

|                                            |                  |
|--------------------------------------------|------------------|
| PLANNING COMMITTEE                         | DATE: 19/10/2026 |
| REPORT OF THE ASSISTANT HEAD OF DEPARTMENT |                  |

**Number: 1**

**Application Number:** C25/0431/11/LL

**Date Registered:** 02/10/2025

**Application Type:** Full

**Community:** Bangor

**Ward:** Dewi

**Proposal:** Provision of 8 dwellings with integrated garages at Maes Berea.

**Location:** Plot 1, New Development at Maes Berea, Bangor, Gwynedd

**Summary of the Recommendation:** TO APPROVE WITH CONDITIONS, SUBJECT TO AMENDING THE 106 FOR THIS SCHEME AND SECURE 2 AFFORDABLE UNITS.

|                                            |                  |
|--------------------------------------------|------------------|
| PLANNING COMMITTEE                         | DATE: 19/10/2026 |
| REPORT OF THE ASSISTANT HEAD OF DEPARTMENT |                  |

## 1. Description:

- 1.1 This is a full application for the construction of 8 houses as an alternative scheme to the plan for 9 houses originally approved in 2008 (C08A/0261/11/AM - renewed in 2018 - C18/0365/11/AM). The houses that are a part of this application would continue to be three-storeys with integrated garages; however, the houses would be arranged as four pairs of semi-detached houses, instead of three terraces of three houses.
- 1.2 The site is located within a residential area of Bangor Sub-regional Centre as defined by the Gwynedd and Anglesey Local Development Plan, but it has not been designated for any specific use. It is a steep site with land rising from the front, which abuts the existing access road towards the Maes Berea estate; a housing estate with a mix of two-storey and three-storey houses. Abutting the north-westerly boundary of the site on elevated land is the site of Capel Berea Newydd, whilst a public footpath runs along the north-easterly boundary of the site and residential houses lie beyond that. On the other side of the access road in front of the site on a much lower land level, there is a yard which serves the substantial commercial unit of St David's Shopping Centre.
- 1.3 The development includes 8 houses of a similar design with 3 bedrooms and a bathroom on the third floor, living space / kitchen on the first floor and a garage, multi-purpose room, toilet and garage on the ground floor. The site is the subject of a 106 agreement to ensure that two affordable units are provided as part of the previously agreed plan and the current proposal also proposes two units as affordable houses.
- 1.4 The intention is to locate two parking spaces in front of every house with gardens to the rear and the form, size and construction of the proposed houses reflect the construction of other houses nearby. The proposal is to finish the walls of the houses in red brick and put slate roofs.
- 1.5 Small parts of the site, on the northern boundary and near the public footpath to the north-east, are within Zones 2 and 3 (Surface water and small watercourses) as noted in the Flood Map for Planning, which corresponds to Technical Advice Note 15 "Development, flooding and coastal erosion".
- 1.6 The information below was submitted in support of the application:
  - Housing Need Statement
  - Welsh Language Statement
  - Initial Ecological Assessment
  - Flood Impact Assessment

## 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 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act, and in making 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.

|                                            |                  |
|--------------------------------------------|------------------|
| PLANNING COMMITTEE                         | DATE: 19/10/2026 |
| REPORT OF THE ASSISTANT HEAD OF DEPARTMENT |                  |

It is considered that there would be no significant or unacceptable impact upon the delivery of the well-being objectives as a result of the proposed recommendation.

## 2.3 Gwynedd and Anglesey Joint Local Development Plan. (July 2017)

PS 1: THE WELSH LANGUAGE AND CULTURE

PS 6: ALLEVIATING AND ADAPTING TO THE EFFECTS OF CLIMATE CHANGE

PS 19: CONSERVING AND WHERE APPROPRIATE ENHANCING THE NATURAL ENVIRONMENT

PCYFF 2: DEVELOPMENT CRITERIA

PCYFF 3: DESIGN AND PLACE SHAPING

PCYFF 4: DESIGN AND LANDSCAPING

TRA 2 : PARKING STANDARDS

TRA 4: MANAGING TRANSPORT IMPACTS

TAI 1: HOUSING IN THE SUB-REGIONAL CENTRE AND THE URBAN SERVICE CENTRES

TAI 8: APPROPRIATE HOUSING MIX

TAI 15: AFFORDABLE HOUSING THRESHOLD AND DISTRIBUTION

## 2.4 National Policies:

Planning Policy Wales - (Edition 12, February 2024)

Technical Advice Note 12: Design

Technical Advice Note 15: Development, Flooding and Coastal Erosion

## 3. Relevant Planning History:

C24/0794/11/DA : Application for a non-material amendment to the plans approved through Planning permissions C18/0365/11/AM and C23/0541/11/MG for the erection of 9 new houses with integrated garages in order to reduce the planning consent boundary : Approved 22/10/24

C23/0541/11/MG : Reserved matters following the granting of outline planning permission Approved 02/10/23

C23/0340/11/AC : An application to amend conditions 1 and 2 of Planning Permission C18/0365/11/AM in order to extend the period for the commencement of the development by an additional 2 years. - Withdrawn

|                                            |                  |
|--------------------------------------------|------------------|
| PLANNING COMMITTEE                         | DATE: 19/10/2026 |
| REPORT OF THE ASSISTANT HEAD OF DEPARTMENT |                  |

C18/0365/11/AM: An outline application with all matters reserved to erect nine new houses with integrated garages - Approved 09/07/18

C08A/0261/11/AM - Erection of nine houses - Approved 12/06/08

C08A/0180/11/AM - change of condition 1 of Planning permission C03A/0175/11AM to extend the period of commencing the development from 2 October 2008 to 2 October 2011 - Approved 06/05/08

C03A/0175/11/AM - Erection of new nursery - Approved 02/10/03

#### 4. Consultations:

|                         |                                                                                                                                                                                                                                                                                               |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community/Town Council: | No response received                                                                                                                                                                                                                                                                          |
| Transportation Unit:    | Maintain the same viewpoint as outlined in their response to the previous applications, such as no objection subject to standard conditions.                                                                                                                                                  |
| Footpaths Unit          | The applicant will need to ensure that the public footpath remains open and available for users before and after this development, as well as ensuring public safety measures.                                                                                                                |
| Welsh Water:            | Guidance for the applicant.                                                                                                                                                                                                                                                                   |
| Biodiversity Unit:      | The Green Infrastructure Statement only offers advice, and it does not show a clear intention that the proposed mitigation / improvement work will be completed.                                                                                                                              |
| Public Protection:      | Request conditions to protect amenities: <ul style="list-style-type: none"> <li>• construction hours</li> <li>• sewerage system details</li> <li>• contaminated land desk assessment</li> </ul>                                                                                               |
| Language Unit:          | Concern that there is no evidence in terms of current data noted to support the author's statement of a neutral to positive impact in terms of the language.                                                                                                                                  |
| Housing Unit:           | No response received - but it is known that 2103 people are on the Housing Options register for a social property with a 5-year connection to Gwynedd, and 882 people are on the Tai Teg register.                                                                                            |
| Land Drainage Unit:     | The applicant has submitted a full SuDS application for this development. Agreement was reached on the design of the drainage, and we are currently awaiting the details of the management company and the adoption agreement. As a result, we have no objection to the planning application. |
|                         | The site of the proposed development is partly located within Flood                                                                                                                                                                                                                           |

|                                            |                  |
|--------------------------------------------|------------------|
| PLANNING COMMITTEE                         | DATE: 19/10/2026 |
| REPORT OF THE ASSISTANT HEAD OF DEPARTMENT |                  |

Zone 2/3 (Surface Water and Small Watercourses) as shown in the Flood Map for Planning. In line with section 6.1 of the recent TAN 15 (March 2025), a Flood Consequence Assessment (FCA) is needed for any development proposal located entirely or partly in Surface Water Flood Zones and Small Watercourses.

Lead Local Flood Authority:

Additional Observations: The site of the proposed development is partly located within Flood Zones 2 and 3 (Surface Water and Small Watercourses) as shown in the Flood Map for Planning. As a result, and in accordance with part 6 of TAN 15, the applicant has submitted a Flood Consequence Assessment as part of the application (Floodplan Ltd, March 2026). We have reviewed the Flood Consequences Assessment (FCA) and are satisfied with the level of risk shown to the proposed development.

Education Department

There is capacity in local secondary and primary schools

Natural Resources Wales

Natural Resources Wales do not have an objection to the proposed development, and they provide the following observations:

- The site is around 600m from the Eithinog Site of Special Scientific Interest (SSSI).
- Based on the information submitted, it is not considered that the development is likely to harm the designated features of the SSSI.
- The ecological report has noted that bats are unlikely to be using the site.
- As a result, NRW do not have any further comments in relation to bats.
- It is recommended to consult with the Planning Authority's in-house ecologist regarding any additional mitigation or avoidance measures that may need to be ensured.

Public Consultation:

A notice was posted on the site and neighbours were consulted. The advertising period has ended, and the following comments were received raising objections to the development based on:

- Concern that the development will increase on-street parking that will create an obstruction to nearby residents.
- The development is on a bend, and it will create a new hazard on the highway.

## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 The site is within the Bangor development boundary as identified in the Gwynedd and Anglesey Joint Local Development Plan. Bangor has been identified as a Sub-regional Centre under policy TAI 1. This policy supports housing developments to meet the Plan's strategy, through housing designations and suitable windfall sites located within the development boundary, based upon the

|                                            |                  |
|--------------------------------------------|------------------|
| PLANNING COMMITTEE                         | DATE: 19/10/2026 |
| REPORT OF THE ASSISTANT HEAD OF DEPARTMENT |                  |

indicative provision contained in the Policy. The site has not been designated or protected for any specific use.

- 5.2 The principle of developing nine dwellings on the site of the size and nature proposed herein has already been accepted through the previous planning consent. The only change in the nature of the development is the loss of one house from the plan, leading to a development with a slightly different pattern and slightly less intensive than what has already obtained permission. Criterion 3 of Policy PCYFF 2 seeks to ensure that the best use is made of land, including a density of 30 living units at least per hectare in terms of residential developments (unless there are local circumstances or restrictions on the site which determines a lower density), and it is noted that the number of units proposed here continue to be acceptable under that policy. It is acknowledged that all units are 3-bedroom, but it is also acknowledged that there is also demand for this type of housing and therefore it is considered that the proposal complies with the policy requirements of TAI 8 in terms of housing mix.
- 5.3 Since 20 November 2022, the Town and Country Planning (Use Classes) Order 1987 (the "Use Classes Order") has been amended to create new use classes for 'Dwellings used as a sole or main residence' (Class C3), 'Dwellings used otherwise than as a sole or main residence' (Class C5), and 'Short-term let accommodation' (Class C6). As this proposal has been assessed against the settlement's expected growth level for the provision of a C3 residential unit, in accordance with Policy TAI 1, it is considered reasonable to include a condition removing permitted development rights for other uses within Class C3 to ensure the unit is not lost from the permanent housing stock.
- 5.4 When considering the above, it is believed that the principle of this proposal remains acceptable under the policy requirements of the LDP.

#### **Location, Design and Visual Impact**

- 5.5 Generally, policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan approve proposals for new developments provided they do not have a detrimental impact on health, safety or the amenities of the residents of local properties or on the overall area. In addition, developments are required to:
- Contribute to, and enhance the character and appearance of the site
  - Respect the site and its surroundings in terms of its position in the local landscape.
  - Use appropriate materials
- 5.6 Policy PCYFF 3 states clearly that new developments should only be permitted where they give full consideration to the context of the site's natural, historic and built environment. Additionally, developments should add to and enhance the character and appearance of the site in terms of setting, appearance, scale, mass and elevation treatment. They should also respect the context of the site and its place in the local landscape. Policy PCYFF 4 also emphasises that all proposals should integrate into their surroundings and that proposals that do not respect, retain and add to the site's positive characteristics should be refused.
- 5.7 In this case, the plans submitted are consistent with the houses that have already been approved on the site, such as red-brick, three-storey houses, with integrated garages on the ground floor. The site is located within a mixed urban area with nearby houses of similar design, plan and size to what is proposed here.

|                                            |                  |
|--------------------------------------------|------------------|
| PLANNING COMMITTEE                         | DATE: 19/10/2026 |
| REPORT OF THE ASSISTANT HEAD OF DEPARTMENT |                  |

- 5.8 It is considered that the proposal follows the developed pattern of the nearest existing houses within Maes Berea estate and that the appearance, plan and size of the houses and gardens are appropriate when considering their built context. The details submitted will offer a logical continuation to the existing housing estate and therefore the proposal will comply with the relevant requirements of Policy PCYFF 3 of the LDP.

#### **General and residential amenities**

- 5.9 When considering the location and incline of the proposed dwellings, it is not believed that there would be a substantial detrimental impact on the general and residential amenities of the area based on matters such as overlooking or loss of privacy and so it is not considered that the proposal is contrary to the relevant requirements of Policy PCYFF 2 of the LDP.
- 5.10 A response was received from the Public Protection Service, asking to impose conditions in order to protect the area's amenities in terms of noise impacts during the construction period and the risk of contamination from the site's previous use. By imposing appropriate conditions, it is believed that any possible harmful impacts could be managed in order to meet the requirements of PCYFF 2 as it relates to these matters.

#### **Biodiversity Matters**

- 5.11 The Biodiversity Unit expressed concern about the lack of definitive steps to enhance biodiversity within the ecological report and the Green Infrastructure Statement submitted and that there is no clear commitment to realise the steps outlined. In noting this concern, it is believed, by imposing a condition asking to submit a biodiversity enhancement plan before commencing the development, definitive biodiversity enhancements can be ensured, particularly in comparison with the previous plan for the site. This would ensure consistency with Policy PS 19 of the LDP and Chapter 6 of Planning Policy Wales.

#### **Transport and access matters**

- 5.12 The Transportation Unit did not object to the arrangement, noting that the situation had not changed since the previous application. Therefore, it is believed, from re-reporting the previous conditions, that the development will meet the requirements of Policies TRA 2 and TRA 4 of the LDP.

#### **Flooding Matters**

- 5.13 As a result of publishing the Flood Map for Planning to accompany Technical Advice Note 15, adopted in March 2025, small areas on the periphery of the site are now within Zones 2 and 3 (Surface water and small watercourses). The site of one of the houses is not within the flood zones, however, sections of the curtilage to the north and east do abut this zone. In line with TAN 15, there is a need to submit a Flood Consequence Assessment (FCA) for any development that is highly vulnerable to flood damage (such as residential uses) which are within one of these zones. A FCA was submitted with the application, and this notes that the risk of flooding on the site is very small and that any risk can be mitigated by undertaking flood prevention measures within the buildings and adopting an appropriate sustainable drainage plan. The Lead Local Flooding Authority has confirmed that the content of the Assessment is acceptable and that they are satisfied with the level of risk shown to the proposed development. It is not anticipated that this development is likely to increase the flood risk on the site or in the area in general. In addition, the Land Drainage Unit has confirmed that there is no objection to the proposal in relation to the drainage plan and therefore it is believed that the proposal is acceptable under policy PS6 of the LDP and all requirements of

|                                            |                  |
|--------------------------------------------|------------------|
| PLANNING COMMITTEE                         | DATE: 19/10/2026 |
| REPORT OF THE ASSISTANT HEAD OF DEPARTMENT |                  |

Technical Advice Note 15: Development, flooding and coastal erosion 2025, and that the proposal does not pose a risk to life.

### **The Welsh Language**

- 5.14 A Welsh Language Statement was submitted in support of the application, which concludes that this proposal, on the whole, would represent a balanced, justified and beneficial response to the local need for housing. It will provide family homes and affordable homes as it supports the vibrancy and sustainability of the Welsh language within the community. The Language Unit noted that there was a lack of detail in the body of the Language Assessment and that there are no statistics to support the statements made. As we note the concerns of the Language Unit, we also believe that it is important to note that permission has already been granted for 9 houses on this site and the new plan will offer one fewer house than what was previously agreed. In addition, nothing significant has changed in terms of the size and design of the houses and their ability to meet local needs and indeed, the percentage of affordable property has increased due to the reduction in open market housing. In considering this, it is believed that the impact of the development on the language is unlikely to be more harmful than the previously approved plan, therefore it is believed that the application is acceptable under the requirements of policy PS1 of the LDP, which encourages the refusal of proposals that would cause significant harm to the character and language balance of a community.

### **Affordable housing**

- 5.15 In terms of the affordable provision, two affordable units are being proposed, which are to be controlled via a 106 agreement. This site is located within the development boundary of the city of Bangor, which is a Sub-regional Centre and therefore the local definition for this site is 'a five-year connection with the Gwynedd Authority', in accordance with the Supplementary Planning Guidance: Affordable Housing. 2103 people are on the Housing Options register for a social property who have a 5-year connection with Gwynedd, and 882 on the Tai Teg register and therefore the need has been proven for these units. This means that 25% of the proposed units will be affordable and as a result, this corresponds with the requirement of Policy TAI 15, which notes that 20% of the units in this location should be affordable.

## **6. Conclusions:**

- 6.1 This application is for a very similar development, albeit at a reduced density than the development that has already been approved on the site. It is not anticipated that there will be any likelihood of additional harmful impacts deriving from the new proposal, compared to what has already been granted permission. Every material planning matter was considered when drawing up the recommendation on this application, but this has not changed the recommendation.

## **7. Recommendation:**

- 7.1 To approve subject to the amendment of the 106 Agreement on the site in response to the new plan and to ensure that two affordable units will be on the site, as well as conditions relating to the following:
1. Time - Five years.
  2. In accordance with the plans

|                                                   |                         |
|---------------------------------------------------|-------------------------|
| <b>PLANNING COMMITTEE</b>                         | <b>DATE: 19/10/2026</b> |
| <b>REPORT OF THE ASSISTANT HEAD OF DEPARTMENT</b> |                         |

3. Agree materials
4. Restrict the use class to C3 residential dwellings only.
5. Restrict the construction hours.
6. A contaminated land desk study must be submitted
7. Biodiversity enhancement measures must be submitted and agreed.
8. A Landscaping Plan must be submitted and agreed.
9. Highways Conditions
10. Removal of permitted development rights from the affordable units
11. Must have a Welsh name for the development
12. C3 use only

Notes:

- Welsh Water
- Sustainable Drainage
- Public footpath