

PLANNING COMMITTEE	DATE: 14/07/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

**Number: 4**

**Application Number: C22/0579/03/LL**

**Date Registered: 18/11/22**

**Application Type: Full**

**Community: Ffestiniog**

**Ward: Teigl**

**Proposal: Construction of 8 dwellings (use class C3)**

**Location: Gwylfa Garage, Ffordd Manod, Manod, Blaenau Ffestiniog, Gwynedd, LL41 4AR**

**Summary of the Recommendation: To delegate powers to the Head of Environment Department to approve the application, subject to a 106 agreement for an affordable dwelling and relevant conditions**

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## 1. Description:

- 1.1 This is a full application to construct 8 dwellings. It is proposed to provide one affordable house as part of the development. The dwellings on plots 1 and 2 would externally measure approximately 5.5 metres by 9.0 metres and include a kitchen / dining room, living room and toilet on the ground floor and then three bedrooms and bathroom on the first floor. The dwellings on plots 3-8 would measure approximately 6.7 metres by 9.2 metres and include a kitchen / dining room, living room and toilet on the ground floor and then three bedrooms (one of which would be an en-suite) and bathroom on the first floor. The houses would have slate roofs and the external walls would mainly consist of render but also stone on the lowest part of the front elevation. It is proposed to provide 18 parking spaces within the site, 2 for each property as well as an additional two for visitors.
- 1.2 The following documents were received as part of the application:
  - Language and Community Statement
  - Land Contamination Inspection Report
  - Green Infrastructure Statement
  - Valuation Report
  - Housing Statement
  - Transport Risk Assessment
- 1.3 The site lies within the development boundary of Blaenau Ffestiniog. It is located within a World Heritage Site and the Landscape of Outstanding Historic Interest. The site is currently empty with the buildings of the former garage demolished. There are stone walls around the site. There are a few trees / hedges on the southern boundary of the site. To the north of the site lies a playing field, to the east is a football pitch. The A470 trunk road abuts the site to the west. To the south, the site borders with a dwelling.
- 1.4 The application is submitted to Committee as it is an application for five or more houses.

## 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 **Gwynedd and Anglesey Joint Local Development Plan 2011-26, adopted 31 July 2017**  
 PS 1: The Welsh Language and Culture  
 ISA 1: Infrastructure provision  
 PS 4: Sustainable transport, development and accessibility  
 TRA 2: Parking standards  
 TRA 4: Managing transport impacts  
 PS 5: Sustainable development  
 PCYFF 1: Development Boundaries  
 PCYFF 2: Development Criteria  
 PCYFF 3: Design and place shaping  
 PCYFF 4: Design and landscaping  
 PCYFF 6: Water conservation

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PS 16: Housing Provision  
 PS 17: Settlement strategy  
 TAI 1: Housing in the Sub-regional Centre and the Urban Service Centres  
 TAI 8: An appropriate mix of housing  
 PS 18: Affordable housing  
 TAI 15: Affordable housing threshold and distribution  
 PS 19: Conserving and where appropriate enhancing the natural environment  
 AMG 5: Local Biodiversity Conservation  
 PS 20: Preserving and where appropriate enhancing heritage assets  
 AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens

Supplementary Planning Guidance (SPG):  
 SPG: Maintaining and Creating Distinctive and Sustainable Communities  
 SPG: Housing Mix  
 SPG: Affordable housing  
 SPG: Character of the landscape  
 SPG: Planning obligations

#### 2.4 **National Policies:**

Future Wales: The National Plan 2040  
 Planning Policy Wales (Edition 12 - February 2024)  
 Technical Advice Note (TAN) 2: Planning and affordable housing  
 TAN 12: Design  
 TAN 18: Transportation  
 TAN 20: Planning and the Welsh Language

### 3. **Relevant Planning History:**

- 3.1 C19/0797/03/AM - Outline application with all matters reserved for the erection of six houses (including 2 affordable homes) - Withdrawn
- 3.2 C17/0512/03/AM - Outline application with all matters reserved to erect 7 detached single storey dwellings for the elderly with associated developments - Refused 3 April 2019
- 3.3 C05M/0025/03/AM – Demolition of existing garage and construction of seven dwellings - 19 September 2006
- 3.4 C04M/0227/03/LL - Demolition of existing office/showroom and siting of a portacabin in its place - Approved 7 January 2005

### 4. **Consultations:**

Community/Town Council: Not received

Transportation Unit: I note that the development includes access from the A470 trunk road and therefore, I do not intend to make a recommendation.

Natural Resources Wales: Observations 8 December 2022

Thank you for consulting with Natural Resources Wales regarding the above, received by us on 21/11/2022.

We have concerns regarding the proposed development as submitted.

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However, we are satisfied that these concerns can be overcome by attaching the following condition to any planning permission granted:

Condition: Unsuspected contamination

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

#### Protection of Ground Water

The applicant has submitted a report in support of the above application. (Report Number E1199. S1. P2. TAG. A1) The report confirms that all tanks and fuel infrastructure have been removed. A site investigation reaching a maximum depth of 3 meters has been undertaken with boreholes drilled around the perimeter of the site. Neither till, bedrock nor groundwater were encountered. It is likely that any underground tanks would have been deeper than 3m. Conditions 1-3 as recommended in our previous response are therefore no longer required.

Given the size/complexity of the site it is considered possible that there may be unidentified areas of contamination at the site that could pose a risk to controlled waters if they are not remediated. We therefore advise that the condition relating to unsuspected contamination is still required and should be attached to any planning permission.

Condition: If, during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority for it.

Justification; To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

#### Protected species

We note that there is no information about protected species with the application. We therefore assume that you have screened the application and concluded that there is not a reasonable likelihood of protected species being present and affected by the development.

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Dŵr Cymru (Welsh Water): Observations 9 January 2025

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

#### ASSET PROTECTION

With respect to our previous response (Ref: PLA0083750), we remind that the proposed development site is crossed by a 225mm combined public sewer with its approximate position being marked on the attached Statutory Public Sewer Record. Under Section 159 of the Water Industry Act 1991, Dŵr Cymru Welsh Water has rights of access to its apparatus at all times, and as such would require a protection zone of 3m either side of the centreline of this pipe. Having reviewed the proposed site plan it would appear that new planting is proposed on top and within the protection zone of the public sewer. We would advise that a tree should not be planted directly over our assets or within the protection zone. The following shallow rooting shrubs may be planted within the protection zones and easements of our assets. Further information can be found in Sewers For Adoption (7th Edition).

- *Berberis candidula*; (Paleleaf barberry)
- *Berberis julianae*; (Wintergreen barberry)
- *Ceanothus burkwoodii*; (Californian lilac ‘Burkwoodii’)
- *Cotoneaster dammeri*; (Bearberry cotoneaster)
- *Cotoneaster skogholm*; (*Cotoneaster x suecicus*, ‘Skogholm’)
- *Cytisus* varieties or *Sarothamnus*; ((Common or Scotch) Broom)
- *Euonymus japonica*; (Japanese spindle)
- *Euonymus radicans*; Variety of *Euonymus* (Fortune’s spindle or wintercreeper)
- *Mahonia* varieties; can be included in the genus *Berberis*, most common name is *M. aquifolium* (Oregon grape)
- *Potentilla* varieties; most varieties are types of cinquefoil. Also includes Common tormentil, silverweed and barren strawberry
- *Skimmia japonica*; (*Skimmia*)
- *Spiraea japonica*; (Japanese spirea or Japanese meadowsweet)
- *Veronica* varieties; (Speedwell)
- *Viburnum davidii*; (David viburnum)

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- Viburnum tinus; (Lauristinus)

Should any trees or planting not listed above be located within the protection zone of the sewer crossing, there would be a requirement either re-position outside of the protection zone of the public sewer crossing or alternatively to divert the public sewer, which can be applied for under Section 185 of the Water Industry Act 1991.

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

Condition No development shall commence until a foul drainage scheme for the site has been submitted to and approved in writing by the local planning authority. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water shall be allowed to connect directly or indirectly with the public sewerage system.

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.

Also provided advice for the developer.

Public Protection Unit:

Observations 19 December 2023 (contaminated land)

We agree with the recommendations in section 5 of the attached report and, therefore, no remediation work is required, apart from what is noted below in relation to water pipes.

At the concentrations of hydrocarbon detected there is no significant risk to potable water supplies in plastic pipes, however, to prevent all risk of tainting of water supplies it is recommended that all water services are placed in clean corridors and barrier pipe is used, subject to the confirmation by the local water supply company.

Observations 9 December 2022

#### DUST, NOISE AND VIBRATION CONTROL

Construction work can cause a noise and dust problem for nearby residents, therefore, the best practical methods should be used to reduce noise and vibration from the work. Consideration should be given to the recommendations of BS 5228-1:2009+A1:2014: Code of practice for the control of noise and vibration on construction and open sites. This may include mitigation such as erecting acoustic barriers around the site near residential properties.

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I note from the application that the proposed development is very close to residents' houses. Before work commences, a detailed plan should be submitted to the Local Planning Authority for the control of dust, noise and vibration as a consequence of the construction work. It is advised that a noise barrier is erected opposite neighbouring houses to minimise noise.

In order to safeguard the area's residents, the construction work should be undertaken between the hours of 08:00-18:00 Monday to Friday, 08:00-13:00 on Saturday and not at all on Sunday or Bank Holidays. I advise that the applicant notifies the neighbours/nearby businesses in the area of the proposed hours of work for the development, and the measures to be taken to safeguard amenities (noise, vibration and dust), along with a contact number.

Reason: To protect the residents of the area

Observations 24 November 2022 (land contamination)

We agree with the findings of the report and, therefore, no further conditions regarding land contamination will be required.

Water and Environment Unit  
YGC:

Since 7 January 2019, sustainable drainage systems (SuDS) are needed to control surface water for every new development of more than 1 house or where the construction area with drainage obligations is 100m<sup>2</sup> or more. Drainage systems must be designed and constructed in accordance with the minimum standards for sustainable drainage as published by Welsh Ministers.

These systems must be approved by Cyngor Gwynedd in its role as SuDS Approval Body (SAB) prior to commencement of the construction work.

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

Transportation Unit (Welsh  
Government):

Observations 17 June 2025

I refer to your consultation of 08/11/2024 regarding the above planning application and advise that the Welsh Government as highway authority for the A470 trunk road directs that any permission granted by your authority shall include the following conditions:

1) The minimum visibility distances available for vehicles emerging from the proposed access shall be 90m in each direction at a height of 1.05 metres, measured to a point 0.26 metres above

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the nearer running edge of the trunk road carriageway.

These visibility distances shall be available at a point 2.4m from the nearer running edge of the trunk road, measured along the centreline of the access road. The visibility splay so formed shall be free of any growth or obstruction, which would interfere with the minimum visibility requirements.

- 2) The access shall be laid out and constructed strictly in accordance with the approved plans (Drwg no. DC0154/02/005 Rev B and DC0154/02/03 Rev A).
- 3) No drainage from the development site shall be connected to or allowed to discharge into the trunk road drainage system, and the proposed junction shall be constructed such that the access road does not drain onto the trunk road.
- 4) The applicant will be required to submit to the Local Planning Authority, a Construction Traffic Management Plan (CTMP) that shall be to the satisfaction of the Welsh Government, as Overseeing Organisation for the A470.

The above conditions are included to maintain the safety and free flow of trunk road traffic.

The following points should also be brought to the attention of the applicant:

- 1) The applicant should be advised that they will be required to enter into an Agreement with the Welsh Ministers under Section 278 of the Highways Act 1980 / Section 23 of the New Roads and Street Works Act 1991 to enable the Applicant to undertake agreed improvement works on the trunk road.

This Agreement will contain details of the improvement works, construction conditions and financial arrangements under which agreed measures can be put in place, including indemnifying the Welsh Ministers against third party claims. Without such an agreement in place, any consent that may be granted by the Planning Authority cannot be implemented.

- 2) The Applicant will be required to commission and pay for a Road Safety Audit of the scheme, (Stages 1 – 4) in accordance with the Design Manual for Roads and Bridges GG 119.

The Applicant shall agree the required scope of the Road Safety with the Welsh Government before works commence on site and will be responsible for meeting all costs associated with these works.

The approval of the Stage 1/2 Road Safety Audit by the Welsh Government is a prerequisite for Technical Approval to be granted



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in respect of the required S278 Agreement.

Observations 29 April 2025

I refer to your consultation of 6 March 2025 regarding the above application and advise that the Welsh Government as highway authority for the A470 trunk road directs that planning permission is not granted at this time as the applicant has provided insufficient information to determine the application.

The applicant must provide the following information to support this application or resubmit the application with the following details;

- 1) As previously advised, the applicant is required to provide anticipated traffic generation values associated with the proposed development, with any increase in traffic accessing the A470 from the site being identified as a percentage.
- 2) Whilst receipt of the Risk Assessment Matrix is acknowledged, the applicant is required to undertake and submit to the Local Planning Authority a risk assessment in accordance with W/2 of the Welsh National Application Annexx (WNAA) of CD 377 (Requirements for Road Restraint Systems) of the DMRB.

A template risk assessment document is provided within Appendix 1 of Welsh Government's Procedure & Advice Guidance (PAG 119/23) - Requirements for Road Restraint Systems.  
Implementation Guide – Wales

Observation 3 January 2025

I refer to your consultation of 23rd December 2024 regarding the above application and advise that the Welsh Government as highway authority for the A470 trunk road directs that planning permission is not granted at this time as the applicant has provided insufficient information to determine the application.

The applicant must provide the following information to support this application or resubmit the application with the following details;

- 1) The applicant is requested to supply a visibility splay drawing in accordance with the requirements of CD 123 of the Design Manual for Roads and Bridges (DMRB). The applicant is advised that the minimum acceptable visibility splay on the trunk road network is 2.4m x 90m, irrespective of whether the posted speed limit is less i.e. 20mph. Accordingly, the provided cross-section should be updated so that it covers the maximum identified 'Y' value i.e. 90m. Furthermore, the visibility envelope within the vertical plane shall be in accordance with the criteria set out within CD 109 of the

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DMRB.

2) The applicant is required to provide anticipated traffic generation values associated with the proposed development, with any increase in traffic accessing the A470 from the site being identified as a percentage.

3) As previously advised, the Welsh Government has concerns that the parking bays associated with dwellings 1 and 2, as well as the echelon parking bays identified as 'additional parking'. It is noted that the parking for Dwelling No. 2 has now been incorporated into the echelon parking, however, given that allocated bays will likely experience a more constant level of use, consideration should be given to siting these further away from the site access.

4) As previously advised, the proposed soak-away unit, as shown on drawing no.B.4/21 Rev B, it is noted that it has been relocated further into the site. However, no clear dimension has been annotated for the 1.2m diameter soakaway that will capture all surface water run off from the development. The applicant is requested to provide a clear dimension to confirm that the unit is no less than 5m from the trunk road boundary.

5) As previously requested, the applicant is required to undertake and submit to the Local Planning Authority a risk assessment in accordance with W/2 of the Welsh National Application Annex (WNAA) of CD 377 (Requirements for Road Restraint Systems) of the DMRB.

Observations 28 November 2024

I refer to your consultation of 8 November 2024 regarding the above application and advise that the Welsh Government as highway authority for the A470 trunk road directs that planning permission is not granted at this time as the applicant has provided insufficient information to determine the application.

The applicant must provide the following information to support this application or resubmit the application with the following details;

1) The applicant is requested to supply a visibility splay drawing in accordance with the requirements of CD 123 of the Design Manual for Roads and Bridges (DMRB). Whilst the visibility splay has been provided in the horizontal plane, the drawing shall also identify the maximum achievable visibility splay in the vertical plane (cross section) as previously requested.

2) The proposed site access still appears to be incomplete, terminating at the site boundary with the trunk road boundary. The applicant is requested to amend the submitted drawing to include a

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DMRB compliant priority junction layout as per the requirements of CD 123.

3) Whilst it is noted that the orientation of the proposed echelon parking bays has been reversed, the Welsh Government still has concerns that the proximity of the parking bays associated with dwelling 2, as well as the echelon parking bays identified as 'additional parking' are sited very close to the site entrance and present an increased risk conflict with any vehicles turning into the site from the trunk road.

4) The applicant is required to provide anticipated traffic generation values associated with the proposed development, with any increase in traffic accessing the A470 from the site being identified as a percentage.

5) As previously advised, the proposed soak-away unit, as shown on drawing no.B.4/21 Rev B appears to be very close to the trunk road boundary (i.e. within 5m). The applicant is reminded that soak-away units should be placed a minimum distance of 5m from the trunk road boundary and should update their drainage solution, accordingly, providing an annotated dimension to confirm the updated distance from the trunk road boundary.

6) The applicant will be required to submit a detailed drainage proposal that shall be to the satisfaction of both the Local Planning Authority and the Welsh Government.

7) The applicant is required to undertake and submit to the Local Planning Authority a risk assessment in accordance with W/2 of the Welsh National Application Annex (WNAA) of CD 377 (Requirements for Road Restraint Systems) of the DMRB.

8 January 2024

I refer to your consultation of 12 December 2023 regarding the above application and advise that the Welsh Government as highway authority for the A470 trunk road directs that planning permission is not granted at this time as the applicant has provided insufficient information to determine the application.

The applicant must provide the following information to support this application or resubmit the application with the following details;

1) The applicant is requested to supply a visibility splay drawing in accordance with the requirements of CD 123 of the Design Manual for Roads and Bridges (DMRB). The drawing shall identify the maximum achievable visibility splay in both plan view and in cross-section from a setback of 2.4m.

2) The proposed site access appears to be incomplete, terminating

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at the site boundary with the trunk road boundary. The applicant is requested to amend the submitted drawing to include a DMRB-compliant priority junction layout.

3) The Welsh Government is concerned the parking bays associated with dwellings 1 and 2, as well as the echelon parking bays identified as 'additional parking' are sited very close to the site entrance and present an increased risk of conflict with any vehicles turning into the site from the trunk road.

This poses a risk to the free-flow of traffic on the trunk road. The applicant is therefore requested to submit a swept-path drawing to address these concerns.

4) The applicant is required to provide anticipated traffic generation values associated with the proposed development, with any increase in traffic accessing the A470 from the site being identified as a percentage.

5) The proposed soakaway unit, as shown on drawing no.B.4/21 Rev B appears to be very close to the trunk road boundary. The applicant is advised that soakaway units should be placed a minimum distance of 5m from the trunk road boundary and should update their drainage solution accordingly.

6) The applicant will be required to submit a detailed drainage proposal that shall be to the satisfaction of both the Local Planning Authority and the Welsh Government.

Observations 30 December 2022

I refer to your consultation of 21 November 2022 regarding the above application, and advise that the Welsh Government as highway authority for the A470 trunk road directs that planning permission is not granted at this time as the applicant has provided insufficient information to determine the application.

The applicant must provide the following information to support this application or resubmit the application with the following details;

- 1) The applicant must forward a suitably scaled drawing detailing the proposed access off the A470 trunk road, which must incorporate the following aspects:-
  - a) Visibility Splays in either direction from a suitable set-back.
  - b) Gradient of the access road and the A470 trunk road carriageway
  - c) Access width and radii dimensions
  - d) Access surfacing type along with depth and width dimensions

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e) Parking areas

f) tie-in detail with the trunk road carriageway and footway

The above aspects must conform to the Design Manual for Roads and Bridges (DMRB).

The following points should be brought to the attention of the applicant:

a) No drainage from the development site shall be connected to or allowed to discharge into the trunk road drainage system, and the proposed access shall be constructed such that the access does not drain onto the trunk road.

Cadw:

Observations 18 December 2023

No objection but information needs to be checked.

Additional information including a letter from Geraint Lewis Associates confirming that the applicant is willing to relocate the date stone from the Gwylfa Methodist Chapel to a suitable position have been submitted in support of this application. The confirmation that the date stone will be repositioned is welcomed.

There appears to be some confusion in the plans showing the public sewer details and the highway access details. These show the block containing houses 1 and 2 facing onto the access road rather than onto the A470 as shown on the amended site layout 30-04-22 drawing, uploaded to the website on the 20-06-2023. The position of this block facing onto the A470 was part of the design of the proposed development ensuring that it would not have an impact on the outstanding universal value of the World Heritage Site. There is a need therefore to confirm that the layout of the development remains that shown on the amended site layout plan.

Observations 7 December 2022

Thank you for your letter inviting our comments on the information submitted for the above planning application.

### Advice

We have concerns about the impact on the world heritage site. However, we consider that if mitigating measures were undertaken, our concerns about the impact would be reduced.

The national policy and Cadw's role in the planning process are set out in Annex A.

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### Assessment

#### **The Slate Landscape of Northwest Wales – Ffestiniog: its Slate mines and Quarries, ‘city of slates’ and Railway to Porthmadog**

This advice is given in response to a planning application for the construction of 8 dwellings at Gwylfa Garage, Ffordd Manod, Manod, Blaenau Ffestiniog.

The application area is located inside the settlement of Manod, which is part of the Ffestiniog, its slate mines and quarries, "slate town" and railway to Porthmadog section of the Slate Industry of North Wales World Heritage Site.

The application area is the site of the former Gwylfa Methodist Chapel, which was built in 1906 to the design of architect Rowland Jones of Caernarfon. It was later converted into a garage, but has now been demolished. A damaged date stone was incorporated into a new wall on the west side of the site. It is located with a frontage on Manod Road. The Cadw report Blaenau Ffestiniog: Understanding Urban Character (2011), notes that *“housing along this road comprises terraced rows of single fronted houses with minor variations in plot layout, size and scale and the detailed use of materials”*.

The proposed development will see 4 pairs of semidetached houses constructed with one block continuing the line of buildings facing onto Ffordd Manod with the other blocks behind of a short close road. Whilst not fully complying with the character of this part of Manod, this layout will not have a significant impact on the outstanding universal values of the World Heritage Site.

The proposed development will see the wall facing onto Ffordd Manod demolished. This wall incorporates the date stone from the Gwylfa Methodist Chapel the loss of this link to the previous use of the site would have an adverse impact on the outstanding universal values of the World Heritage Site. Consequently, the stone will need to be preserved as part of this development. It is therefore strongly recommended that a condition should be attached to any consent for this development ensuring that the date stone will be carefully removed from the existing wall and re-erected in a suitable position in the development, along with a plaque or sign explaining its significance.

Biodiversity Unit:

Observations 18 December 2023

No further comments following additional information – happy with the commitments made contained within the e-mail (22/11/23 Geraint Lewis) – ideally these will also be highlighted on the design drawings.

Observations 20 December 2022

Development will be on an area currently occupied by early

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successional scrub. No features of significant interest in regard to biodiversity / protected species are expected to be disturbed, given the information provided in the application and a LERC search.

Modern roofing membranes should not be used as they can have a detrimental impact to roosting bats which may enter the roof cavity (causing entanglement and potentially death). Old style bitumen based membranes should be used if possible. Biodiversity enhancement is achievable by creating opportunities for wildlife, in this circumstance the proposed new tree planting could be considered enhancement, I advise the applicant provides further details of species, size, etc. Ideally most trees will be planted as cell grown whips as these show to be most successful. 'Woodcreate' bird / bat boxes could also be positioned below the roof eaves of certain houses.

Language Unit:

Observations 28 May 2025

We appreciate that all of the evidence has been included in one document. The suggestions for a potential name for the development is also positive (page 3).

The author refers to evidence of local demand but it is unclear what data refers to the Tai Teg register and the social housing register. Bearing this and the area in mind, it is believed that the proposed development would be likely to have a neutral impact.

Observations 13 May 2025

As a starting point, while we are pleased with the additional information submitted, the Unit would like to encourage the author of the Language Statement to ensure that all relevant information is contained within a single document, to facilitate the process of assessing the information, when drafting any future Language Statements.

There is an inconsistency in the body of the Language and Community Statement. On the one hand, on the second page of the Statement the author states "The Dwellings have been valued in the order of £160,000 which is considered to be within the reach of Local Townspeople of Blaenau Ffestiniog based on the independently determined median Salary levels in the Meirioneth area of circa £27,000."

But on the other hand, on page 3 of the Statement the author states "The Applicants intentions are to primarily have the Dwellings Let to local people." It is unclear whether these are homes to rent or purchase and what would be the proposed rent price.

Evidence suggests the need at a county level, but unfortunately not at

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the ward/area level in question.

We suggest that a Welsh name is used for the development.

Due to the above inconsistencies, the evidence submitted does not support the identified linguistic risk/impact.

Observations 16 April 2025

The Unit appreciates that further information has been received, and so promptly since our original comments were sent.

It would be beneficial for the applicant to include a further analysis of the application area, e.g. the number of Welsh speakers per age group, the employment profile of the area, the proposed price of the affordable unit and the number of prospective children and the amount of space available in schools in the catchment area.

Observations 2 April 2025

We would like to note that there is a weakness in the statement in terms of the lack of data submitted.

The statement does not submit sufficient evidence/data about the need for local housing, local house prices or the number of Welsh speakers in Blaenau Ffestiniog.

Neither does it come to any conclusion about the impact the development will have on the Welsh language (negative/neutral/positive).

As a result of the lack of data collected, there is no evidence to show the potential change that the development would represent for the area. We would like to suggest that the applicant submits a full linguistic analysis before the application is submitted before the Committee.

Housing Strategic Unit:

1. Information about the need:

The following indicates the number of applicants who wish to live in the area:

21 applicants from the Tai Teg register for intermediate property

105 applicants from the common housing register waiting for a social property

2. Information about the type of need:

The following shows the number of bedrooms that the applicants wish to have:



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Number of bedrooms (owned or part-owned) (Tai Teg)

Number of bedrooms	Need as a %	Rent	Buy
1 bedroom	5%	5%	0%
2 bedrooms	33%	19%	14%
3 bedrooms	29%	10%	19%
4 bedrooms	33%	19%	14%

Number of bedrooms (Housing Options Team) (Cyngor Gwynedd's Common Housing Register)

Number of bedrooms	Need as a %
1 bedroom	33%
2 bedrooms	41%
3 bedrooms	19%
4 bedrooms	5%
5 beds	2%

### 3. Suitability of the Plan:

Based on the above information it appears that the Plan:-

Meets the area's needs

Plans are expected to include 10% affordable housing.

4. If the Housing Association was a partner for this development, the design of the property must conform with WG standards (DQR).

I cannot see a reference to affordable units in the application, nor a reference to a housing association, and I would like to know whether the developer has contacted the housing associations.

### 5. Discount level:

The developer has given a valuation of £160,000 for a house.

There would be a need to consider a discount of around 25% on properties in the Teigl ward if they are not affordable in the first place.

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Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period has expired and letters / correspondence were received objecting on the following grounds:

- Part stone finish and part rendered out of character with the terraced houses nearby.
- The houses are cramped and no outdoor space of any worth.
- An out of character courtyard development within a World Heritage Site.
- The need to consider that the site is now within a World Heritage Site.
- Not much of a garden for family homes.
- The layout of units 3-6 affect the privacy of a neighbouring property.
- Parking and road safety matters.
- What would be the price of the houses and whether they would be affordable for local people.
- Questioned as to whether local infrastructure and services were in place for the proposal e.g. health establishments, schools, transport, drainage systems.
- Noise from the houses is likely to be significant to neighbouring properties.
- Better to put money towards bringing vacant properties in the area up to modern standards and back on the market.
- Enquired whether the previous application had been approved.

## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 The site lies within the development boundary of Blaenau Ffestiniog. In the LDP, Blaenau Ffestiniog has been identified as a Local Service Centre under policy TAI 1. This policy supports housing to meet the Plan's strategy through housing allocations and suitable unallocated sites within the development boundary based on the indicative provision within the Policy.
- 5.2 The indicative supply level for Blaenau Ffestiniog over the period of the Plan is 298 units (including a 10% 'slippage allowance', which means that the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc.). During the period 2011 to 2024, a total of 26 units have been completed in Blaenau Ffestiniog. The windfall land bank, i.e. sites with extant planning permission, in April 2024, was 20 units. In addition, there are two allocations for dwellings for approximately 155 units in the Plan which have not received planning permission to date. Considering this information, it is considered that the development in question can be supported against the indicative supply level for Blaenau Ffestiniog. It is considered that the proposal is acceptable in terms of Policy TAI 1 of the LDP.
- 5.3 Criterion (3) of Policy PCYFF 2 states that proposals should make the most efficient use of land, including achieving densities of a minimum of 30 living units per hectare for residential development, unless there are local circumstances or restrictions on the site that determine a lower density. The application form notes that the size of the site is 0.18 hectares. As the proposal is for 8 dwellings, this would provide a density of approximately 44.4 units per hectare. Therefore, the

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proposal satisfies the requirement of having at least 30 units per hectare as set out in Policy PCYFF 2. Although the density in this case is higher, the plans show that it is possible to develop the site for 8 units allowing amenity land and parking spaces to serve the houses. It is considered that the proposal is acceptable in terms of density and meets the requirements of criterion (3) of policy PCYFF 2 of the LDP.

- 5.4 Since 20 October 2022, the Town and Country Planning (Use Classes) (Amendment) (Wales) Order 2022 came into force. This Order has made changes in terms of the use classes of residential units. Use class C3 has now been noted as dwelling houses used as a sole or main residence. Two additional use classes were added, namely C5 and C6. C5 use class is dwelling houses used in a different manner to a sole or main residence and use class C6 is for short-term lettings no longer than 31 days for each period of occupation. Confirmation was received from the agent that use class C3 houses, namely dwellings used as a sole or main residence are proposed for all the dwellings that are subject to the application. As the proposal is considered against the housing policies in the LDP, it is considered that it would be appropriate to impose a condition that the use of the houses is restricted to use class C3 only, namely dwelling houses used as a sole or main residence.

### **Housing Mix**

- 5.5 Policy TAI 8 promotes proposals that will contribute towards improving the balance of housing and will meet the needs noted for the entire community. Therefore, there is a need to consider whether the mix of units and tenure proposed here is suitable in order to promote a sustainable mixed community. It is therefore important to consider the 'Housing Mix' SPG when establishing whether the proposal is suitable.
- 5.6 A Housing Statement was received as part of the application. The Housing Statement notes:
- That the proposal would address the demand for housing. Noted that the areas of Manod / Blaenau Ffestiniog, Tanygrisiau, Llan Ffestiniog faced a shortage of affordable family homes, as seen in the substantial waiting list for housing. Introducing 8 new three-bedroom houses would help to reduce this pressure by providing accommodation that is very much needed for families and people who cannot secure suitable housing at present. These houses would contribute towards the balance between supply and demand in the local housing market.
  - The proposal would support local families with the houses offering a stable and comfortable living environment for local families, with a particular focus on those on the waiting list. Providing three-bedroom houses ensures that families of varying sizes would get access to space and facilities that support family life, and improve their quality of life.
  - There would be economic advantages for the community with the construction work creating direct and indirect jobs. The project would use local contractors, suppliers and other businesses, providing an economic boost to the area. In addition, the families moving to the new houses would contribute towards the local economy by spending on goods, services and facilities, supporting further growth for the community.
  - It would provide a boost for social stability. The availability of stable housing contributes towards the general well-being and social stability of the community. By increasing the housing stock in an area with a waiting list, this development helps to prevent overloading, housing uncertainty and the social challenges associated with housing concerns.
  - It would improve the housing market with this development having a positive impact on the local housing market by increasing the availability of well-designed and energy-efficient housing, and improve the whole appeal of the area. This may lead to increased property values in the long-term, taking advantage of the changes for the new residents and the current owners.

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- 5.7 The following table illustrates the types of housing built in Blaenau Ffestiniog between 2011 and 2023 and it can be seen that the percentage of semi-detached houses built in the area is low compared to detached and terraced houses.

	Type of House			Type of Dwelling			Number of Bedrooms			
	Detached	Terraced	Semi-detached	House	Bungalow	Flat	1	2	3	4+
Number	11	11*	2	15	3	6	6	4	7	7
%	45.8	45.8	8.3	62.5	12.5	25.0	25.0	16.7	29.2	29.2

\* The figure also includes the number of flats developed in the settlement.

- 5.8 The following table from the 2021 Census shows the type of housing available in the community compared to the whole of Gwynedd. It can be seen from this table that the percentage of semi-detached houses in Blaenau Ffestiniog is lower than the equivalent average for the whole of Gwynedd, while the percentage of terraced houses in the Centre is far higher than the Gwynedd average.

Type of Dwelling	Blaenau Ffestiniog		Gwynedd	
	Number	%	Number	%
Total	2,651	-	63,221	100
Detached	417	15.7	22,522	35.6
Semi-detached	461	17.4	14,882	23.5
Terraced	1,587	59.9	18,397	29.1
Flat, maisonette or apartment	178	6.7	6,666	10.5
Caravan or other mobile / temporary structure	8	0.3	754	1.2

Therefore, the proposal in question would add semi-detached houses to the local housing stock and where it can currently be argued that there is a shortfall in the provision of this type of housing.

5.9 The following table from the 2021 Census provides information about the number of bedrooms:

Bedroom	Blaenau Ffestiniog		Gwynedd	
	Number	%	Number	%
Every household	2,158	-	51,105	100
1 bedroom	124	5.7	3,173	6.2
2 bedrooms	618	28.6	12,765	25.0
3 bedrooms	1,035	48.0	23,823	46.6
4 bedrooms or more	381	17.7	11,344	22.2

In relation to the comparison of the number of bedrooms, it is generally noted that the percentages noted in terms of all types of properties are fairly similar in Blaenau Ffestiniog compared to the percentage for Gwynedd as a whole. The number of 2 and 3-bedroom units is slightly higher than the Gwynedd average, with the average in Blaenau Ffestiniog in terms of 1 and 4+ bedroom units slightly lower.

- 5.10 The proposal would provide 8 three-bedroom semi-detached houses. Although all of the houses would have three-bedrooms, it can be seen that there is a variety in the size of the houses and 1 affordable home would also be provided. It was also noted in the Language and Community Statement that it was intended to sell some of the units while others would be for let. Therefore, there is some variety in terms of the type of houses provided by the proposal and also the type of tenancy that would be offered. The Housing Strategic Unit has stated in their observations that the proposal would meet local demand.
- 5.11 Overall, it is considered that the mix and type of housing intended is acceptable and meets local demand. It is considered that the proposal is acceptable in relation to Policy TAI 8 and the SPG - Housing Mix.

#### Affordable housing matters

- 5.12 Policy TAI 15 of the LDP states that Councils will attempt to ensure an appropriate level of affordable houses in the plan's area. The threshold for Blaenau Ffestiniog is two or more housing units. In Blaenau Ffestiniog, in accordance with Policy TAI 15, a 10% contribution of affordable homes is expected. The proposal is for the construction of 8 dwellings and, therefore, the proposal would be expected to contribute 0.8 affordable units. When the requirement for affordable housing falls below 1 unit on the site, then the provision of an affordable unit will continue to be a priority where possible. The developer has confirmed that the house on plot 1 would be offered as an affordable home. Providing this one unit on the site would meet the requirements in terms of the number of affordable units expected from the proposal.
- 5.13 It must be ensured that the size of the affordable unit is suitable in order to ensure that the house is truly affordable for the first occupiers as well as successive occupiers. The internal floor area of this affordable home is approximately 82 square metres. Paragraph 4.2.30 of Edition 12 of Planning Policy Wales states that *"All affordable housing, including those provided through planning obligations and planning conditions, must meet the Welsh Government's development quality*

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*standards...*". In this respect, the proposal should comply with the requirements specified in the Welsh Development Quality Requirements 2021: Creating Beautiful Homes and Places (July 2021) by the Welsh Government: That document shows that there is a three-bedroom house for 4 persons with an expected floor area of 88 square meters. The size of the proposed house is approximately 6 square metres less than that stated in the document. However, the size of the proposed house is considered acceptable and offers the necessary facilities that would be required in a dwelling house. An open market price was received for the affordable home which was £160,000 and the Housing Strategic Unit has noted that a discount of 25% would be required to ensure that the property is affordable. The developer has confirmed that they are willing to commit plot 1 as an affordable home with a 25% discount. A 106 agreement will need to be signed to ensure that the property is committed as an affordable home.

- 5.14 In light of the above and subject to the signing of a 106 agreement committing unit 1 as an affordable house, the proposal is deemed acceptable in terms of the requirements of Policy TAI 15 and Supplementary Planning Guidance: Affordable Housing.

### **Language and Community Matters**

- 5.15 In terms of the impact on the Welsh language, it is noted in the comments of the Policy Unit that there is no need for a Welsh Language Impact Statement for the proposal as it is not considered to be a large-scale housing development (defined as 10 or more housing units in the SPG 'Maintaining and Creating Unique and Sustainable Communities'). It is not considered either that this is an unexpected site, given that there have been previous planning applications on the site and that the site was previously a housing allocation under the former Gwynedd Unitary Development Plan. As the development would not lead to exceeding the housing requirement in the Centre, taking into account the units that have already been developed since the base date of the JLDP and units that have extant planning permission, a Welsh Language Statement is not required in relation to criterion 1b of Policy PS1. However, in accordance with criterion 1c of Policy PS1, as the proposal is for five houses or more within a development boundary, a Language Statement would need to be submitted unless it is considered that it addresses evidence of need and demand for housing recorded in a Market Housing Assessment and other relevant local sources of evidence. As a Housing Statement with details of the need had not originally been submitted as part of the application, a Welsh Language Statement was requested. It should be noted that a Housing Statement has been submitted in the meantime and that this shows demand for housing of the type that is the subject of the application locally.
- 5.16 A Language and Community Statement has been submitted for the application and has been amended in response to comments received from the Language Unit. The comments from the Language Unit indicate that they appreciate that all the evidence is contained in a single document and that it is also positive to see the suggestions for a possible name for the development. It is noted that the author is referring to evidence of local demand but it is not clear what data refers to the Tai Teg register and the social housing register. Nevertheless, the proposal is considered to have a neutral effect.
- 5.17 Welsh names have been recommended for the estate in the Language and Community Statement and it is considered appropriate to include a condition to secure a Welsh name for the development in accordance with criterion 5 of Policy PS 1. It is also intended to impose a condition that any signs are bilingual in accordance with criterion 4 of Policy PS1. The proposal is therefore considered acceptable in relation to Policy PS 1 of the LDP and Supplementary Planning Guidance: Maintaining and Creating Distinctive and Sustainable Communities and is unlikely to cause substantial harm to the character and balance of language in the community.

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### **Visual amenities**

- 5.18 Policy PCYFF3 states that proposals will only be permitted provided they conform to a number of criteria, including that the proposal complements and enhances the character of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment; that it respects the context of the site and its place within the local landscape; that it utilises materials appropriate to its surroundings and incorporates soft landscaping; it enhances a safe and integrated transport and communications network; that it limits surface water run-off and flood risk and preventing pollution; that it achieves inclusive design allowing access by all and it helps to create healthy and active environments, and considers the health and well-being of future users.
- 5.19 The development plan is roughly in the form of a cul-de-sac with parking provision within the site. The two semi-detached houses located closest to the trunk road would have been laid out so that their front faces the road and this follows the pattern of the nearby terraced houses. The rest of the houses would be located to the rear of these two houses in the form of a small estate. Although there are a number of linear developments near the site, examples of housing estates of this type can be found in the area and an estate of the design in question is not considered to be out of character for the area. The proposal in question would offer a variety in the type and size of the houses and it is considered that the layout, appearance, scale, height and mass of the proposed houses are suitable for the site and in line with that found in the nearby area. The main construction materials that are common to the local area are slate roofs and render, pebble dash and stone to the exterior walls. The elevations of the proposed houses would be in keeping with these materials and will use natural slate on the roofs and then a combination of render and stone on the exterior walls. Therefore, it is considered that the design and appearance of the development are acceptable and would not have a detrimental impact on the visual amenities of the area and therefore, is acceptable in terms of Policy PCYFF 3 and PCYFF 4.

### **Heritage Matters**

- 5.20 The site lies within a World Heritage Site and within a Landscape of Outstanding Historic Interest.
- 5.21 Observations were received from Cadw in terms of the impact on the World Heritage Site. Cadw's observations state that the proposal involves the construction of 4 pairs of houses, and where one pair would be situated on the site in a way that would continue the line of buildings facing Ffordd Manod with the other blocks behind a closed shortcut. In this regard, while it does not fully comply with the character of this part of Manod, Cadw noted that this plan would not have a significant impact on the outstanding overall values of the World Heritage Site. In addition, Cadw's observations refer to the fact that the development is located on the site of the former demolished Gwylfa Methodist Chapel and where a garage was later located. A date stone associated with the Chapel is located in the western boundary wall which will be demolished and Cadw is keen for this date stone to be preserved and relocated to a suitable location within the site. A revised site plan was received from the developer showing a location for the relocation of the date stone. It is considered that a condition should be imposed that the date stone is relocated in accordance with that plan and that this is done before the houses are first occupied. In doing so, it is not considered that the proposal would have a significant impact on the outstanding overall values of the World Heritage Site.
- 5.22 The site lies within a Landscape of Outstanding Historic Interest. The proposal is for the construction of houses and it would be located among the built form of the settlement. It is considered that the impact of the proposal would be local and would not have a wider impact on the historic landscape.
- 5.23 The proposal is considered acceptable in terms of Policies PS 20 and AT 1 of the LDP.



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### **General and residential amenities**

- 5.24 The site is currently vacant. To the north and east there is a playing field and a football pitch so there are no concerns about overlooking in those directions. To the west, the site borders the trunk road of the A470 and therefore the houses in that direction are located on the other side of the road and it is therefore not considered that the proposal would cause overlooking in that direction. The site borders with a dwelling house on its southern border. The rear of the houses on plots 3-6 would face the south towards a property, 166 Ffordd Manod. There are no concerns in terms of overlooking from the ground floor of the houses as it would be possible to landscape / install a fence or similar to avoid any direct overlooking. It is likely that there would be some overlooking from the windows of the bedrooms on the first-floor level towards the neighbouring property. However, there is an element of overlooking from the rear windows of houses on Ffordd Manod towards the rear gardens as the situation currently stands and that is something to be expected in an area where the houses are built close together. It is therefore not considered that the proposal would have a significant adverse impact in terms of overlooking. The previous and historical use of the site as a garage and before that as a place of worship must also be considered where the element of disruption due to the scale and associated activities would be much greater than what would be expected of residential use as found here.
- 5.25 As it is intended to build a housing estate on the site, then it is inevitable that there will be some inconvenience and disruption to local residents while construction is underway. It would however be possible to impose a condition on the permission to limit the hours of construction work to 08:00-18:00 Monday to Friday, 08:00-13:00 on Saturday and not at all on Sunday or Bank Holidays, as recommended by the Public Protection Unit.
- 5.26 As a result of the above, it is not considered that the proposal would have a substantial detrimental impact on the amenities of the local neighbourhood and it is considered that the proposal is acceptable in relation to criterion 7 of policy PCYFF 2 of the LDP.

### **Transport and access matters**

- 5.27 Access to the site would be off the A470 trunk road and the stone wall running alongside the trunk road would be demolished. The proposal would provide 18 parking spaces. There would be 2 parking spaces for each property and 2 additional spaces for visitors. The Transport Department (Welsh Government) was consulted and following receipt of all necessary information they are satisfied with the proposal but need to include conditions on the planning permission relating to visibility pitches, completion of the access in accordance with the plans, no drainage from the development to spill into the trunk road drainage system and submit and agree a construction traffic management plan. Therefore, by imposing appropriate conditions, it is not considered that the proposal would cause harm to road safety and is acceptable in terms of policies TRA 2 and TRA 4 of the LDP.

### **Biodiversity matters**

- 5.28 The observations of the Biodiversity Unit have indicated that the development will be on an area currently occupied by early successional scrub and no features of significant interest in relation to biodiversity/protected species are expected to be disturbed. As part of the application, a Green Infrastructure Statement was submitted and also details of biodiversity improvements proposed as part of the application. These improvements include the installation of a number of bat and bird boxes on the proposed houses along with the planting of trees/hedges. These amendments are considered acceptable and suitable for the development in question. It is considered that a condition should be included that the biodiversity improvements of placing the bird/bat boxes are to be in place before the houses are occupied. Also, a condition that the planting work is carried out in accordance with the details submitted in the first planting season following the completion of the development. It is considered that the details submitted meet the requirements of Chapter 6 of



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Planning Policy Wales which relate to the step-wise approach, together with ensuring that the proposal is acceptable in relation to Policies PS 19 and AMG 5 of the LDP.

### **Drainage**

- 5.29 The foul water would be disposed of into the public sewer system and surface water is intended to be disposed of through a sustainable drainage scheme.
- 5.30 Full details of the foul water disposal arrangement have not been submitted and Dŵr Cymru Welsh Water is keen to include a condition to agree on these details. It is considered that such a condition is reasonable to be included on the planning permission.
- 5.31 The application states that surface water would be disposed of through a sustainable drainage system. The information submitted refers to the fact that rainwater running off the roofs would be directed to a rainwater butt with the overflow connected to the drainage system for the dwellings which run into an attenuation pond to assist in limiting flow to the soak-away which would be part of the sustainable drainage scheme for the development. It is therefore intended as part of the development to incorporate sustainable drainage system measures to deal with surface water. Observations were received from the YGC Water and Environment Unit (in its role as SDS Approval Body (SAB) confirming that an application would need to be submitted to the SAB. The details of the drainage scheme will be further scrutinised as the application to the SAB is determined and the principles of the drainage scheme are only discussed as part of the planning application.
- 5.32 It is therefore considered from the implementation in accordance with the advice received that the proposal is acceptable in relation to Policies PS 6 and PCYFF 6 of the LDP.

### **Infrastructure matters and developer contributions**

- 5.33 Policies PS 2 and ISA 1 of the LDP require that a sufficient infrastructure provision exists to cope with developments. This infrastructure could, for example, relate to ensuring adequate capacity at schools in the area, sports and leisure facilities, service infrastructure facilities, such as water supply, drainage, and sewerage.
- 5.34 With any planning applications for housing, it must be ensured that there are sufficient educational facilities to cope with any increase in the number of pupils emanating from new residential developments. In Supplementary Planning Guidance: Planning Obligations in appendix 2 a method of calculating the number of additional pupils that arise as a consequence of new residential development is included. The proposal is for the erection of 8 three-bedroom houses. The methodology included in appendix 2 of SPG Planning Obligations is based on the number of pupils that arise from every 2 bedroom or more houses, and based on the methodology in SPG Planning Obligations the number of pupils estimated to derive from the development are as follows:-
- Primary School - 3.2
  - Secondary School - Years 7-11 - 2.32
  - Secondary School - Years 12 and 13 - 0.16
- 5.35 The applicant submitted language and community information which included an e-mail from the Education Department noting the capacity of Ysgol Gynradd Manod and Ysgol y Moelwyn. Specifically:
- Ysgol Gynradd Manod: Capacity 108 (+15M) - Existing total - 85 (+4M) - Projected numbers - September 2025 - 70 (+10M); September 2026 - 67 (+10M); September 2027 - 66 (+10M).
  - Ysgol y Moelwyn: Capacity 599 - Existing total - 357 - Projected numbers - September 2025 - 350; September 2026 - 348; September 2027 - 332.

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- 5.36 These figures confirm that there is capacity within the schools for the pupils that would result from the development. It is therefore believed that the proposal would not create immediate needs for additional education facilities. Therefore, there is no justification for requesting a financial contribution and the proposal is considered acceptable in terms of Policies PS2 and ISA 1 of the LDP.

### **Land contamination**

- 5.37 The site has operated as a commercial garage in the past. As part of the application, a Land Contamination Inspection Report was received and Natural Resources Wales and the Public Protection Unit were consulted.
- 5.38 The observations of Natural Resources Wales state that the report confirms that all tanks and fuel infrastructure have been removed. A site investigation reaching a maximum depth of 3 meters has been undertaken with boreholes drilled around the perimeter of the site. Neither till, bedrock nor groundwater were encountered. It is likely that any underground tanks would have been deeper than 3m. Given the size / complexity of the site, Natural Resources Wales considers that there may be unidentified areas of contamination on the site that could pose a risk to controlled waters if they are not remediated and suggests that a condition relating to unsuspected contamination is attached to any planning permission. It is considered that such a condition is reasonable to be included on the planning permission.
- 5.39 The Public Protection Service is satisfied with the report but a condition will need to be imposed in order for the development to be in accordance with the land contamination inspection report.
- 5.40 Criterion 7 of policy PCYFF2 states that developments will be refused if they have an unacceptable adverse impact on matters relating to pollution. By imposing the conditions as recommended by Natural Resources Wales and the Public Protection Service, it is considered that the proposal would be acceptable in the context of this Policy.

## **6. Conclusions:**

- 6.1 This is a proposal for a housing development that includes an affordable element, located on a site within the Centre's development boundary. As such, it is believed that the plan is acceptable on principle and complies with the requirements of relevant local and national planning policies and guidelines as set out in the report. Full consideration was given to all the observations and the material objections received and we believe that the proposal is acceptable and, subsequently, is in accordance with the requirements of the relevant policies as noted above.

## **7. Recommendation:**

To delegate the right to the Head of Environment Department to approve the application, subject to a 106 agreement for an affordable home and conditions relating to the following:

1. The time in terms of the commencement of the development
2. In accordance with the plans
3. Slates on the roof
4. Materials
5. Use C3 for all housing
6. Welsh name for the housing estate and houses.
7. Welsh and / or bilingual signs
8. Construction work hours
9. Capel Gwylfa date stone to be installed in accordance with the approved plan prior to occupation of the houses.
10. In accordance with the Land Contamination Inspection Report.

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11. NRW condition relating to unsuspected pollution.
12. Submit and agree on foul water drainage details.
13. Transport Department (Welsh Government) conditions relating to the access and road safety.
14. Landscaping work in accordance with the details submitted in the first planting season following occupation / completion of the development and replanting if any tree / hedge fails within 5 years.
15. Bird and bat boxes to be installed in accordance with the Green Infrastructure Statement before the houses are first occupied.

Notes-

1. SuDS
2. Refer to observations from Dŵr Cymru and Transport Department (Welsh Government) - present