
PLANNING COMMITTEE 28 September 2026

Present:

Councillors: Vice-chair: Councillor Edgar Owen

Elwyn Edwards, Louise Hughes, Elin Hywel, Berwyn Parry Jones, Gareth T Jones, Anne Lloyd Jones, Cai Larsen, Dafydd Meurig, Gareth Coj Parry, John Pughe Roberts, Dyfrig Siencyn and Gruffydd Williams.

Local Members: Councillor Menna Trenholme, Nia Jeffreys, Gwilym Owen and Dewi Jones.

Officers: Gareth Jones (Assistant Head of Environment), Gwawr Hughes (Planning Manager), Rhys Cadwaladr (Senior Minerals and Waste Planning Officer), Swyn Hughes (Planning Officer), Iwan Evans (Head of Legal Services – Monitoring Officer), and Lowri Haf Evans (Democracy Services Officer).

1. APOLOGIES

Apologies were received from Councillors Huw Rowlands and Delyth Lloyd Griffiths.

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

a) The following member declared an interest in the item noted:

Councillor Cai Larsen (a member of this Planning Committee), in item 5.3 (C25/0778/14/LL) on the agenda as he was a Member of the Adra Board.

b) The following members declared that they were Local Members in relation to the items noted:

Councillor Menna Trenholme (not a member of this Planning Committee), in item 5.1 (C24/0323/14/LL) on the agenda.

Councillor Cai Larsen (a member of this Planning Committee), in item 5.1 (C24/0323/14/LL) on the agenda.

Councillor Nia Jeffreys (not a member of this Planning Committee), in item 5.2 (C25/0946/44/EIA) on the agenda.

Councillor Gwilym Owen (not a member of this Planning Committee), in item 5.2 (C25/0946/44/EIA) on the agenda.

Councillor Dewi Jones (not a member of this Planning Committee), in item 5.3 (C25/0778/14/LL) on the agenda.

3. URGENT ITEMS

None to note

4. MINUTES

The Chair accepted the minutes of the previous meeting of this committee held on 13 July 2026 as an accurate record.

5. PLANNING APPLICATIONS

The Committee considered the following applications for development. Details of the applications were expanded upon, and questions were answered in relation to the plans and policy aspects.

5.1 APPLICATION NUMBER: C24/0323/14/LL

Land adjacent to Muriau Park Hotel, Ffordd Bont Saint, Caernarfon, Gwynedd, LL55 2YS

Proposed petrol filling station, electric vehicle charging hub, retail building and creation of new access and associated works to include landscaping.

Attention was drawn to the late observations form.

- a) The Monitoring Officer highlighted that the application was being submitted for reconsideration as one aspect relating to the surface of the retail and 'food to go' area needed further consideration as the refusal reason had not been explained in full at the meeting on 13 July 2026. It was noted that the Committee's decision needed to be reviewed as the information was not available in full for the Committee when they had made a decision at that meeting. As the additional refusal grounds had not been considered, and the decision had not been formally released, it was noted that it would be appropriate to reconsider the application in light of the additional refusal grounds. Advice was given to review the decision and for the Committee to consider the additional refusal grounds as part of the application as a whole.
- b) The Planning Manager noted that since discussing the application at the committee on 13 July 2026, that a matter had been brought to the attention of the Local Planning Authority, highlighting that the original report submitted to the Committee for the application had not given full or adequate consideration to the "food to go" units and the retail area proposed as part of the application. It was highlighted that the original report had reached a conclusion on the proposal's retail impact without fully considering the content of the application and relevant planning policies in the context of the retail and "food to go" area. Following legal advice on the matter and considering that the determination had not been published and that this matter had come to hand, highlighting that the Planning Committee had not possessed full information when reaching its decision at the Committee on 13.07.2026, it was considered appropriate to refer the application back to the Planning Committee for reconsideration. It was reiterated that the report had now been amended to include the "food to go" area and a full assessment of the matter had been completed and included as a part of the assessment of the application as a whole.

It was reported that this was a full application for the construction of a service station to provide fuel for vehicles, including an electric car charging hub, retail building to include two "food to go" areas, as well as the creation of a new access and associated work, including landscaping.

It was explained that the site was located outside the development boundary as noted in the Local Development Plan (LDP); The site did not sit within any special land designations, but based on the impact of Phosphorus, it was highlighted that the site was located within the consultation zone of the Afon Gwyrfai Special Area of Conservation (SAC). The site was located directly adjacent to the A487, which was a part of the strategic roads network. The nature of the development would focus on providing a service to the users of this road and therefore the principle of the development was assessed through policies TRA 1 and PCYFF 1 of the LDP.

The development included a substantial retail space, along with a "food to go" area, with the size of the retail and "food to go" area measuring a total of 427 square metres (two 'food to go' areas, 90 sq.m. each, and a 247 sq.m. retail shop). Nevertheless, there were inadequate details on the operation of the "food to go" elements, and whether these areas would operate as an integral part of the retail shop or whether they would have independent accesses and the ability to operate as separate entities? There was also lack of clarity on the exact nature of the service that would be provided.

Considering the lack of clarity on the nature and operations of the "food to go" element and its relationship with the broader retail use, it was not considered that there was sufficient information or evidence to satisfy the sequential method submitted to show that the "food to go" element and the retail element would not have a detrimental impact on the vibrancy or viability of town centres or to assess the proposal in full against the requirements of Policies PS15, MAN 1, MAN 6 and MAN 7 of the LDP. Consequently, it could not be concluded that the proposal complies with these policies or criterion v of Policy TRA 1. It was also not possible to confirm that the rural location of all elements of the proposal were essential and therefore it was considered contrary to policy PCYFF 1.

In the context of general and residential matters, it was considered that the proposal, due to its location, scale and use were unacceptable as a result of the level of disturbance and increased activity compared with the current situation and as a result, was contrary to criterion 7 of policy PCYFF 2, which safeguards the amenities of local property occupiers. Similarly to the context of visual matters, the site was not considered suitable for a development of this nature, particularly its prominence in the landscape and the failure to reduce the visual impact. To this end, it was not considered that the development reflects neither a sensitive nor appropriate method of design. It appears incompatible and obtrusive within its context, and therefore it does not comply with policies PCYFF 3 and PCYFF 4 of the LDP, which ensures that the proposals and landscaping plans respect their context and location in the local landscape.

In the context of biodiversity matters, it was explained that the proposed developments that lead to an increase in the phosphorous load in the catchment area could lead to detrimental impacts on water quality and therefore the ecological condition of the SAC. Information was submitted as a part of the application, confirming that there was an intention to connect to Caernarfon Waste Treatment Site instead of Llanfaglan, and the Welsh Water observations confirmed that this was acceptable; it was not considered that the proposal would have any impact on phosphorous levels in Afon Gwyrfai and therefore the proposal showed neutrality in this respect. Nevertheless, the proposal may cause a significant impact on the features of the Glynllifon SAC, specifically the lesser horseshoe bat, which was a feature of the Afon Gwyrfai SAC with evidence that the lesser horseshoe bat uses the area. The proposal would disrupt the hedges used by bats. Sufficient information was not submitted as a part of the application for the Authority to complete the Appropriate Assessment in this case. therefore,

concluded that it was not possible to obtain any assurance that the proposal has a substantial or detrimental impact on the SAC.

It was reiterated that a green infrastructure statement had not been submitted as part of the application, therefore there was no assurance that the proposal complied with the requirements of Chapter 6 of Planning Policy Wales.

When discussing land drainage, ground water and flooding matters, it was noted that the site included a designated main river (Afon Rhosdican), and concerns regarding the development related to the future flood risk to the proposal and to third parties. Insufficient information had been submitted as part of the application to ensure suitable and adequate access to machinery to enable future maintenance of the main river and provide a flood flow route/buffer zone to the main river. It was considered that in the absence of this information, it was not possible to ensure that the proposal complied with the requirements of criterion number 4 of policy PS6.

In the context of land contamination matters, it was highlighted that inadequate information had been submitted as part of the application to assess the impact as a result of any land contamination and therefore, again, it was not possible to confirm whether the proposal complied with the requirements of criterion 7 of policy PCYFF 2 or policy PS6. In addition, inadequate evidence was submitted as a part of the planning permission to show that full consideration had been given to the impact of losing the best agricultural and most multi-purpose land and therefore the application was considered contrary to the requirements of criterion 6 of Policy PS 6 regarding the advice given in paragraphs 3.58 and 3.59 of Planning Policy Wales.

Having considered all material planning matters, including local and national policies and guidance, as well as all comments received, it was considered that the proposal was unacceptable in the form as submitted as it was unable to satisfy the requirements of the relevant policies and guidelines as noted above. The Officers recommended that the application be refused.

- c) The Local Members did not have further observations to submit.
- d) It was proposed and seconded to refuse the application.

RESOLVED: To Refuse

- 1. The proposal, because of its location, scale and use is considered to be unacceptable due to the level of disturbance and increase in activity compared to the current situation, consequently the proposal is considered to be contrary to criterion 7 of policy PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan 2011-2026, which safeguards the amenities of the occupiers of local properties.**
- 2. The test of the likely significant impact suggests that the proposal may cause a significant impact on the Glynllifon SAC, particularly the lesser horseshoe bat, which is a feature of this SAC, as a result of the location of the proposal, the evidence that the area is used by lesser horseshoe bats and that the proposal affects the hedges used by the bats. Insufficient information has been submitted as part of the application to enable the Local Planning Authority to complete an Appropriate Assessment in this case in accordance with the Authority's requirements under the Conservation of Habitats and Species Regulations 2017. It is therefore concluded that**

there can be no assurance that the proposal will not have a significant or adverse effect on the SAC due to the lack of information and therefore the proposal does not comply with the requirements of the Conservation of Habitats and Species Regulations 2017.

3. A green infrastructure statement has not been submitted as part of the application and therefore there is no assurance that the proposal complies with the requirements of Chapter 6 of Planning Policy Wales (2024) with regard to the step-wise approach and biodiversity enhancements.
4. There is currently insufficient information submitted as part of the application to assess the impact of any contamination in the land. To this end, it cannot be confirmed whether the proposal complies with the requirements of criterion 7 of policy PCYFF 2 or policy PS6 of the Anglesey and Gwynedd Joint Local Development Plan 2011-2026.
5. The site includes a designated main river (Afon Rhosdican) and there are concerns about this development and the future flood risk to the proposal and to third parties. Insufficient information has been submitted as part of the application to ensure suitable and adequate access for machinery to enable future maintenance of the main river and provide a flood flow route/buffer zone to the main river. Without this information, we cannot ensure that the proposal complies with the requirements of criterion 4 of policy PS6 of the Anglesey and Gwynedd Joint Local Development Plan 2011-2026.
6. Insufficient evidence was submitted as part of the planning application to demonstrate that full consideration has been given to the loss of the best and most versatile agricultural land. The application is therefore considered to be contrary to the requirements of criterion 6 of Policy PS 6 of the Anglesey and Gwynedd Joint Local Development Plan 2011-2026 and to the advice provided in paragraphs 3.58 and 3.59 of Planning Policy Wales.
7. The development does not reflect a sensitive or appropriate approach to design. It appears incompatible and intrusive within its context, and therefore it does not comply with policies PCYFF 3 and PCYFF 4 of the Anglesey and Gwynedd Joint Local Development Plan 2011-2026 which ensures that proposals and landscaping plans respect their context and their setting in the local landscape.
8. Insufficient information or evidence was submitted as part of the planning application to satisfy the sequential approach to demonstrate that the 'food to go' development combined with the retail element in a rural location would not have an adverse impact on the vitality and viability of neighbouring town centres. It is therefore considered that the proposal is contrary to the requirements of PCYFF 1, PS15, MAN 1, MAN 6 and MAN 7 and criterion v of policy TRA 1 of the Anglesey and Gwynedd Joint Local Development Plan 2011-2026.

5.2 APPLICATION NUMBER Application No. C25/0946/44/EIA

Land along A483 Corridor, Porthmadog

Extension to the existing Wern cable sealing end compound including a new permanent access, a new sealing end compound and tunnel head house with permanent access at Minffordd; removal of the existing Garth sealing end compound; installation of new 400 kilovolt (kV) cables to replace redundant 400 kV and 132 kV cables; and related infrastructure and ancillary works.

Attention was drawn to the late observations form, specifically a comment from Welsh Water on the wording of the condition. Reference was made to a correction that comments on the Railway (paragraph 5.299 - 5.303 of the report), had been submitted by the Welsh Highland Railway Ltd, which operates the Welsh Highland Heritage Railway.

- a) The Senior Minerals and Waste Planning Officer highlighted that the Project was a part of the broader network transmission upgrades required to facilitate the work of connecting 50 Gigawatt (GW) of offshore wind energy by 2030. Increasing capacity on the existing transmission line between Pentir and Trawsfynydd substations has been identified as a step that urgently needs to be taken to provide more transmission capacity. This is acknowledged by Ofgem, the national energy regulators, who have identified the necessary works as an Accelerated Strategic Transmission Investment.

The proposed work of the application included encompassing 106.4 hectares and measured approximately 6km between the CSEC (*Cable Sealing End Compounds*) of Wern and Minffordd. The path of the work passes through the Porthmadog Roundabout, under the A487 Porthmadog Bypass, and crosses the Welsh Highland Heritage Railway (WHHR) and Ffestiniog and Welsh Highland Railways (FWHR); continuing to the north of Clwb Chwaraeon Madog before passing again under Porthmadog Bypass. It will cross the Glaslyn Site of Special Scientific Interest (SSSI) and continue eastwards towards its end point at the existing Garth CSEC. The proposed work is divided into the following elements; Wern CSEC, Glaslyn Cables, Garth CSEC, Tunnel Head House and Minffordd CSEC.

It was reported that the application submitted was an Environmental Impact Assessment application, which has considered all developments that are a part of the whole Reinforcement Project between Pentir and Trawsfynydd.

In terms of the principle of the development, it was noted that the new cables would use XLPE technology, to replace the existing oil-filled cable system and therefore that there are advantages in terms of modernising the resilience of the network, as well as reduce the environmental risks associated with the existing oil cables. It was reiterated that the project was also a part of the broader network work required to facilitate progress in the renewable energy provision, therefore the principle is afforded national policy support, including Future Wales and Planning Policy Wales, which acknowledges the need for additional grid infrastructure to support the switch to low carbon energy.

In the context of the landscape and visual amenities, as the cables are being installed underground, it was considered that the biggest visual impacts would happen during the construction period. It was explained that the Landscape and Visual Appraisal identifies temporary moderate and substantial detrimental impacts in parts of the corridor, including in relation with the setting of Eryri National Park. To that end, these are local and temporary impacts with the land, and after installing the cables, will be restored. It was reiterated that neither Natural Resources Wales (NRW) nor the Eryri National Park Planning Authority objected to the proposal based on its impact on the National Park. It was also noted that a condition required a detailed Landscape and Ecological Management Plan, which will manage the restoration work, planting, tree preservation and long-term management.

In the context of ecology and biodiversity, which is one of the most sensitive considerations of the application, it was reported that the path crosses or ventures close to several sites of ecological importance, most notably, the Glaslyn SSSI and the Coedydd Derw and Ystlumod Meirion SAC. Around 1.6 hectares of habitat within the Glaslyn SSSI will be temporarily affected, as well as a limited permanent loss. It was noted that the design had used Horizontal Drilling, or HDD, in several of the most sensitive locations in order to pass under habitats, watercourses and infrastructure, instead of cutting through them. The Council's Biodiversity Unit raised substantial concerns regarding restoring habitats, water voles, badgers, tree and hedgerow loss, lights and the possibility of affecting the flightpath of the lesser horseshoe bat.

As the work crosses a SAC, the Council conducted a Habitats Regulations Assessment. The Propriety Assessment concluded, with relevant mitigation measures, that the proposal will not have a detrimental impact on the integrity of the relevant SACs. Following the consultation with NRW on the Propriety Assessment, agreement was reached on the conclusion, subject to imposing mitigation measures which includes substantial management via conditions, including managing and monitoring long-term habitats, LEMP (*Landscape and Ecology Management Plan*), control of invasive species, lights and ecological surveys.

When discussing noise and vibration, it was noted that the Environmental Statement acknowledges that some construction activities can create substantial noise impacts temporarily, in particular the HDD drilling work in some locations in Porthmadog and Minffordd with the possibility that some HDD drilling operations will last for 24 hours for technical and safety reasons. It was highlighted that the Public Protection Service has raised concern because not all operational details have been completed - this includes the exact timing of the noisiest work, mitigation measures and monitoring arrangements. However, the officers were of the view that these matters can be managed through a CEMP condition in a specific pack for every work area, noise and vibration management plans, and, as appropriate, the process of Section 61 of the Pollution Control Act 1974. The Planning officers did not disregard the potential impacts; instead, they recommended that detailed controls are in place before every relevant work pack commences.

In the context of flooding, it was noted that an extensive proportion of the work is in an area at flood risk with initial modelling work showing that the temporary construction infrastructure could increase flood levels in some areas of Porthmadog and Tremadog. Consequently, additional hydraulic modelling was conducted, and a temporary mitigation plan was developed with the strategy, including pumping arrangements to manage the increase in flood risk during the main construction work. The model was reviewed by NRW, and they did not object to the

development, subject to securing the mitigation plan by means of a condition. Confirmation was received from the Lead Local Flood Authority, expressing that they did not have concerns about the content of the Flood Consequence Assessment. The officers were of the opinion that the proposal could comply with the requirements of TAN 15.

In terms of traffic matters, an increase in construction traffic would be expected due to the development, as well as creating temporary new accesses. Attention was drawn to the Environmental Statement, which projected 148 two-way vehicular movements per day, including around 100 HGV movements, for the Glaslyn Cables work. The assessment also notes proportionate increases in HGV traffic along some roads, but the increase in the total traffic remains relatively small. Following discussions with the applicant, the North and Mid Wales Trunk Road Agent confirmed that permission can be granted, subject to conditions that would ensure traffic management plans, construction method statements and risk assessments in relation to the Strategic Roads Network. A condition would also secure detailed control of the Public Rights of Way and National Cycling Route 8 during the work.

The main elements of heritage can be seen in the Wern area with the assessment noting the substantial detrimental impact on the Wern Registered Historic Park and Garden and on the setting of the mansion house. It was reported that Cadw had raised a substantial concern about this originally, but following further discussions, they were satisfied that the impact can be addressed by means of a mitigation or counterbalancing plan, secured through a planning condition - as a result they no longer objected to the advice of approving the application. It was reiterated that conditions secured the archaeological Written Research Plan and subsequent recording work for the remainder of the development.

In coming to a conclusion, the officer noted that the plan was major, and noted, obviously there would be substantial construction impacts, temporary in some locations. All landscape, amenity, noise and vibration, traffic, flooding, ecology and biodiversity, historical environment and public rights of way impacts were considered, as well as the substantial pressures placed on the strategic importance of the electricity infrastructure, modernising the network, underground nature of a vast part of the development, temporary nature of many of the impacts, and the proposed mitigation, restoration and enhancement measures.

Having weighed up all impacts against the strategic need and public interest, the officers recommended approving the application, subject to imposing mitigation measures and material planning conditions.

- b) Taking advantage of the opportunity to speak, a speaker on behalf of the applicant noted
- That the application was a part of the Pentir Trawsfynydd project to reinforce and refurbish the existing electricity lines.
 - The proposal will include changing the underground cables between the Wern, Penmorfa and Garth, Minffordd site.
 - The work will be a combination of creating open trenches and non-trench techniques which have been designed so that they cause as little disruption as possible.
 - Work would be done to extend the existing infrastructure on the Wern site and build a new cable compound in Minffordd - it will be a link site for underground and overground cables.
 - The foundations of the Garth site will be decommissioned.

- Having completed the construction work, the temporary work areas will be restored, and biodiversity will be enhanced in locations off the site in the local area.
- That the project will be a part of the upgrade to the national grid - a major transformation to the UK's electricity network.
- The Welsh Government has noted that this is an important plan that will improve the reliability and security of the electricity supply and supports Wales's ambition to meet 70% of the renewable source electricity needs by 2030.
- Planning Policy Wales acknowledges that an effective electricity network is essential in order to achieve the renewable and low-carbon objectives of Wales.
- The proposal will provide an additional essential electricity transmission capacity in North Wales, assisting to connect with renewable energy distribution which is generated now and in the future.
- That the proposed development corresponds with local and national policies and the company has worked with stakeholders to ensure that no key matters remained unresolved in relation to the application.
- There were no objections by statutory stakeholders.
- The proposed development is essential infrastructure that will contribute to achieving the Welsh Government's renewable energy goal.
- Important that the connection has been upgraded and operational by 2030 to achieve this ambition.

c) Taking advantage of the right to speak, the local member, Councillor Nia Jeffreys (Porthmadog East Ward), made the following comments:

- Thanked officers for the work.
- That she did not object to the application, nevertheless, took the opportunity to highlight some comments raised by residents in her ward, such as the unique ecology of Glaslyn, wildlife and birds, the Cob area.
- That mitigation measures need to be secured during the construction period to reduce the impact on local people - issues such as traffic, travel, noise and dust.
- That Bodawen Playing Field was very important to the children of Porthmadog and Tremadog and so sought assurances that the playing field would be reopened as soon as possible after the work was completed - the same was the request regarding the Ysgol Eifionydd playing fields - a request not to close the fields for too long.

In response to the comments regarding the playing fields, the Officer referred to the agreement reached with Porthmadog Town Council that everything would be reinstated after the completion period, but that it would be possible to impose an additional, more detailed condition, to secure control over the re-installation of the equipment.

Taking advantage of the right to speak, the local member, Councillor Gwilym Jones (Porthmadog West Ward), made the following comments:

- That he agreed with the comments of Cllr Nia Jeffreys, particularly the comment on Cae Bodawen as discussions had been held with the Town Council and the National Grid.
- That assurances were needed that the old cables did not contain polychlorinated biphenyl compound, which is material that was used in electrical equipment in the 1970s - although he had discussed this and had obtained assurances that forever chemicals, as they were commonly referred to, were not in the old cables, no reference to this matter could be seen in the report.

- ch) It was proposed and seconded to approve the application in accordance with the recommendation.
- d) During the ensuing discussion, the following observations were made by members:
- Why was Pentir to Trawsfynydd the priority, considering that other areas of the County needed a better connection?
 - That the plan appeared to be rushed and despite acknowledging the substantial risks such as traffic, noise and dust, the community risks had not been considered.
 - More information was needed on how to mitigate the risks to ensure that the process was less obtrusive to the local community and to nature and ecology in the areas.
 - That the Biodiversity Unit had noted insufficient mitigation measures in terms of details regarding the long-term period, suggesting that the situation should be monitored for 25 years, not 5 years. Could the biodiversity conditions be strengthened before it is approved?
 - That the scheme ran through a very sensitive area - consistency and fairness was needed when interpreting what a 'sensitive area' was in planning applications.
 - That the need had been noted clearly; a bulk of work had been done on the application with several recommendations and conditions to manage it.
 - Welcomed the fact that this was an application to underground and not install pylons.
 - The national grid, in its current form, was not fit-for-purpose when looking towards the future.
 - This was an opportunity to take advantage of green energy.

In response to a comment that the application seemed to be rushed, the officer noted that the application submitted was one that had been prioritised by Ofgem to improve the network between Pentir and Trawsfynydd to facilitate the work of connecting 50 Gigawat (GW) of offshore wind energy by 2030. The Assistant Head of Department reiterated that the application had not been rushed and that it would not have been submitted to the Committee unless it was ready. It was noted that a detailed assessment of every material planning consideration had been thoroughly considered and after weighing-up all material planning considerations, the Planning Authority was of the view that the development was acceptable with further mitigation measures associated to the conditions. He reiterated that the application to upgrade the electricity network was not unique to Gwynedd - that developments were happening across Britain; the application was supported in terms of principle by Welsh Government policies and local policies.

RESOLVED: To approve with conditions

- 1. Time Limit**
The development must commence within 5 years of the date of the permission.
- 2. Approved Plans**
The development to be carried out in accordance with the approved plans and documents.
- 3. Hours of Work**
Limits construction work hours and manages out-of-hours operations.
- 4. Piling**
Requires non-percussive piling methods and restricts piling hours.
- 5. Lighting**
Requires approval of a lighting scheme to protect bats and control light spill before operational lighting is installed.
- 6. Enclosures**

Requires approval of colours and finishes for fences, walls, gates and other boundary treatments.

7. Contamination

Requires investigation and remediation of any previously unidentified contamination encountered during development.

8. Flood Mitigation

Requires approval and implementation of a temporary flood mitigation scheme for construction works.

9. Wern Registered Park and Garden

Requires a mitigation/offsetting scheme for impacts on the Wern Registered Park and Garden.

10. Habitat Management and Monitoring Plan (HMP)

Secures habitat compensation, biodiversity net benefit, habitat monitoring and INNS management over the long term.

11. Landscape and Ecological Management Plan (LEMP)

Secures landscape restoration, planting, habitat management, ecological monitoring and long-term maintenance.

12. Archaeological Investigation (WSI)

Requires archaeological investigation and recording before groundworks commence.

13. Archaeological Reporting

Requires submission of an archaeological report and archive following fieldwork.

14. Materials and Waste Management Plan

Secures sustainable management, reuse, recovery and disposal of excavated materials and waste.

15. Public Rights of Way

Requires management arrangements for public rights of way and National Cycle Route 8 during construction.

16. Construction Method Statement

Prior to the commencement of any works on site, Construction Method Statements (CMS) and Risk Assessments shall be submitted to the satisfaction of the Overseeing Organisation for the Strategic Roads Network (SRN).

17. Carriageway reinstatement design

Prior to the commencement of any works on site a carriageway reinstatement design and pavement specification shall be submitted to the satisfaction of the Welsh Government as Overseeing Organisation for the Strategic Roads Network.

18. Welsh Water Assets

Requires surveys and protection/diversion arrangements for water and sewerage infrastructure.

19. Surface Water Drainage

Prevents connection of surface water to the public sewer network.

20. Welsh language signs

Requires development-related signage to be Welsh or bilingual with Welsh given priority.

21. Minffordd Tunnel Head House

Requires a package-specific Construction Traffic Management Plan for the Minffordd Tunnel Head House works.

22. Minffordd Tunnel Head House CEMP

Requests a package-specific Construction Environmental Management Plan for the Minffordd Tunnel Head House works.

23. Minffordd Tunnel Head House HMP

Requests a package-specific Habitat Management Plan for the Minffordd Tunnel Head House works.

24. CTMPs for the Main Work Packages

Requires separate Construction Traffic Management Plans for the Wern CSEC, Garth CSEC, Minffordd CSEC and Glaslyn Cables work packages.

25. CEMPs for the Main Work Packages

Requires separate Construction Environmental Management Plans for the Wern CSEC, Garth CSEC, Minffordd CSEC and Glaslyn Cables work packages.

26. Community facilities restoration plan

Bodawen and Ysgol Eifionydd Playing Fields.

Note: Amendment of Dŵr Cymru Welsh Water conditions in line with the late representations received

5.3 APPLICATION NO. C25/0778/14/LL

Plot of Land at Llanberis Road, Caernarfon, Gwynedd, LL55 2ED

Construction of 36 houses and associated infrastructure works including roads and footpaths, amenity space, landscaping and drainage measures and a new substation.

- a) The Senior Planning Officer highlighted that the application related to the construction of 36 dwellings on land located on the outskirts of Caernarfon - a site abutting a residential estate on one side and a single dwelling and industrial site on the other side. The development would provide 10 flats, 3 bungalows and 23 houses, with all units being affordable, including a mix of social rent housing and intermediate rent housing. In addition to the dwellings, the scheme will include an estate entrance and road, parking spaces, open spaces and a sustainable drainage area with associated landscaping.

The site lies outside, but immediately adjacent to, the Caernarfon development boundary as defined in the LDP. Access is gained to the site off the Class 1 county road running along the northern boundary of the site, with a public footpath running along the eastern boundary of the site. Flood zone 2 and flood zone 3, surface water and small watercourses, are located close to the south-eastern boundary of the site.

In accordance with the appropriate procedure, a Pre-Application Consultation Report was submitted as part of the application and the developer had advertised the proposal to the public and the statutory consultees prior to the submission of a formal planning application.

Reference was made to the observations of the Housing Strategic Unit which confirmed the general affordable need (no local connection) for Peblig, with further information received from the Unit confirming that the affordable need with a 5-year connection with Caernarfon (Band 1A-2), was 199 (September 2026) and that 323 were on the Tai Teg list for an intermediate 2/3 bedroom property (total for all types of dwellings was 351). It was noted that these figures did not include the rural need within 6km of Caernarfon, therefore the overhead figure was likely to be higher.

It was reported that the proposal was for housing where a clear affordable need had been proven, on a site located outside the development boundary, but abutting the development boundary for Caernarfon. It was considered that the proposal formed a logical extension to the town and therefore complied in full with the requirements of policies PCYFF 1 and PCYFF 2, TAI 8, TAI 15 and TAI 16 of the LDP, as well as the relevant advice provided

within the Supplementary Planning Guidance and national direction within Planning Policy Wales and Technical Advice Notes.

It was highlighted that the current land was agricultural land and that the proposal was to plant and retain a hedge to surround the site in order to mitigate the substantial detrimental impact on the broader landscape. Considering that the proposal was located on the outskirts of the town, and that it would be difficult to assimilate into the broader built landscape of Caernarfon, it was considered acceptable and that it would not have a substantial detrimental impact on the character of the area or the broader landscape. It was considered that the proposal was acceptable and provided a logical extension to the settlement and complied with the relevant requirements of policies PS 5, PCYFF 3 and PCYFF 4 and TAI 16.

In the context of linguistic matters, it was noted that criterion 2 of Policy PS 1 stated that a Welsh language Impact Assessment would be required as the proposed development was on an unexpected windfall site for a large-scale housing development - the fact that this was an exception site outside the development boundary meant that it was an unexpected windfall site. Reference was made to the Supplementary Planning Guidance 'Maintaining and Creating Distinctive and Sustainable Communities', which noted that such developments would be considered a 'large scale' housing development. It was confirmed that a Welsh Language Impact Assessment had been submitted with the application, and in the Language Unit's response to the consultation, it was confirmed that the linguistic impact was comprehensive on the whole and that the risk/ linguistic impact acknowledged by the applicant was neutral. It was reiterated that a condition on providing a Welsh name for the estate would be imposed on any decision. Consequently, it was not considered that the proposal was contrary to the relevant requirements of policy PS 1.

Having considered all relevant planning matters, it was considered that the proposal was acceptable and met the requirements of relevant local and national policies. The officers recommended to approve the application with conditions.

- b) Taking advantage of the opportunity to speak, a speaker on behalf of the applicant noted
- That he was very proud to be able to submit the development before the Committee.
 - The plan was to build 36 new homes at a time when a lack of such homes was a national crisis.
 - That the housing crisis affected the city, towns and villages of the county and Adra was striving to attempt to meet the need everywhere and fairly.
 - That the proposal offered a good mix of housing, which would be a mix of social and intermediate rent properties.
 - That over 360 people were on the Council's social housing list and over 350 on the Tai Teg list for intermediate rent, who wished to live in Caernarfon - the need for houses in the town was huge.
 - The proposal was to be developed on an exception site, but because of the different restrictions in the town, there was a lack of suitable areas to respond to the need.
 - The development in this location created a sensible extension to the town.
 - That the proposed homes were 100% affordable, not just in rent levels, but they had also been designed to exceed the energy performance requirements of building control.
 - Used electricity only, with solar panels, heat pumps and reached a high A standard for energy efficiency.

- That parking spaces, play areas, surrounding walking paths and to the bus service had been included in the plan as well as traffic calming measures - creating a safe and pleasant community to live in.
- That the plan met the main requirements of the Council's planning policies.
- That no objections had been received from the statutory consultees or the local community and thanked the Town Council and Planning Officers for their support to the plan.

c) Taking advantage of the right to speak, the Local Member made the following comments:

- That he was in favour of the application.
- He took advantage of the opportunity to highlight the comments of Public Protection regarding noise matters due to the proximity of the development to Cibyn Industrial Estate (comments also made by local residents); he therefore was eager to see all recommendations proposed to mitigate the noise impact being taken seriously.
- Nobody wanted to see people moving to new houses and then discovering a noise problem, and so he was pleased that the matter had received a detailed assessment and that there were firm conditions regarding window insulation and ventilation and installing an acoustic fence had been addressed, along with imposing restrictions to working hours to reduce the impact on people living nearby.
- He would like to see a path connecting the proposed estate with the Glan Peris and Ffordd Cibyn area and that the development is seen as a part of the Ysgubor Goch estate and not separated.
- That the need for affordable housing in Caernarfon was huge.
- That there were 79 band 1A applications in Peblig - 36 of the homes would therefore be offered to local people.
- That there were 253 1A, 1B and A2 applications - these all needed a home in Caernarfon and therefore saw the scheme as an opportunity for 36 of his electors to have a home.
- That the development was 100% affordable.
- That the scheme would help people who already lived in Caernarfon and those with a connection with the town to stay in their local community - the need was clear.
- That a good mix of houses had been included.
- The development proposed improvements to walking paths, access to the bus stop; the plan included a play area and open spaces.
- It was an opportunity to provide houses that are genuinely needed in Caernarfon, which would ensure that there are local concerns, particularly concerns about noise, being treated properly.
- Happy to support the application.

d) It was proposed and seconded to approve the application in accordance with the recommendation.

ch) During the ensuing discussion, the following observations were made by Members:

- Welcomed the development.
- It was nice to see a housing scheme with local community support.
- It was a nice plot on the outskirts of the town with convenient walking paths and a bus stop.
- Created a safe community, a Welsh community.
- The plan responded to the obvious need that had been expressed by the number of people who wished to live in the Peblig ward.
- It was a suitable mix of houses.
- Was an estate of adequate size to the Caernarfon area.

- Essential that the homes were insulated to a high standard from noise.

In response to a question regarding the 'local' need and whether the application was relevant to the local community or 'local to Gwynedd', it was noted that since this was an exception site that proposed 100% affordable housing on a site immediately adjacent to the development boundary, that it will meet the local need for Caernarfon and the nearby rural area, which was a distance of 6km from the application site and all Community Council areas divided by the 6km distance, excluding property within the development boundary of any settlement except for that settlement where the application is located.

In response to a question regarding the observations of Caernarfon Town Council that social housing in Gwynedd did not meet the passive house standards and the disappointment that there was no alternative scheme for heating the housing, e.g. district heat, the Assistant Head of Department noted that houses being built by Housing Associations had to meet specific standards in terms of their construction and sustainability. Solar panels would be an integrated part of these houses, and heat pumps, and therefore were certain to be a sustainable scheme, not only in terms of construction and materials, but also due to its location.

RESOLVED: To approve with conditions

- 1. 5 years**
- 2. In accordance with the plans**
- 3. Highways Conditions**
- 4. Tree protection fencing must be installed prior to the commencement of any construction work to avoid damage to the trees and any potential liability**
- 5. Biodiversity condition - Hedgerow and in line with the green infrastructure statement**
- 6. Welsh Water Conditions**
- 7. Public Protection conditions - noise mitigation measures, installation of acoustic fencing, details of air source heat pumps, working hours**
- 8. Submission of a Construction Environmental Management Plan**
- 9. Land contamination conditions**
- 10. Archaeological conditions**
- 11. Welsh Name**
- 12. Affordable Housing condition**
- 13. C3 only condition**
- 14. Removal of permitted rights**

Notes

Highways

SUDS

Major Development

The meeting commenced at 13:00 and concluded at 14:10.

CHAIR