDPO 1995), which applies to Wales. Class G applies to electricity undertakings and sets out the work carried out by statutory undertakers for the generation, transmission or supply of electricity for the purposes of their undertaking. The Applicant is a statutory undertaker and therefore benefits from deemed consent given by Class G(a). Permitted development under Class G(a) includes "the installation or replacement in, on, over or under land of an electric line and the construction of shafts and tunnels and the installation or replacement of feeder or service pillars or transforming or switching stations or chambers reasonably necessary in connection with an electric line.
- 1.6 However, article 3 (10) of GDPO 1995 (as amended) confirms that the Order does not permit development if it is a Schedule 2 development within the meaning of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017. The proposed works are part of the wider Project, and part of it (namely the replacement of high voltage electricity cables under the Glaslyn) is an Environmental Impact Assessment (EIA) development as confirmed under reference C24/0806/08/SC, and therefore the works which are part of the wider project and specifically proposed here do not benefit from the right as permitted development under Class G, Part 17 of GDPO Schedule 2 1995 (as amended). Full planning permission is required for the proposed works for this reason.
- 1.7 The Proposed Works will be fully incorporated within the existing footprint of Pentir Substation and will utilise the existing access road, storage areas, welfare facilities, office spaces, and staff car park.
- 1.8 The site of the proposed works, which is within the footprint of the existing Substation, is off the B4547 including the access road to the existing substation from the public highway. The proposed works site is approximately 4.5km south-west of Bangor. The proposed works cover approximately 1.5 hectares (ha), with the red line boundary comprising the existing access road, storage areas, welfare and office uniformity facilities, and a staff car park.
- 1.9 The site of the application sits outside the development boundary as set out in the LDP. The site also sits within a Landscape of Outstanding Historic Interest designation. A large part of the site is surrounded by a wildlife site.
- 1.10 The application is supported by the following document assessments:
 - Planning statement
 - Design and Access Statement
 - Pre-application Consultation Report (PAC)
 - An Environmental Statement together with a large number of appendices and figures which discuss all the issues raised in the Environmental Impact Assessment
 - A Net Benefit to Biodiversity and Green Infrastructure Statement

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- A Welsh Language Statement

1.11 Due to the scale of the site, this application is defined as a major development. As part of the application, in accordance with the requirements of the Town and Country Planning (General Development Procedure) (Wales) Order, a pre-application consultation report was received. The report shows that the developer has informed the public and statutory consultees about the proposal before submitting a formal planning application. The report concluded that the seven formal responses received from statutory consultations have been given consideration.

1.12 The Environmental Statement as part of the Environmental Impact Assessment (EIA) application contains a number of documents accompanying applications for planning permission made by NGET under the Town and Country Planning Act 1990 and the Electricity Act 1989 to request powers to construct, operate and maintain elements of the Project. The Environmental Statement provides an overview of the Project, the main alternatives considered in the development of the Project (where appropriate), information about the current environment, and an assessment of the likely significant impacts of the Project. Where appropriate, mitigation measures have been identified to avoid, prevent, reduce or offset significant adverse environmental impacts.

2. Relevant Policies:

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

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

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

PS 1 - The Welsh Language and Culture

PS 5 - Sustainable developments

PS 6 – Mitigating the effects of climate change and adapting to them

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

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PCYFF 2 – Development criteria

PCYFF 3 - Design and Place Shaping

PCYFF 4 - Design and Landscaping

PCYFF 5 - Carbon Management

ADN 3 - Other renewable and low carbon energy technologies

AT 1 - Conservation Areas, World Heritage Sites and Registered Landscapes, Parks and Historic 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 11 - February 2021)

TAN 5: Nature Conservation and Planning.

TAN 11: Noise

TAN 12: Design.

TAN 18: Transport.

TAN 20: Planning and the Welsh Language.

TAN 24: The Historic Environment

3. Relevant Planning History:

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

C26/0082/25/RA Application to discharge condition 10 of original planning permission C24/0532/25/LL to submit an archaeological report of the site before commencement of work - not decided

C26/0084/18/RA Application to discharge condition 8 from original planning permission C25/0554/18/LL to submit a written plan for archaeological works before any development takes place. - Not decided

C25/0554/18/LL - Installation of an underground electricity cable in association with Pentir BESS energy storage scheme (LPA ref: C24/0532/25/LL) Approved with conditions 26-11-2025

C25/0266/18/LL - Temporary planning permission for a period of 40 years to erect an Energy Storage System (ESS), together with associated infrastructure, site access, landscaping and

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supporting works on land at Tyddyn Forgan, Llanddeiniolen, Caernarfon, LL55 3AN. - Approved with conditions - 28-11-2025

C24/0532/25/LL - Proposed Energy Storage Facility, associated access, landscaping, infrastructure, ancillary equipment, with import and export capacity to grid connection of 57MWac. *Approved with conditions 09-09-2024*

C13/1139/18/YA A PRE-APPLICATION ENQUIRY FOR CREATION OF NEW TRACK - Approved – 19-12-2013

C16/0886/15/LL An application to install an underground 132kV grid connection cable between the Glyn Rhonwy pumped storage site and Pentir substation' - Approved with conditions on 29/07/2016.

4. Consultations:

Community/Town Council: Not received

Transportation Unit: Not received

Natural Resources Wales: Please note that for the purposes of this application, we have only considered the proposed development within the red line boundary.

We have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome if the document identified below is included in the approved plans and documents condition on the decision notice:

Document - Outline Construction Environmental Management Plan, National Grid, November 2025

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

Environmental Management

A watercourse flows through the site within close proximity of the proposed access track and substation. Due to the proximity of the watercourse, which flows into the Afon Cegin, there is a need to minimise the risk of pollution that could occur by the construction of the proposed development. If not managed properly, there may be a high risk of polluting controlled waters.

We note the submission of Outline Construction Environmental Management Plan, National Grid, November 2025 within Appendix 2.2.A of the Environmental Statement. The mitigation measures proposed in the Outline Construction Environmental Management Plan (CEMP) and supporting documents are comprehensive and

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appropriate to protect the environment, provided they are implemented rigorously and monitored effectively.

We would therefore advise that your Authority include the following document in the approved plans and documents condition on the decision notice: • Outline Construction Environmental Management Plan, National Grid, November 2025

Groundwater Protection

We note the Conceptual Site Model and Risk Assessment, National Grid, within Appendix 2.7.A of the Environmental Statement. We have no further comment in this regard.

Protected Species

No ecological information (other than an Aquatic Ecology report) for within the red line boundary has been submitted in support of this application. We recommend you seek the advice of the Local Authority's internal ecological adviser about the requirement for further information to be submitted in support of the application, the need for bespoke surveys and the scope of further information, where required.

We also note that the Downy Hemp-weed (*Galeopsis segetum*) may have historically been present in the vicinity of the site. This rare plant may still be present in the seed bank locally. We recommend that you liaise with the LPA ecologist with respect to possible measures that may restore the population of this species.

Ancient Woodland

The site is adjacent to an Ancient Woodland site. Please refer to our Natural Resources Wales / Advice to planning authorities considering proposals affecting ancient woodland for further information.

Flood Risk

The Flood Map for Planning identifies the application site to be within Flood Zone 1, and therefore at low risk of flooding. We do not have any further flood risk comments.

We recommend that you contact your colleagues in the Local Authority Drainage Department for further advice in relation to the proposed site drainage. We advise that any proposed surface water drainage scheme should ensure that run-off from the proposed development is reduced or will not exceed existing runoff rates. Details of adoption and management should also be submitted to ensure that the scheme/systems remain effective for the lifetime of the development.

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National Landscape

Due to the distance and sense of separation from the Eryri National Park, direct notable impacts on the National Park or its setting are not anticipated during the construction and operational phases. Effects are considered negligible and not significant.

Dŵr Cymru: Observations and guidance for the applicant in their letter dated 22/01/2026

Public Protection Unit: Noise

The Environmental Statement (ES), Volume 2, Chapter 11, assesses the likely effects of noise and vibration associated with construction resulting from works at Pentir Substation. The assessment covers underlying conditions, sensitive receptors, anticipated impacts, and proposed mitigation measures.

The baseline assessment has conducted a desktop review of the site and anticipated noise levels. The nearest noise-sensitive property is Gamekeepers Cottage, Rhos Fawr, Lôn Tŷ'n Llwyn, Pentir, LL56 4QE which is 310m away from the development site. The site is a rural area, and has been identified as one of a quiet rural character, where construction noise potentially has more of a perceived impact. The methodology for noise predictions for construction has been the ABC method within BS5228-1, category A. The Service agrees with this category for this location.

The following worst predicted noise levels in the nearest noise-sensitive properties have been reported as concrete fracturing (62 dB LAeq,T), trenching (51 dB LAeq,T) and restoration/compression (49 dB LAeq,T).

Future baseline noise: it was noted that no new developments have been planned near Pentir, although the Design and Access document lists the proposed development in and around the site:

- install an underground 132 kV grid connection cable between the Glyn Rhonwy pumped storage site and Pentir substation.
- Energy Storage Facility approved (C24/0532/25/LL)
- The installation of an underground electricity cable in association with Pentir BESS energy storage scheme has been approved (LPA ref: C25/0554/18/LL)
- A temporary planning permission to erect an Energy Storage System

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has been approved (C25/0266/18/LL).

A cumulative noise assessment should be carried out due to the number of applications that have been permitted in this area.

The Service requires for the following matters to be explained before supporting the application

- The Construction assessment is based on one piece of equipment working at any given time. Could the applicant confirm whether or not this is true, or will several be operating simultaneously? How many excavators, rollers, concrete cutters? If several different/identical construction equipment are operating at the same time, a predicted noise level will be required for all operating machinery.

- Confirmation regarding the noise generated from the foundations of the new cable sealing ends, will these cables increase low frequency noise from the site during operation as operational noise has not been included in the assessment?

- Why hasn't a cumulative construction noise assessment been carried out? Due to the number of other construction developments that will take place in and around this area.

2.2A Outline Construction Environmental Management Plan: November 2025

The OCEMP has outlined that there will be noise from machinery, excavation, concrete breaking, and vehicle movements. Dust could arise from digging, stockpiles, vehicle movements and material breakage. Vibration would be mainly from impact machinery, piles, cutting and the movements of heavy vehicles. The project commits to using Best Practice Methods (BPM) in accordance with BS5228-1/-2. It will be essential that noise monitoring is carried out throughout the construction phase to ensure that the levels outlined in the noise report are also followed. A competent person must carry out and record this. All records must be made available to an officer from the Service or Planning Authority.

In order to control dust, the OCEMP states that dust monitoring should be carried out before and during construction activities. Once again, such monitoring must be recorded. Screens/barriers around dusty activities/stockpiles, covered stockpiles and suspension will also be used to control dust levels.

Before the construction activities take place, the detailed Construction Environmental Management Plan (CEMP) should be submitted and approved, including noise, vibration and dust management plans. The details relating to noise, vibration and dust mitigation measures outlined in the OCEMP should be included in the CEMP. The

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document must include a complaint response procedure and a log book to be provided to Council officers.

The services do not agree with the proposed working hours which are within the Environmental Action Plan for the Workplace (OCEMP). These are 07:00–19:00 Monday to Friday, 08:00-18:00 Saturday. No working on Sundays/Bank Holidays. As this development is proposed to be completed in 2030, these hours would not provide enough respite for nearby residents.

- The Service recommends that the working hours specified by the Service be set under the conditions of 08:00-18:00 Monday to Friday, 08:00-13:00 Saturday without working on Sundays or bank holidays.

Air Quality

The service has reviewed Chapter 10: Air Quality and Emissions of the Environmental Statement (ES) (ES-Vol-2-Pentir-10-Air-Quality-and-Emissions). This section confirms that the current air quality in the study area is good, with pollutant concentrations within the national Air Quality Objectives for protecting human health. There are no residential receptors within 250m of the works. Based on the information provided, we would recommend that the mitigation measures outlined in paragraph 10.9 be conditioned and included in the CEMP. Due to other work in the area, it is essential that dust does not leave the site and that it is contained.

Contaminated land

A desk-top study should be undertaken to ensure land is not contaminated. If unexpected contamination is found during development, all works must cease immediately. The LPA must be notified within 48 hours and an appropriate investigation/mitigation strategy submitted for approval. Work shall not recommence until written approval has been given.

Conclusion

The Service needs clarification on the above issues before we can support the application. If approval is granted prior to receiving this explanation, the Service would recommend the following;

- Audible construction activities at the site boundary will be limited to: 08:00-18:00 Monday to Friday, 08:00-13:00 on Saturdays and not at all on Sundays or Bank Holidays. Noisy activities, such as concrete cutting, will not take place until after 08:00am

- No development to commence until a site-specific Construction Environmental Management Plan (CEMP) has been submitted to the Planning Department and approved. The plan should build on and comply with the Outline CEMP (National Grid, November 2025), and include: Noise and Vibration Management Plan (compliant with

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BS5228-1 and 2) Dust and Air Quality Management Plan (continuous monitoring strategy; IAQM principles) Traffic management and construction supply investigation and reporting procedures

- During construction, noise levels resulting from site activities should not exceed: 65 dB LAeq (1 hour) during the day 55 dB LAeq (1 hour) at night/weekends 45 dB LAeq (1 hour) at night Measured at the façade of the nearest noise-sensitive building.

- A noise monitoring plan should be in place at least 7 days prior to commencement and throughout construction.

- A desk-top study should be undertaken to ensure land is not contaminated. If unexpected contamination is found during development, all works must cease immediately. The LPA must be notified within 48 hours and an appropriate investigation/mitigation strategy submitted for approval. Work shall not recommence until written approval has been given.

Reason: To safeguard the amenity of nearby receptors throughout the development

Footpaths Unit

It does not appear that there are any Rights of Way recorded that will be affected by this proposal.

Land Drainage Unit:

The SAB does not have any objections to this planning application.

HENEB:

Thank you for the below consultation and apologies for the very delayed response. I am writing to confirm that I have reviewed the submitted documents relevant to the historic environment, in particular Chapter 6 of the EIA and the supporting Historic Environment Desk-Based Assessment (EIA appendix 2 6). The DBA is very thorough and well written, and I am in agreement with the conclusions of this and the EIA chapter. Accordingly, I can confirm that there appear to be no significant archaeological implications for this element of the scheme and no further archaeological work is recommended here

Welsh Government Trunk roads Unit:

I refer to your consultation of 06/01/2026 regarding the above planning application and advise that the Welsh Government as highway authority for the A487 trunk road directs that any permission granted by your authority shall include the following conditions:

- 1) The applicant shall submit to the Local Planning Authority, a Construction Traffic Management Plan (CTMP) that shall

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be to the satisfaction of the Welsh Government, as Overseeing Organisation for the Strategic Road Network (SRN).

- 2) AILs associated with the development shall be delivered strictly in accordance with a Traffic Management Plan (TMP) as shall be agreed with the relevant highway authority. In this respect, the TMP shall be submitted to and approved in writing by Welsh Government as Welsh trunk road highway authority or other relevant highway authority (as appropriate) prior to the commencement of any works. The TMP shall include:

a. proposals for transporting AILs from their point of entry to the Welsh trunk road network to the site that minimise any impact on the safety and free flow of trunk road traffic

b. evidence of trial runs that mimic the movement of the worst case AILs along the access route where appropriate, at the discretion of the Highway Authority

c. number and size of AILs, including loaded dimensions and weights

d. number and composition of AIL convoys, including anticipated escort arrangements

e. methodology for managing trunk road traffic during AIL deliveries, including identification of passing places and holding areas as necessary

f. convoy contingency plans in the event of incidents or emergencies

g. estimated convoy journey durations and timings along the route, including release of forecast traffic queues

h. swept path analysis modelling the movement of the worst case AILs at all potential horizontal and vertical constraints along the access route where appropriate, at the discretion of the Highway Authority

i. proposals for the temporary or permanent modification of any affected street furniture along the access route and details of how this would be managed

j. plans for the reinstatement of any temporary works after completion of the construction phase

k. land ownership must be clarified on all drawings showing proposed highway modifications. The developer shall be responsible for the acquisition and reinstatement of all third-party land including reinstatement of boundary features

l. proposals to liaise with all relevant stakeholders and members

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of the public regarding construction traffic and AIL movements

m. consideration of the cumulative impact of other abnormal load generating schemes proposing to use all or part of the same access route AILs associated with the maintenance and decommissioning of the development shall leave the site strictly in accordance with a TMP as shall be agreed with the relevant highway authority. In this respect, the TMP shall be submitted to and approved in writing by Welsh Government as Welsh trunk road highway authority or other relevant highway authority (as appropriate) prior to the commencement of any removal, replacement of decommissioning works.

3) No development works shall be undertaken until full details of any highway works associated with the construction of layover areas, passing places and highway improvements as agreed with each relevant highway authority including:

- a. the detailed design of any works
- b. geometric layout
- c. construction methods
- d. drainage, and
- e. street lighting

have been submitted to and approved in writing by the local planning authority following consultation with the Welsh Government as Welsh trunk road highway authority or other relevant highway authority (as appropriate).

The highway works shall be completed in accordance with the approved details prior to the commencement of any AIL deliveries to the development site.

No development works shall be undertaken until the developer demonstrates rights of access to all proposed works that are not part of the highway network to the satisfaction of the local planning authority.

Biodiversity Unit: Not received

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

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5. Assessment of the relevant planning considerations:

The principle of the development

- 5.1 It is mandatory for planning applications to be 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 Statement and this application is part of a significant project across North Wales to upgrade resources. The National Energy System Operator (NESO) is responsible for identifying how the national electricity transmission system needs to be adapted to meet the challenges of connecting new electricity infrastructure, reducing carbon emissions and better protecting energy sources. NESO's analysis shows that there is insufficient transmission capacity in the existing network in North Wales to link envisaged additional large-scale power generation developments, particularly from offshore renewable energy projects in the Irish Sea.
- 5.3 Increasing capacity on the existing transmission line between Pentir and Trawsfynydd substations has been identified as a step that urgently needs to be taken to provide more transmission capacity. This is acknowledged by Ofgem (Great Britain's energy regulator), who have identified the necessary works as an Accelerated Strategic Transmission Investment (ASTI). The applicants therefore sought a suitable site for the development in the lands around the Substation and an assessment of the selection process was submitted.
- 5.4 Policy ISA 1 supports proposals for water, electricity, gas services etc. to improve 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.
- 5.5 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.

- 5.6 Natural Resources Wales has concerns about the development but are prepared to accept the development subject to conditions to ensure that the 'Outline Construction Environmental Management Plan, National Grid, November 2025' document is included as a condition in the application's plans.
- 5.7 In considering the above information, despite the lack of comments from the Biodiversity Unit, it is noted that the proposal is located entirely within the operational area of the existing Pentir substation. It is noted that parts of the area outside the substation have been designated as wildlife

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sites. All works will be carried out within the boundaries of the existing substation so there will be a minimal on biodiversity around the site.

- 5.8 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 improving 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 developments should not cause significant loss in terms of habitats or populations of species, locally or nationally, and the development must work alongside nature and provide a net benefit for biodiversity and improve the productivity of ecosystems or allow that to happen. A net benefit to biodiversity is the concept that development should leave biodiversity and ecosystem resilience in a significantly better state than it was before, by ensuring long-term, measurable and demonstrable benefits, primarily on-site or adjacent to it".
- 5.9 A Green Infrastructure Statement was received as part of the application, which includes biodiversity improvements, together with a number of reports such as birds, bats, trees etc. An Outline Construction Environmental Management Plan (CEMP) (Volume 8, Appendix 2.2.A) notes the measures to mitigate the effects of construction on biodiversity, to include those pertaining to dust, air pollution, pollution incidents, water quality, light, noise and vibrations. Paragraph 5.8.9 from Volume 2, Chapter 5: Ecology and Nature Conservation notes the measures to avoid habitats during the construction work.
- 5.10 The proposed works have avoided any impact on habitats and species on the site while adhering to existing hard floor areas and have proposed species-specific improvement measures to ensure net benefit which are outlined in the Green Infrastructure Statement. These improvements include installing three bird and bat boxes. The National Grid will be responsible for managing and monitoring these boxes to achieve a net benefit to biodiversity. A five-year monitoring and maintenance programme will be implemented, along with annual inspections to assess the condition of the boxes, presence and use by species. Monitoring results will be recorded and reviewed annually to inform adaptive management.
- 5.11 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 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

- 5.12 A Landscape and Visual Impact Assessment (LVIA) was submitted with the application. 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 proposed works being carried out at the current sub-station. The effects on landscape character and visual amenities would be temporary and difficult to detect as they occur within the context of the substation's existing infrastructure which has been screened by existing surrounding vegetation. As a result of the limited and temporary nature of any potential change, no significant negative effects arise.
- 5.13 Overall, while accepting that there would be a small 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

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the local landscape would have the capacity to accommodate the proposed development without significant adverse effects.

- 5.14 Although the site is situated within a Landscape of Outstanding Historic Interest, it would not be prominent in the landscape and it is not believed that it would 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

- 5.15 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 conducted of the area within 300m of the Pentir site to identify any noise-sensitive receptors that may be affected by the proposed works. Sensitive receptors that may be affected by noise include, but are not limited to, residential properties, educational centres, places of worship, hospitals, and hotels. The site is a rural area, and has been identified as one with a quiet rural character, where construction noise potentially has more of a perceived impact. The methodology used for noise predictions for construction has been the ABC method within BS5228-1, category A. The Public Protection Service agrees with this category for this location. The following worst predicted noise levels in the nearest noise-sensitive properties have been reported as concrete fracturing (62 dB LAeq,T), trenching (51 dB LAeq,T) and restoration/compression (49 dB LAeq,T). The noise assessment identifies the least damaging temporary impact on the site in the worst-case scenario. Construction noise mitigation works are included in the Environmental Construction Management Plan report.
- 5.16 Representations were received from the Public Protection unit requesting a cumulative noise assessment due to the number of applications that have been granted in the area, requesting clarification on specific issues. However, the Public Protection Unit also proposes conditions to ensure that the proposal is acceptable, despite any cumulative impact that would, ultimately, be a temporary impact. As a result, it is considered reasonable in this case to impose conditions on the permission in order to ensure compliance with the requirements of Public Protection.
- 5.17 Provided that appropriate conditions to control the noise generated by the facility are imposed, it is considered that the development is acceptable and complies with the requirements under policy PCYFF 2 of the LDP as well as this criterion from policy ADN 3 as it relates to protecting private amenities.

4. There would be no unacceptable impact on water quality

- 5.18 The Flood Map for Planning states that the site of the application is within Flood Zone 1, and therefore at low risk of flooding. Natural Resources Wales have no further comments regarding flood risk. NRW is also satisfied with the 'Conceptual Site Model and Risk Assessment' within Annex 2.7.A of the Environmental Statement. There would be no unacceptable effect on water quality therefore.

5. Previously used buildings / land should be used

- 5.19 The Proposed Works Site is defined as a brownfield site as it is occupied by the existing substation. All work is being completed within the existing site so using previously used land.

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

- 5.20 Given the fairly concealed location of the proposed development, with existing screening, 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.

- 5.21 The equipment installed on site is mostly underground but it is believed that it would be appropriate to impose a condition to ensure that the equipment is removed from the site when the need for the facility ceases.

Summary

- 5.22 Having given consideration to the above assessment, we believe the application meets all the relevant criteria and that the proposal is therefore acceptable in principle and complies with the requirements of policy ADN 3 of the LDP.
- 5.23 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

- 5.24 Once it is operational, there will be no demand for additional vehicular access to the site and there will be no long-term impacts on highway safety deriving from the development. Comments were not received from the Council's Highways Unit but the Assembly's Transport Unit is satisfied with the development subject to conditions they have included in their comments. It is noted that there is no intention to make any changes to the entrance. 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

- 5.25 There are a number of Scheduled Ancient Monuments in the site's vicinity and the application is accompanied by a Historic Environment Assessment assessing the impact of the proposed development on those features. It confirms that the proposed development will not have a detrimental impact on any of the settings of the local designated sites. Therefore, the application is acceptable under policy PS 20 of the LDP in relation to heritage features.
- 5.26 From an archaeological perspective, Heneb (Gwynedd Archaeological Planning Service) noted that Chapter 6 of the Environmental Impact Assessment and Historic Environment Desktop Assessment were Desktop assessments. HENEb notes that the desktop assessment is very thorough and well-written. HENEb agrees with the findings of the document and chapter of the EIA. Accordingly, HENEb can confirm that no significant archaeological implications appear and no further archaeological work is recommended here. To this end, the application meets the requirements of policy AT 4 of the LDP relating to the protection of sites of archaeological importance from harm.

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Language Matters

- 5.27 In accordance with the Planning (Wales) Act 2015, it is a duty when making a decision on a planning application to consider the Welsh language, where it is relevant to that application. This is reiterated further in paragraph 3.28 of Planning Policy Wales (Edition 12, 2024), and also Technical Advice Note 20. The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development.
- 5.28 It is noted that there are some specific types of developments where the proposal will be required to submit a Welsh Language Statement or Report on the Welsh Language Impact Assessment. The thresholds in terms of when it is expected to submit a Statement/Report have been highlighted in Policy PS1 of the Joint LDP, along with Diagram 5 of the SPG. In terms of the types of developments in question, the following are noted: This particular proposal does not reach the thresholds to submit a Welsh Language Statement or a Report on a Welsh Language Impact Assessment. However, Appendix 5 of the SPG notes that every housing, retail, commercial or industrial development where there is no need to submit a Welsh Language Impact Statement/Assessment should demonstrate how consideration has been given to the language.
- 5.29 The proposal presented is for installing an underground cable at the Pentir substation and associated works. A Welsh Language Statement has been submitted as part of the application. The Statement has considered the potential impacts of Pentir's proposed works on the use of the Welsh language in the local community. The key considerations had scored each category as positive (short term), irrelevant or neutral, so they had not identified any adverse effects on the use of Welsh in the Main Economic Impact Area. Although no adverse effects were identified in the assessment, the report proposes measures to ensure that the use of the Welsh language is maintained. The measures such as the use of bilingual signage for the Project and on affected routes and Public Rights of Way will be accompanied by other measures which are outlined in part 7 of the report.

6. Conclusions:

- 6.1 The proposal includes a number of development elements that needed to be considered under many other planning policies and environmental legislation. It was considered that the principle of the main aspects of the development, which include work to install underground cables with the current site of the Pentir sub-station, together with associated works, was acceptable given all planning matters, including local and national planning policies and guidance.
- 6.2 The Environmental Statement has assessed the impact on the environment and it was concluded that, with the imposition of planning conditions, that the impacts of the development could be satisfactorily mitigated and environmental features protected.
- 6.3 The visual and landscape impacts were considered acceptable as the works were within an already developed site. The development is believed to satisfactorily safeguard the amenities of residential properties around the site.
- 6.4 The proposed development will extend and improve electricity connections across North Wales. The economic benefits have been acknowledged and no harm to the Welsh Language was identified.

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6.5 The proposal has demonstrated that the development would not cause any increase in risk to life nor any significant risk to property. Also, it is considered that the work would protect heritage and archaeology related matters.

6.6 Given the above, and having considered all the relevant planning matters, including local and national policies and guidance, as well as the observations received during the statutory consultation period from the statutory consultees, and from local residents and the planning history, it is deemed that this proposal is acceptable and in accordance with the relevant policies, as noted in the above assessment.

7. Recommendation:

7.1 To approve – conditions

1. 5 years
2. In accordance with the plans, all recommendations in the documents and assessments, and the approved Environmental Statement.
3. Public Protection Conditions
4. Trunk Road Conditions
5. Compliance with the Green Infrastructure Statement along with future maintenance work.
6. Ensure bilingual signage with priority given to the Welsh language.