

<b>PLANNING COMMITTEE</b>	<b>DATE: 18/05/2026</b>
<b>THE REPORT OF THE ASSISTANT HEAD OF DEPARTMENT</b>	

**Number: 3**

**Application No: C24/1050/19/LL**

**Date Registered: 05/12/2024**

**Application Type: Full**

**Community: Bontnewydd**

**Ward: Bontnewydd**

**Proposal: Demolish existing school building and construct a new school and community centre and all the external landscaping, access road and parking. Installation of ancillary structures including free-standing canopies, bicycle shelters, refuse area and sprinkler tanks and all external play equipment as required to support the new school building.**

**Location: Ysgol Gynradd Bontnewydd, Bontnewydd, Caernarfon, Gwynedd, LL55 2UF**

**Summary of the Recommendation: TO APPROVE WITH CONDITIONS.**

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## 1. Description:

- 1.1 This application involves the demolition of existing school buildings to be replaced with the construction of a new school and community centre on the same site together with all the external landscaping, access road and parking. The development will also involve the installation of ancillary structures including free-standing canopies, bicycle shelters, refuse area and sprinkler tanks and all external play equipment as required to support the new school building.
- 1.2 The development includes a new two-storey Welsh-medium primary school for 210 learners and a community centre. There will be provision for the Cylch Meithrin, learners with Additional Learning Needs together with a community hall with full changing areas. The building will be two-storey and designed with sustainable principles to reduce the demand for energy,
- 1.3 The site is in a southern location of the village in an area that is mainly residential within the development boundary of the Bontnewydd Service Village as shown in the Anglesey and Gwynedd Joint Local Development Plan Inset Maps. Glanrafon Housing Estate is to the west and Dôl Beuno Housing Estate is north of the site, and the north-western side of the site includes playing fields and afon Gwyrfai runs along the southern boundary of the site with agricultural land beyond. The eastern section of the site is within the Bontnewydd Conservation area with several listed buildings opposite to the east.
- 1.4 The site is located on the outskirts of the Afon Gwyrfai SAC Special Phosphorus Conservation Area.
- 1.5 The site lies within Zone B in the Development Advice Maps, as referred to in Technical Advice Note 15 (TAN 15): Development and Flood Risk (2004). The site is also partly located within Flood Zones 2 and 3 (Rivers and Sea Surface Water and Watercourses) and Defence Zone (Rivers) according to the Flood Map for Planning.
- 1.6 The site is served by the Dôl Beuno Estate class III road the leads to the class 1 A4871 road.
- 1.7 This application, due to its floor area, is defined as a major development. In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), a Pre-application Consultation Report was received as part of the application. The report indicates that the developer has informed the public and statutory consultees of the proposal prior to submitting a formal planning application. The report includes copies of the responses received.
- 1.8 The following documents were submitted to support the application:
- A Design and Access Statement
  - Flood Risk Considerations and Opportunities
  - Townscape Visual Assessment
  - Landscape Area Provision Calculation
  - Surface Water Drainage Strategy
  - Workbook - Surface Water and Landscape Drainage Strategy
  - Green Infrastructure Statement
  - Transport Assessment with appendices
  - Report of the Pre-application Consultation
  - Archaeological Recommendations
  - School Travel Plan
  - Ecological Survey 19/06/24 (updated 23.03.26)
  - External Lighting Plan
  - Construction Period Plan (including environmental)
  - Preliminary Environmental Noise Assessment
- 1.9 The application is submitted to Committee as it is a building that exceeds 1000 m<sup>2</sup>.

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## 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.

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

PS 1 - The Welsh Language and Culture  
 ISA 2 - Community facilities  
 ISA 4 - Safeguarding current open spaces  
 PS 4 - Sustainable transport, development and accessibility  
 TRA 2 – Parking standards  
 TRA 4 - Managing Transport Impacts  
 PS 6 – Mitigating the effects of climate change and adapting to them  
 PCYFF 1 – Development Boundaries  
 PCYFF 2 – Development criteria  
 PCYFF 3 - Design and Place Shaping  
 PCYFF 4 - Design and landscaping  
 PCYFF 5 - Carbon Management  
 PCYFF 6 - Water Conservation  
 PS 19 - Conserving and where appropriate enhancing the natural environment  
 AMG 5 - Local biodiversity conservation  
 AMG 6 - Protecting Sites of Regional or Local Significance  
 PS 20 - Preserving and where appropriate enhancing heritage assets  
 AT 1 – Conservation areas, world heritage sites and landscapes, parks and registered historic gardens  
 AT3 - Non-designated Heritage Assets that are of Local or Regional Significance

Supplementary Planning Guidance: Maintaining and Creating Distinctive and Sustainable Communities

### 2.4 National Policies:

Future Wales: The National Plan 2040  
 Planning Policy Wales (Edition 12 - February 2025)  
 Technical Advice Note 15: Development and Flood Risk (2004)

## 3. Relevant Planning History:

3.1 **C24/0112/19/LL** - Installation of modular units and higher access platforms to provide temporary school accommodation at Ysgol Bontnewydd. Work to include modifications to external boundary fences, access gates and forming a temporary storage compound for litter bins and storage containers. Modular units, fences and storage containers will be moved following the completion of the new school building construction that is subject to a separate Planning Application - Approved with conditions - 05/03/2025.

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**C99A/0098/19/R3** - Extension to create an additional classroom - Approved with conditions - 17/04/1999

**C99A/0250/19/R3** - Extension to create an additional classroom - Approved with conditions - 17/04/1999

#### 4. Consultations:

Community Council: Observations 7/2/26

I am writing on behalf of Bontnewydd Community Council. We have no observations on this amended application.

Highways Unit: Observations 25/6/25

I refer to the above application, and I confirm that the transportation unit does not have any objection.

Public Protection Observations 05/03/2025

I have assessed the above application and make the following observations: Public Protection has no objection to the development as the school is part of the current environmental noise environment, however, the proposals must note any potential nuisance issues including noise, vibration, odour, light and dust, and address the impacts.

Noise (including vibration)

A noise assessment must be undertaken to inform the applicant about the potential impact on the new school and the associated structures; this should lead the applicant to the specification or the most appropriate mitigation measures that are required or remove any noise impact from the development on residential premises.

Confirmation will be required of the MUGA court use hours. The information suggests that the community uses the court, as well as the school, and it is assumed that this will occur outside school hours. Any impact on the nearby residential property will be assessed in a Noise Impact Assessment.

The MUGA noise will be assessed by referring to the guidelines in the Sport England "Artificial Grass Pitch Acoustics – Planning Implications " (2015) document, which refers to the relevant criteria in "Guidelines for Community Noise" WHO, however, as well as this, an assessment should be made of noise from sports that have an impulsive nature (shouting, ball impact) to consider the levels of LAmax and their likely impact on the residents of nearby dwellings. The details of mitigation measures will be provided and detailed in a scheme with the location and nature of the construction work. Following this any mitigation measure will be retained and maintained as detailed in the plan.

Cumulative noise from new equipment associated with the plan will be restricted to 5dB below the background noise level (LA90) in a property sensitive to nearby noise during the day and night. On this basis, the noise of the plan will have a low impact on the residents of nearby property. Equipment noise (biomass, boiler, etc.) will be assessed in accordance with the principles in BS 4142: 2014 + A1: 20191.

Furthermore, noise emitting from machines used in connection with the Development will not exceed the NR25 Noise Radius between the hours of 2300 - 0700 and NR 30 at every other time when it is measured within

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the nearest noise sensitive dwelling (windows may be open for ventilation). The noise should not derive from any equipment or machines used on the site, including any prominent tonal component. Tone will be specified, referring to BS 7445-2.

No construction or demolition work may take place on Sundays or Public Holidays or outside the hours of 08:00 to 18:00 Monday to Friday and between 08:00 and 13:00 on Saturday.

Reason: To ensure that the proposed development would not lead to a substantial detrimental impact level significantly observed (SOAEL) or detrimental impact in terms of noise to any residential occupiers.

#### Lighting

The application includes technical information about the light impact of the development which should not lead to any detrimental impact, but the use of the MUGA is unclear and the details of any impact of lights that may lead to an assessment with mitigation measures noted if there is a need to reduce the impact of light pollution/nuisance.

Reason: To ensure that the proposed development would not result in a detrimental impact to any residential occupiers in terms of light pollution.

#### Odours

A risk assessment will be undertaken in accordance with Defra's updated 'Guidance on the Control of Odour and Noise from Commercial Kitchen Extraction Systems, EMAQ.

Reason: To ensure that the proposed development would not result in a detrimental impact to any residential occupiers in terms of loss of amenity.

#### Dust

A Construction Environmental Management Plan (CEMP) will be submitted and approved in writing by the Local Planning Authority. Following this, the approved CEMP will be fully implemented in accordance with the details agreed during the entire construction period.

The IAQM Guidance on the Assessment of Dust and Emissions from Demolition and Construction shall be adhered to during all the demolition activities, site preparation and construction on the site.

Reason: To ensure that the proposed development would not result in a detrimental impact to any residential occupiers in terms of air quality.

Drainage Unit

Neither the SAB nor the LLFA have any observations on this application: SAB - The full SuDS application has already been approved, for this development.

Biodiversity Unit

Observations 02/07/2025

The applicant has provided a bat survey (attached):

BAT SURVEYS ADDENDUM FOR NEW SCHOOL BUILD BONT-NEWYDD by GRITTEN ECOLOGY 24th June 2025

This accompanies an earlier bat report which surveyed the inside of the building for signs of bats and found none. The survey undertaken in June 2025 was an emergence survey on both the 1970 building and the Victoria building. No bats were seen to emerge from the buildings. The report concludes that there are no bat roosts within the buildings. I agree with the conclusion of the report, and I have no concerns regarding bats.

An amended Landscape Plan has been provided received on 24th June 2025. I have no ecological comments regarding the amended plan.

In summary, I have no ecological concerns regarding this proposal.

Observations 10/03/2026

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NRW have provided comments (29/08/2025) which note the requirement to consider this proposals effect on the Afon Gwyrfai SAC under the Habitats Regulations 2017.

The red line boundary for the application abuts the Afon Gwyrfai a Llyn Cwellyn SAC.

Cyngor Gwynedd is the competent authority under the Habitats Regulation 2017 and has a duty to consider any likely significant effects on SACs and SPAs (and through policy Ramsar Sites).

There are three possible impact pathways:

- 1.Sewage from the new school will be treated by Llanfaglan WWTW which discharges into Afon Gwyrfai.
- 2.Pollution from the construction site such as soils run-off or fuel spillages.
- 3.Once the school constructed any polluted surface water entering the river.

Below each impact pathway is consider for likely significant effect:

1. Sewage

The proposed new building for the school will connect to mains sewer and sewage will be treated at Llanfaglan Wastewater Treatment Works (WwTW). It is unlikely that this proposed development for a new school building will contribute greater amount of phosphorus input to the river via the WWTW than the existing school it replaces. Therefore, there is no net change to the amount of sewage as currently is.

2. Construction Pollution

No works within the river corridor or SAC will take place. No landscaping adjacent to the watercourse is proposed and the existing outfall connections are to be utilised. The applicant has provided a Construction Environmental Management Plan (Read Construction, July 2025) and NRW are satisfied with the mitigation measures within this document. It is unlikely that the construction of the school will result in pollution of Afon Gwyrfai.

3. Surface water drainage

It appears that surface water drainage would be directed into an existing outfall to the Afon Gwyrfai. This will avoid the need for construction activity within the SAC.NRW state that “ This discharge is expected to be better attenuated in the new development and may be an improvement over current but it must be ensured that this water be of the same or better quality than the receiving water, of the Afon Gwyrfai, for the future.” To ensure that the water quality of surface drainage is suitable, I recommend monitoring of the water from this site that drains to the river.

NRW are generally satisfied with the Surface Water Drainage Strategy (August 2024) for the management of run-off and drainage post-project completion.

I consider that the above impact pathways are unlikely to have significant effect on Afon Gwyrfai SAC.

I therefore have no objection to this proposal.

Dŵr Cymru

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

Firstly, with respect to the submitted application form, we acknowledge that the development proposes to discharge foul and surface water flows

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to a public sewer and sustainable drainage system respectively.

The proposed development site is located in the catchment of a public sewerage system which drains to Llanfaglan Wastewater Treatment Works (WwTW) and ultimately discharges to a river Special Area of Conservation (SAC). We would advise that this WwTW has a phosphorus consent limit by 31/05/2024 and is currently compliant with the 95% quartile for its flow passed forward (FPF) performance and final effluent permits. In addition, we have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the immediate public sewerage system.

Turning to surface water drainage, as of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. In this instance, we offer no objection to proposals for disposal of surface water flows into a sustainable drainage system, in principle, subject to consultation and agreement with the regulatory body or riparian owner of this system.

This site is crossed by public sewers, abandoned public sewer and a combined storm overflow (CSO) with their approximate position being marked on the attached Statutory Public Sewer Record.

In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. Having regard to the revised plans, it appears the proposed development would be situated outside the protection zone of the public sewers and combined storm overflow measured 4 metres either side of the centreline and therefore acceptable in principle. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset(s) crossing the proposed development site.

Notwithstanding this, given the protection zone is located within the site boundary, it is still recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of the asset(s) and establish their relationship to the proposed development.

The site is also crossed by public watermains with their approximate positions being marked on the attached Public Watermain Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. Having regard to the proposed plans, it appears that a new stone wall as well as permeable paving would be located above and within the protection zone of the 2inch public watermain located near to the entrance of the site. We would advise that it is not permissible to locate any structures including stone walls or SuDS features above and within the protection zone of the public watermain. Therefore, there would be a requirement for the applicant to apply to divert this asset under Section 185 if the Water Industry Act 1991. It also appears that a ramped access subject to Active Travel Grant would be situated within the protection zone of the 3

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inch public watermain located to the east of the site measured 3 metres either side of the centreline. We note that no further details of the proposed ramp have been submitted with the application. We would advise that the public watermain may need to be diverted. Therefore, if the Local Planning Authority is inclined to approve the application, we request that the condition below is included within any planning permission to protect the integrity of the public watermains and avoid damage thereto. It is also recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of the asset(s) and establish their relationship to the proposed development.

Accordingly, if you are minded to grant planning consent for the above development, we would request that the following Conditions and Advisory Notes are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets:

#### Conditions

##### Condition 1

No development shall commence until the following have been submitted to and agreed in writing by the Local Planning Authority

- 1) Asset location survey has been undertaken to ascertain the exact location, condition, depth and material; and
- 2) A detailed site plan, as informed by point 1) above to demonstrate the relationship of the proposed development and its loading implications with our assets and confirm that the required protection zones and access can be maintained, and the required protection measures relevant to the assets can be put in place; and
- 3) If necessary, a scheme to divert the assets.

No works as part of the development pursuant to this permission shall be carried out on site until such a time that the approved schemes/works have been constructed, completed and brought into use with the approved schemes. Thereafter the approved development will be retained in perpetuity.

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

##### Condition 2

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Advisory Notes As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with Cyngor Gwynedd, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the

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SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

The applicant needs to apply to Dŵr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains and conform with the publication "Sewers for Adoption"-7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com).

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dŵr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dŵr Cymru Welsh Water has rights of access to its apparatus at all times.

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation. If you have any queries, please contact the undersigned on 0800 917 2652 or via email at [developer.services@dwrcymru.com](mailto:developer.services@dwrcymru.com)

Natural Resources  
Wales

Observations 29/08/2025

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the further information in support of the above, which we received on 12/08/2025.

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

Documents - Construction Environmental Management Plan, Read Construction, Ref 92000 R1 Rev2, July 2025

Bontnewydd Community Campus, External Lighting, Drawing No. P197-143-C, Rev C, Date 04.06.2025

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

Protected Species  
Otter

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Otters are a European Protected Species protected under the Conservation of Habitats and Species Regulations 2017. Otters are also a designated feature the Afon Gwyrfai a Llyn Cwellyn Special Area of Conservation (SAC) which borders the development site to the south - we refer you to our protected sites comments below in this regard.

A strip of riparian woodland has been identified as bordering the northern edge of the river. The submitted proposals appear to retain the riparian corridor in its entirety, we welcome this approach and would advise that no vegetation is removed along this corridor, as it provides a buffer between the school and the river for commuting otter.

We welcome the Reasonable Avoidance Measures (RAMs) outlined within section 9.6 of the Construction Environmental Management Plan, Read Construction, Ref 92000 R1 Rev2, July 2025, and advise that CEMP document is included in the approved plans and documents condition on the decision notice.

We refer to the drawing External Lighting, Drawing No. P197-143-C, Rev C, Date 04.06.2025. This plan shows that a dark commuting corridor for otter is present along the vegetated riparian corridor to the south. We advise that this lighting plan is included in the approved plans and documents condition on the decision notice.

NRW would refer the Local Authority to the Chief Planning Officer's letter dated 1 March 2018 which advises Local Planning Authorities to attach an informative regarding licence requirements to all consents and notices where European Protected Species are likely to be present on site.

#### Bats

We note the Ecological Surveys for New School Build dated 19 June 2024 (although updated subsequently; undated) by Gritten Ecology refer to detailed internal inspections of the buildings on site to be demolished were completed in years 2023 and 2024 and no evidence of bats was found.

We note the further surveys undertaken and note that the submitted report (Bat Surveys Addendum, Gritten Ecology 24th June 2025) has concluded that bats are unlikely to be using the application site. We therefore have no comments to make on the application as submitted in respect of bats.

#### Protected Sites

##### Special Area of Conservation (SAC)

The red line boundary for the application abuts the Afon Gwyrfai a Llyn Cwellyn SAC (although the proposed buildings are not within the footprint of the protected site). It appears the works proposed are limited to replacing the existing structures with new structures on the existing footprints. No landscaping adjacent to the watercourse is proposed and the existing outfall connections are to be utilised. However, we have concerns that harm from the proposed development on the site cannot be ruled out and have identified pollution as a potential pathway.

We are generally satisfied with the Surface Water Drainage Strategy (August 2024) for the management of run-off and drainage post-project completion.

We refer to the Construction Environmental Management Plan, Read Construction, Ref 92000 R1 Rev2, July 2025. We are in general agreement with the mitigation measures within the plan. We advise that CEMP

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document is included in the approved plans and documents condition on the decision notice.

Your Authority should be satisfied that any Invasive Non-Native Species, identified within sections 9.8 and 9.9 are appropriately dealt with.

We have further recommendations for the developer within the “Advice for the Developer” section below.

Artificial lighting during construction and more importantly during operation of the new school must not be allowed to illuminate/affect the river corridor, so that otter, salmon, and other sensitive species are not adversely affected. We refer to our comments on the lighting plan for otter above.

It appears that surface water drainage would be directed into an existing outfall to the Afon Gwyrfai. This will avoid the need for construction activity within the SAC. This discharge is expected to be better attenuated in the new development and may be an improvement over current, but it must be ensured that this water be of the same or better quality than the receiving water, of the Afon Gwyrfai, for the future.

As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), your authority must, before deciding to give consent for a project which is likely to have a significant effect on a SAC site, either alone or in combination with other plans or projects, make an appropriate assessment of the implications of the project for that site in view of its conservation objectives. You must for the purposes of the assessment consult NRW and have regard to any representations we make within such reasonable time as you specify. In the absence of that assessment, NRW cannot advise that the proposals would not result in an adverse effect upon the SAC site.

#### Nutrient Sensitive SAC Catchment

We note the application site is within the catchment of the Afon Gwyrfai a Llyn Cwellyn Special Area of Conservation (SAC). In line with our Advice to Planning Authorities for Planning Applications Affecting Nutrient Sensitive River Special Areas of Conservation (28 June 2024), under the Habitats Regulations, Planning Authorities must consider the impact of proposed developments on water quality within SAC river catchments.

We note from the information submitted that the mains connection will be to Llanfaglan Wastewater Treatment Works (WwTW). Ultimately, the suitability of foul drainage arrangements for the proposed development is a matter for your Authority to determine. However, we are satisfied that our concerns can be overcome by your Authority following our Advice specifically the section titled ‘What does this mean for development proposals involving connection to public wastewater treatment works?’

We therefore advise you to take the above into account in your determination of whether the development is likely to have a significant effect on the SAC. Should you determine that an Appropriate Assessment is required, the Applicant will then need to submit whatever evidence they deem appropriate (seeking advice from consultants as may be necessary) to demonstrate no adverse effect on site integrity.

#### Site of Special Scientific Interest (SSSI)

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NRW consider the proposals have the potential to impact upon the Afon Gwyrfai a Llyn Cwellyn SSSI. Providing the impact pathways referenced above for the SAC are adequately addressed, NRW consider the features of the SSSI will also be adequately safeguarded.

#### Flood Risk

The site is located within Zone B of the Development Advice Map (DAM) as referred to by the Technical Advice Note (TAN) 15: Development and Flood Risk. The site is also shown to be at risk of flooding according to the Flood Map for Planning (FMfP) - flood zone 2 River. As confirmed in the letter from Welsh Government dated 15 December 2021, the FMfP represents better and more up-to-date information on areas at flood risk than the DAM.

Section 6 of TAN15 requires the Local Planning Authority to determine whether the development at this location is justified. Therefore, we refer you to the tests set out in section 6.2 of TAN15. If you consider the proposal meets the tests set out in criteria (i) to (iii), then the final test (iv) is for the applicant to demonstrate through the submission of a Flood Consequences Assessment (FCA) that the potential consequences of flooding can be managed to an acceptable level.

The application is supported by a document entitled Flood risk constraints and opportunities report: Ysgol Bontnewydd (CPF12344 09/08/2024) compiled by YGC who also act as the Lead Local Flood Authority (LLFA). The LLFA manage flood risk associated with surface water and smaller watercourses. The site is directly adjacent to the main river (Afon Gwyrfai) and NRW manage flood risk from main rivers.

The proposal is for a replacement school and all built elements associated with the proposal are shown to be elevated above estimated flood levels (with an allowance for climate change impacts), apart for the existing/proposed football and sports pitch. The report refers to a new hydraulic model built by YGC for the adjacent river Gwyrfai and other sources of flood risk. NRW have not reviewed the modelling work and as such the FMfP remains the principal source of spatial information on flood risk for planning purposes.

We also note the recommendations in the report regarding extending the existing NRW flood wall along the Afon Gwyrfai to help manage surface water flooding. We are in dialogue with YGC regarding this although no commitments have been made regarding the proposed extension and which Risk Management Authority would be best placed to promote, construct, and maintain the proposed extension. However, this does not impact our position with regards to the acceptability of this application for the replacement school in terms of flood risk.

As it is for the Local Planning Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15, we would recommend they consider consulting other professional advisors on matters such as emergency plans, procedures, and measures to address structural damage that may result from flooding. Please note, we do not normally comment on or grant the adequacy of flood emergency response plans and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

### Flood Risk Activity Permit

We advise the Applicant that the Environmental Permitting Regulations (2016) require them to obtain a bespoke Flood Risk Activity Permit for any works or structures located in, under, over or within 8 metres of the bank top of the River Gwyrfai, a designated 'main river'. Further advice and guidance is available on our website: <http://www.naturalresources.wales/permits-and-permissions/flood-risk-activities/flood-risk-activity-permits-information/?lang=en>

### Other Matters

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

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

### Advice for the Developer

Recommendation on the Construction Environmental Management Plan, Read Construction, Ref 92000 R1 Rev2, July 2025

#### Pollution management:

- The compacted soil bund, unless geotextile is on the outside, should be vegetated with a generic, fast establishing grass seed mix
- The bund is not shown on any of the construction phase plans.
- Appendix A states "bund to run length of construction boundary up to the existing playing field". As the soil stockpile is shown on the plans to be located on the playing field, the bund should run the entire length of the site towards the river, including along the playing field.
- The CEMP misses a monitoring element. The effectiveness of pollution prevention methods must be monitored and enhanced, if necessary, throughout the demolition and construction process to ensure there is no pollution from the site to the Afon Gwyrfai.

#### Incident / spill reporting:

- For spills or other incidents beyond the capacity of the site operators to control, NRW should be contacted via the incident response line 03000 65 3000.
- 6.3.1 reads "The locations of the fuel storage/COSHH area are shown in Figure 2.", however, they are either not shown or not clearly labelled. The locations should be well away from the river and minimize potential pathways for a spill to enter the river.

#### Waste management:

- We note that the Resource / Site Waste Management Plan has not yet been developed Paragraph 7.4 states that this plan will identify waste streams for each material to divert as much as possible away from landfill. Table 7 is therefore only a draft at this stage. When finalising the plan, the following should be included:
  - Ensure that all waste disposal contractors used are licensed to carry the relevant materials (such as demolition waste or hazardous waste, depending on the type they carry) and that copies of the waste transfer notes (for non-hazardous waste) and consignment notes (for hazardous waste) are kept on site or by the site management.

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- Table 7 shows that asbestos and fluorescent lights (which contain mercury) are to be disposed of to landfill. Both are classed as hazardous waste which must be kept and disposed of separately to general / non-hazardous waste, following the Hazardous Waste Regulations 2005. Disposal must be via a licensed hazardous waste carrier to a site permitted to accept asbestos / waste electrical and electronic equipment for fluorescent lights. Copies of the consignment notes must be kept.
- Table 7 also lists GRP (glass reinforced plastic) roof covering as material to go to landfill. While this is technically allowed, it is strongly discouraged because of GRP's long-term persistence and potential to leach chemicals. If re-use is not possible, efforts should be made to divert this material from landfill to a waste-to energy incinerator or specialist recycling (e.g. fibre recovery for aggregates) facility.

#### Soil management:

- 8.3 states that soil stockpiles will not be stored within 10m of the Afon Gwyrfai. We appreciate that the location of the stockpile on the plans is over 50m away from the watercourse and that the CEMP mentions the installation of a bund of compacted soil and membrane as well as other measures such as covering stockpiles and additional silt netting if necessary. We advise increasing this distance to at least 15, preferably 20m, unless a sufficient explanation can be given why this is not required, supplemented by the bund and other pollution prevention measures as required during prolonged periods of wet weather.

#### Biosecurity:

- While 5.2.5. states "There were no invasive species of plant recorded on site", 9.9 mentions that montbretia, an invasive, non-native plant species, had started to become established and was to be cleared. The sentence in 5.2.5. therefore, appears not to be fully correct. Further guidance on the removal and disposal of montbretia should be included. There are two ways to effectively remove montbretia. One is to dig out the plants and all underground corms. If done thoroughly, this is generally the most effective and environmentally friendly approach unless the resulting disturbed, loose soil and potentially missed corms are close to the watercourse. The alternative is repeated spraying or wiping of the leaves throughout the growing season with herbicide, preferably a glyphosate-based herbicide approved for use near water. Prior permission from NRW is required for any pesticide use on the riverbank or in the SSSI. Both methods will require some follow-up to ensure that no corms have survived. Most important is to say that removed montbretia must not be disposed of as general waste, general green waste or compost, as it readily spreads from disposed corms. Given the lack of facilities in the area that accept invasive non-native plant materials, the best disposal options are on-site incineration under a D7 waste exemption (preferred), or deep burial with geotextile containment, following NRW's Regulatory Decision 058.2.
- Several species of INNS are widespread along the Gwyrfai and may establish on disturbed ground during or following the work. To prevent this from becoming a contributing seed source for the SSSI and wider environment, any INNS appearing on the construction site should be controlled rather than avoided. We would advise changing the hierarchy of response options given under 9.8 – a site-specific biosecurity mitigation plan should not only be developed and implemented if the area can't be avoided, but if possible whenever INNS are discovered. NRW would only need to approve operations that would affect the SSSI & SAC, such as herbicide use at the top of the riverbank.

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Other:

- Ensure that all materials stored on site, whether waste, building materials, or packaging, especially plastic and lightweight materials like foil, insulation boards, etc., are securely contained to prevent windblown litter.

Footpaths

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

Trees

I am still unable to find a copy of the tree report in the planning file. The tree planting proposed is suitable, however I would advise 'Viburnum opulus' and 'Acer campestre' are substituted out of the 'native hedge mix' for something more suited to the local tree-scape, such as Aspen and crab apple. I would also substitute Acer campestre (standard) for native aspen or crab apple (happy to provide details to the applicant of where these can be sourced)

Public Consultation:

A notice was posted on the site and nearby residents were notified. The advertisement period has expired, and 3 items of correspondence were received, and a summary of their observation can be seen:

- Very supportive of the development.
- Welcome investment in the local community.
- Very keen to see this moving forward for the benefit of the village children.
- Concern regarding the location of the large sprinkler tank. This is a substantial structure and is likely to have a significant visual impact.
- Reduce its visual impact, e.g. by: partly burying it in the ground, or at least to reduce the structure's height?
- Concern regarding the potential noise levels that may result from the tank's operation.
- Design of the fences/boundaries - currently the combination of mesh fencing and a timber fence along the boundary near the tank. It would be good to have more consistency and a design that is better suited to a residential area.
- (the side nearest to the main road). The plan notes "existing boundary wall (mixed masonry)", but no such wall exists - only a thick hedge that forms the boundary.
- Concern regarding existing hedgerows, hawthorn and brambles growing over the walls of nearby premises.
- Concern regarding the school access points. Parents and children walking on premises/private footpaths to get to school.
- People parking across the entrance of a private property.
- Children standing to speak and kicking gravel off the private path and damaging it.
- People pressing against private fences daily, children kicking balls against the fences and frightening the residents' dogs.

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## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 It is a requirement 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. The application site is located within the development boundary of the Bontnewydd Service Village, and the entire application site is on land that is already being used for education purposes (D1 Use Class).
- 5.2 The main planning policy that relates to this application is policy ISA 2 of the LDP. This policy supports the provision of new community facilities provided they meet five criteria. The assessment is assessed in the context of the following criteria:
1. Criterion (i) notes that the facility is located within or immediately near the development boundaries. As noted above, the site is located within the development boundary of Bontnewydd and therefore satisfies this criterion.
  2. Criterion (ii) of the policy refers to new buildings and if the community's needs cannot be met by the current use of existing facilities or by converting existing buildings. Details about the condition of the existing building and why a new school needs to be constructed should be included with any formal application. According to the application the current school building was built in the 1970s, the building's fabric has come to the end of its lifespan and cannot provide an appropriate learning environment within the context of the current design standards expected from a school in the 21st Century. There is a separate Victorian school building where the Cylch Meithrin takes place and offers limited provisions for community use. The building's fabric here has also deteriorated over many years and again it is less than favourable for a modern, sustainable a facility that would be expected. The use made of these buildings has already ended as they are not now suitable. When considering the condition of the existing buildings, and the intention to use the same site, it is believed that it is reasonable to seek to construct a new building that has been specifically designed for modern environmental and educational requirements.
  3. Criterion (iii) states that if the proposal seeks to re-locate the facility, that it can be demonstrated that the existing site is no longer suitable for that use. Similar to criterion (ii) above, evidence noting why the existing building is unsuitable should be submitted with any formal application. Also, given that the facility in this case will not be re-located, as noted above, information about the application confirms that the current buildings are not fit for purpose anymore and in considering there would be no change in land use as a result of this development, this is a development to replace one educational facility with another and that the use of the site remains as it was and that no relocation has occurred in terms of land use.
  4. Criterion (iv) states that the scale and type of the proposal is appropriate compared to the size, character and function of the settlement. The existing school would provide space for 210 learners. The application notes the proposal to provide a school for 240 learners, but more recently additional information was received from the Council's Education Department to confirm that there will be no increase in the number of learners as a result of this proposal and the school's catchment area has not been changed, therefore unless there are natural changes in the population, there will be no increase in the number of learners who will attend the school and there will be no change to the users who will use the site in the future. It is recognised that the proposed building is larger than the existing, but considering that this proposal derives from a 'Sustainable Schools Challenge' jointly from Ysgol Bontnewydd and Cyngor Gwynedd to the Welsh Government as a result of the recognised need to improve the educational facilities of Bontnewydd to satisfy the contemporary needs of the community, it is believed that the scale of this development is entirely appropriate for its location.
  5. Criterion (v) seeks to ensure that the proposal is easily accessible by foot, cycle and public transport. As the new proposed school is on the existing school site within the development

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boundary of Bontnewydd, it is considered that the site is very convenient for pedestrians, cyclists or those using public transport to reach the site, therefore it is believed that criterion (v) has been satisfied.

- 5.3 Given the above discussion it is believed that this proposal meets with all the criteria of Policy ISA 2 of the LDP.

In addition, Policy ISA 4 designates Open Spaces that are to be protected from development and the playing field north of the site has been protected under this designation. This field will remain as a playing field and, therefore, the application is consistent with the requirements of ISA 4.

- 5.4 Policy PCYFF 1 requires development to be situated within development boundaries and outside the development boundaries, developments will be resisted unless it is in accordance with specific policies in the LDP or national planning policies or that the proposal demonstrates that its location in the countryside is essential. As noted above, policy ISA 2 supports the provision of new community facilities near the development boundary and the proposal in question complies with Policy ISA 2. As a result, it is therefore considered that the proposal is also acceptable in terms of Policy PCYFF 1 of the LDP.

### Visual amenities

- 5.5 According to the application form the total floor area of the existing building is 1637m<sup>2</sup> and a total floor area proposed for the new building is 2126m<sup>2</sup>, therefore there will be an increase of approximately 489m<sup>2</sup>. Although the development will entail an increase of approximately a third in floor area, more effective use is made of space as two single-storey buildings will be replaced with one two-storey building with a mix of pitch and flat roofs with accessible terraces in some areas, located in the centre of the village in an area with many two-storey houses, and surrounding scattered buildings of different heights and designs and finishes. The design of the building is also a response to a difference in the site's levels by presenting a split bottom floor level, as a result the scale or mass of the building will not appear substantially larger than the previous buildings. The design is contemporary and responds to the need for a specific facility in the village.

- 5.6 It is acknowledged that there will be an increase in the height of the new building compared to the existing structures, we cannot avoid the fact that there will be a little impact on visual amenities, the Visual Urban assessment submitted with the application notes that the new school will impact two viewpoints out of the twelve viewpoints and at worst the impact on these viewpoint will be moderate, and we have to bear in mind that the site is located within a built area. As a result, it is considered that the submitted design offers a development on a scale and appearance that would be suitable for its urban site. The fact that features of the existing school's character and the area in terms of slate, red brick and white render, which are common characteristics in the village, will be incorporated into the design emphasises the continuity of the current situation and an effort to blend in and assimilate into the environment. Also, the design of the new building, with its pitched roofs, elevation finishes and the various heights of different elements, would create a development, although substantially larger than the current building, that would continue to be on a scale that assimilates with the scale and design of the surrounding residential area. It is therefore considered that the development respects the context of its site in accordance with the requirements of Policy PCYFF 3, and also it is not deemed that it would have a detrimental impact on the conservation area and would therefore not be contrary to the relevant requirements of policy AT 1.

### General and residential amenities

- 5.7 Generally, policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan encourage the approval of proposals for new development provided they do not have a detrimental impact on the health, safety or the amenities of the residents of local properties or on the area in general.
- 5.8 The proposal replaces an existing school and community centre, and therefore there is no change in the sites' current use, and there will be no increase in the number of learners from the existing

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situation, but it is recognised that there will be an increase in the size of the school and encourages the use of external spaces that may mean an increase in noise to the residents of nearby houses, but it is not considered that this would be substantial compared with the existing situation.

- 5.9 In addition, although there will be an increase in the size and number of windows on the elevations, there will be one school building rather than two and this means that the distance between a number of the nearby houses will be larger. Sycharth will be approximately 3 metres further from the school, Beuno Buildings will be approximately the same distance, approximately 38 metres from the school, Wayside and Llwyn Celyn will be approximately between 13 metres a- 17 metres and Hen Bost approximately 42 metres further away from the new school building and, given that the use of the site will not change and that there is already inter-visibility between the school grounds and private properties nearby, it is not believed that significant additional overlooking from nearby houses and gardens will derive from this development. Similarly, although the building will be larger in terms of bulk than the previous building, it is not believed that it would be significantly different to the current situation in terms of dominating the properties in front of the site. Therefore, it is not believed that significant additional harm to the amenities of local residents will derive from a new school development on the site.
- 5.10 According to the application all the equipment and plant that generate noise associated with the proposed development would be designed to ensure that the noise output boundaries do not exceed those within the Noise Impact Assessment submitted as part of the application and appropriate acoustic measures will be integrated to the design of the proposed building, equipment and service plant and the locations that are subject to the operational activities. The application also includes a lighting strategy. This restricts the lighting within the site, to face in and down to prevent the impact of light flooding on nearby residential properties.
- 5.11 It is proposed to encourage the use of the school play areas and the sports field by members of the community outside the usual school timetable and these areas have been located to the east, reducing any impact on nearby residential properties.
- 5.12 In addition, Public Protection states that confirmation will be required about the MUGA court use hours. The information suggests that the community uses the court, as well as the school, and it is assumed that this will occur outside school hours. There is no purposeful lighting for this area and therefore its use would be limited to daylight hours which would be tantamount to the current use of this area as playing fields. In order to ensure the amenities of local residents in terms of light and noise impact it is considered that it would be reasonable to impose a condition to agree on any additional light on the site, noting that a light in the form of a floodlight would require separate planning permission and would be subject to a further assessment.
- 5.13 It is recognised that there will be some disturbance during the demolition and construction phases of the proposal, and it is considered that imposing a condition to accept a CEMP beforehand would set out mitigation measures for any disturbance at this time, noting that this would be for a temporary period.
- 5.14 Generally, as has already been mentioned, considering that there is no change to the use of the site, it is not believed that this development would cause significant harm to the amenities of the local area or its residents in the long-term, although inevitably there will be some noise and disturbance during the construction phase. It is considered, by imposing appropriate conditions as a result of receiving the observations of the Public Protection Unit, that it could be ensured that the development's impact on amenities is acceptable. By implementing the above, it is believed that the development would be acceptable under policies PCYFF 2 and PCYFF 3 of the LDP.

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## Transport and access matters

- 5.15 A Transport Assessment and a Design and Access Statement were submitted with the application and, according to the Statement although the site has previously operated as a school with a historical access arrangement and vehicular access; as the location of the existing site is limited north east of Ddôl Beuno, it is noted that as a result to parking spaces and limited turning areas, that there is a conflict between vehicles and pedestrians, especially during the busiest times i.e., during drop-off and pick up times, when there is dangerous overcrowding on the junction and the access to the site. According to the application, pupils are often dropped-off from vehicles at the side of a busy road where there is a high risk of collision with turning vehicles.
- 5.16 In order to limit the impact of vehicles on the A4871 junction, a new vehicular travel route is proposed to enable a one-way stacking system during peak times when dropping-off and picking-up children, this will be located east of the site by using the existing access road down to the Llwyn Celyn Victorian block. This will form a one-way route into the site by keeping access to the residential dwellings and a two-way junction with Dôl Beuno.
- 5.17 By having access into the site from the south-east, vehicles will have access to the drop-off road and/or staff/visitor parking spaces, the one-way road would allow vehicles to stack within the site rather than overcrowding at Dôl Beuno.
- 5.18 Pedestrian movements will be encouraged from the northern and eastern boundaries, where site users will use wide footpaths, ensuring that the movements of pedestrians and vehicles are separated as much as possible to reduce the risk of collision between pedestrians and vehicles within the site.
- 5.19 The north-east of the site would include the access road, parking and an access terrace which will be open to the public. The external MUGA court will be designed with the potential to park on it informally and temporarily as an extra parking provision for example, when public community events take place - fêtes, concerts, etc.
- 5.20 A Travel Plan was also submitted with the application to promote green travel options that are cleaner and with less dependency on private vehicles.
- 5.21 The Transportation Unit's observations note that they have no objection to the development.
- 5.22 When considering its village centre nature and the site use history, it is not considered that there are any highway safety grounds for refusing the planning application. By acting in accordance with the submitted plans, the Design and Access Statement as well as the Travel Plan, and in accordance with the observations of the Transportation Unit, it is believed that this application satisfies the requirements of policies PS 4, TRA 2 and TRA 4 which aim to ensure provision for transportation that is sustainable and safe for all users.

## Flooding Matters

- 5.23 The site lies within Zone B in the Development Advice Maps, as referred to in Technical Advice Note 15 (TAN 15): Development and Flood Risk (2004). The site is also partly located within Flood Zones 2 and 3 (Rivers and Sea Surface Water and Watercourses) and Defence Zone (Rivers) according to the Flood Map for Planning.
- 5.24 The flood maps for planning provide the latest information on the flooding situation, and since submitting the application, the Welsh Government has published a revised TAN 15 on 31 March 2025. The title of the revised TAN 15 is 'Development, flooding and coastal erosion' and it corresponds with Circular 002/2025 'Guidance on the Town and Country Planning (Flood Risk Area Development) (Notification) (Wales) 2025' and a letter of explanation from the Welsh Government Planning Directorate's Chief Planner.

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7.16 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."

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. Therefore, planning applications submitted and registered before the new TAN was published will continue to be assessed against the previous version ..."

Therefore, official guidance from the Welsh Government for planning applications submitted and registered before 31 March 2025 are to be assessed for flood risk on the content of the 1st edition of the TAN 15 policy published in 2004.

5.25 This is reflected in the observations of Natural Resources Wales (NRW) that refer the Local Planning Authority to the tests included in paragraph 6.2 of TAN 15 (2004) that is noted below:

- i. Its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement, or,
- ii Its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region."

and,

iii That the application concurs with the aims of Planning Policy Wales and meets the definition of previously developed land (Planning Policy Wales figure 2.1) and,

iv That the potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and Appendix 1 found to be acceptable.

5.26 Paragraphs 5.1-4 of this report confirm that the proposal complies with requirements of the LDP in principle, and therefore it is considered that the proposal complies with criterion i) as it provides a service that promotes, or to be part of, a strategy by the local authority that is essential to its location to sustain an existing settlement. The site is also a site that has already been developed, and there is no change in the use of that site and therefore the proposal complies with criterion iii.

5.27 As part of the application, a Flood Risk Considerations and Opportunities Report was provided by Ymgynghoriaeth Cyngor Gwynedd (YGC), which also acts as a Lead Local Flood Authority (LLFA) which concludes that the proposed development would entail that the site will retain its current use and as a result will not increase its vulnerability. The proposal is for a new school and all the built elements associated with the proposal have been shown to be higher than the calculated level of floods (with an allowance for climate change impact), apart from the existing/proposed football/sports field. The report refers to a new hydraulic model built by YGC for nearby afon Gwyrfai and other sources of flooding risk. NRW has not reviewed the modelling work and therefore for planning purposes the flood maps for planning continue to be the main source of spatial information on flooding risk.

5.28 NRW also note the recommendations in the report regarding extending the existing NRW flood wall along afon Gwyrfai to assist with controlling surface water flooding, and discussions continue between NRW and YGC regarding this although no commitments have been made regarding the proposed extension and which Risk Management Authority would be best placed to promote, construct, and maintain the proposed extension. However, this does not affect NRW's view in terms of the acceptability of this application for the new school in terms of flooding risk, and NRW do not object the proposal, and it is considered that it is not contrary to the requirements of

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criterion iv. Therefore, based on the above assessment, and what is in the Flood Risk Considerations and Opportunities Report it is considered that the proposal is acceptable and is not contrary to the requirements of TAN 15 (2004).

### Drainage Matters

- 5.29 As noted in the above observations, a full Sustainable Drainage Systems application has already been approved, for this development, and therefore the Drainage Unit has no objection to the proposal in this regard.
- 5.30 The observations of Dŵr Cymru / Welsh Water noted that they recognise that the development intends to discharge foul and surface water into public drains and a Sustainable Drainage System, they have considered the impact of foul water flow generated from the development and conclude that the flow could be accommodated within the direct public sewerage system. They also note they have no objection to the proposal to discharge surface water flow into a Sustainable Drainage System in principle subject to a consultation and agreement with the regulatory body or the riparian owner of this system. Specific advice was provided for the site and general standards, and it is proposed to draw the applicant's attention to this advice as a note to any planning permission.
- 5.31 Policy PS 6 asks to ensure appropriate evidence that full consideration has been given to the potential impacts of climate change and, in light of initial observations from Welsh Water, an amended Drainage Plan was received for the site. Welsh Water confirms that these arrangements are acceptable. Therefore, it is believed that the proposal is acceptable under the requirements of policies PS6 and PCYFF 6 of the LDP.

### Biodiversity matters

- 5.32 As part of the application a Green Infrastructure Statement, Ecological Surveys by Dr Rod Gritten, dated June 2024 and updated 23 March 2026 with a revised Landscape Plan dated June 2025 were submitted. No bats were found in the school buildings. Observations were received from the Biodiversity Unit noting that they had no ecological concerns regarding the development.
- 5.33 As a part of the application, a Trees Report was provided, and the following observations were made - that suitable trees should be planted with advice to replace some of the options for something that is more suitable for the area's treescape for example Aspen and Crab Apple.
- 5.34 The red line boundary for the application borders the Afon Gwyrfai a Llyn Cwellyn Special Area of Conservation (ACA) (although the proposed buildings are not within the footprint of the protected site. The proposed work is restricted to replace the existing structures with new structures on the existing footprint. No landscaping is proposed near the watercourse and the current outlet connections will be used, and it is possible that the proposal will cause damage to these designations through pollution.
- 5.35 Cyngor Gwynedd is the competent authority under the 2017 Habitats Regulations and has a duty to consider any potential to affect Special Areas of Conservation and Special Protection Areas.

There are three possible impacts:

1. Sewage from the new school will be treated by the Llanfaglan Waste Water Treatment Works that disposes into afon Gwyrfai.
2. Pollution from the construction site such as soil run-off or fuel spills.
3. Once the school has been constructed, any polluted water that enters the river.

Under each main impact, the likely significant impact is considered:

1. Sewage

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The proposed new building for the school will connect to the main sewer and sewage will be treated at the Llanfaglan Waste Water Treatment works. It is acknowledged that the capacity of the new School will increase as a result of the proposal (up to 240 children) but the number of children currently in the school will not increase (although this may change naturally from year to year) and there is not change to the catchment area. The school catchment area aligns with the area and the villages that are served by the Llanfaglan Waste Water Treatment Works (Bontnewydd, Caeathro, Llanfaglan, Saron and Llanwnda), and therefore any increase in the number of children at school will come from these areas. Community use of the school already exists, and although the new building would possibly entail more community use, this is as a result of improving facilities that would have been possible on the existing site by creating more suitable spaces within the existing buildings. This means that there will be no additional users because of this proposal, and that users live within the area already served by the Llanfaglan Waste Water Treatment Works, be that in their homes or at school/community centre. In this respect, the development indicates a phosphorus neutrality compared with the current situation and therefore there is no additional or detrimental impact on the SAC that currently fails to attain the water quality targets for phosphorous at present.

### 2. Construction Pollution

No work will be carried out within the river corridor or the SAC. No landscaping is proposed near the watercourse and the current outlet connections will be used. The applicant has provided a Construction Environmental Management Plan (Read Construction, July 2025) and NRW is satisfied with the mitigation measures in this document. Therefore, it is not considered that the school would lead to the pollution of afon Gwyrfai subject to the mitigation measures.

### 3. Surface Water Drainage

It appears that surface water drainage would be diverted to the existing outfall into afon Gwyrfai. This will avoid the need for construction activity within the SAC. NRW state that "This discharge is expected to be better attenuated in the new development and may be an improvement over the current, but it must be ensured that this water be of the same or better quality than the receiving water, of Afon Gwyrfai, in the future. NRW are generally satisfied with the Surface Water Drainage Strategy (August 2024) to manage run-off and drainage after completing the project.

Therefore, on the basis of the above, it is not considered that the above impact pathways are likely to have a significant impact on the Afon Gwyrfai Special Area of Conservation.

- 5.36 By ensuring that an appropriate condition is imposed on the development it is considered that this development satisfies the requirements of Policies PS19, AMG 5 and AMG 6 of the LDP together with the Regulations for Conservation of Habitats and Species 2017 (as amended) that encourages proposals to protect, and where appropriate, to enhance the area's biodiversity and ensure that there is no detrimental impact on internationally protected sites.

### Archaeological/Heritage matters

- 5.37 As part of the application a Recommendation was provided to Record and Study Ysgol Bontnewydd by I P Brooks, dated January 2024, which recommends that the existing buildings should be recorded prior to any development taking place. The Recommendation notes although the buildings are not listed, they are obviously important in the development of Bontnewydd in the 19th century, as it commenced as a 'National School' before it was transferred to the county system in 1904, the school was extended in 1908 but includes the original school at its core. The Recommendation states that an initial desk top study should be completed to document the development of the school and provides advice and guidelines for this. It also states that Plans should be prepared, that a photographic record be made as well as a written record. It also states that an Archaeological Evaluation Watching Brief should be completed.
- 5.38 Accordingly, it is considered appropriate that a detailed record is made of the building prior to any changes, to mitigate the impact of the development on the historic integrity and character and to serve as a permanent archive record. It is therefore recommended to impose a condition to ensure

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that a detailed photographic survey of the building is completed prior to its demolition in accordance with the Archaeological Recommendation. This would be in keeping with the requirements of policy AT 3 as far as it involves the protection of heritage of local importance.

### **Sustainability matters**

- 5.39 The proposed building is being designed to deliver Net Zero Carbon with the intention of being a net exporter of any remaining energy to the national grid. This will be generated by using photovoltaic panels installed on the building and on car ports. This proposal is also an attempt to re-use materials that would otherwise be intended for landfill. Heating would be provided by energy-efficient ground source heating pumps. It is considered that the proposal is acceptable in relation to Policy PCYFF 5 and Policy PS 6 of the LDP.

### **The Welsh Language**

- 5.40 This is a proposal to erect a new school on the site of the existing school where the language of learning will be through the medium of Welsh, and it is considered that the situation in terms of the Welsh language would be similar. It would be possible to use the new school to hold more educational activities and activities outside school hours which may contribute positively to the Welsh language. It would also be reasonable to impose a condition to ensure a Welsh name for the site and that all signs on the site are in Welsh only or bilingual, with priority given to the Welsh language. It is considered that the proposal is acceptable in terms of Policy PS 1 of the LDP as well as the relevant SPG.

### **Response to the public consultation**

- 5.41 Several observations were received from the public as a result of this application, and the issues raised varied. It is considered that all the issues have received due consideration in the report, and that none of the issues raised change the recommendation for the application in this case.

## **6. Conclusions:**

- 6.1 Given the relevant planning matters in this case, the proposed development meets with many objectives in the Anglesey and Gwynedd Joint Local Development Plan and proposes a development of high-quality, modern and suitable design, that will make a significant contribution to improving local educational facilities by using the previously developed site. Consideration was given to all material matters and it is not believed that the proposal is likely to cause long-term unacceptable detrimental impacts on nearby residents or the community in general and it will be possible to manage any short-term impacts by imposing appropriate conditions on the development.

## **7. Recommendation:**

To approve - conditions

1. Time (five years)
2. In accordance with the plans
3. Agree on final materials and colours
4. Transport conditions
5. Archaeological conditions.
6. Landscaping and trees condition.
7. Biodiversity condition
8. Prior conditions agreement to external light
9. Public Protection Conditions
10. Welsh Water Conditions
11. Natural Resources Wales conditions
12. Limit working hours during the construction period.
13. A Welsh name for the school.

<b>PLANNING COMMITTEE</b>	<b>DATE: 18/05/2026</b>
<b>THE REPORT OF THE ASSISTANT HEAD OF DEPARTMENT</b>	

#### 14. Welsh language Signs

##### Notes

1. Dŵr Cymru/Welsh Water
2. Natural Resources Wales
3. Highways
4. SUDS
5. Major Application Note