

The Slate Landscape of Northwest Wales World Heritage Site  
Supplementary Planning Guidance

June 2022

## Foreword

Gwynedd Council is extremely proud to be the lead body for The Slate Landscape of Northwest Wales World Heritage. For over a decade now, we have been working with several partners across the region on this exciting project.

The slate industry of this area was a hugely important part of the global economy in the eighteenth, nineteenth and twentieth centuries, with the hard efforts of local workers being exported globally and whose labour is still visible on palace and terrace roofs across the world.

Today, the industry continues to make an important contribution to Gwynedd's economy, with quarries at work and secondary processing taking place adjacent to the UNESCO World Heritage Site, and continuing to supply the world with the best quality products. They continue an important tradition and positively contribute to our understanding of the past.

Here in Gwynedd, the legacy of the quarries remains extremely evident around us, from the striking landscape, the industrial buildings and steam railways to our villages and towns. This is a living legacy where people can experience and learn about our story through museums, archives, interpretative tours, long-distance paths, volunteering, archaeology and adrenalin-fuelled activities such as zip-wires and down-hill biking. Not only is the influence of the quarrying industry visible, but its heritage is still heard strongly in the language, traditions and rich histories of these areas.

Our aim is to celebrate this heritage and landscape and recognise their historic and industrial importance in the world. By celebrating our history, we want to regenerate our communities and create exciting opportunities for the benefit of our citizens.

This Supplementary Planning Guidance (SPG) outlines how Gwynedd Council and its partners will manage the World Heritage Site in the future, by protecting our heritage and by ensuring high-quality and appropriate development within the compelling landscape that we have inherited.

By implementing projects such as LleCHI we have engaged with communities and supported cultural events, renewing and reviving interest in our children, young people and adults for our outstanding local and international story.

With enthusiastic collaboration between local government, the Welsh Government, partners, stakeholders, quarry-operators, landowners and communities, we will be able to fulfil the ambitious but realistic aims and policies set out in this SPG and the World Heritage Site Management Plan.

As part of fulfilling the objectives of the Management Plan this Supplementary Planning Guidance has been produced in partnership with Gwynedd Council and Snowdonia National Park, which outlines the important features of the WHS which will need to be considered when preparing and determining planning applications. It offers useful guidance for both applicants and officers on the type of information which will need to be submitted alongside applications.

Furthermore it provides the link between the objectives of the management plan and the objectives of both the Anglesey and Gwynedd Joint Local Development Plan and the Eryri Local Development Plan.

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## SECTION 1 – PURPOSE

1.1 The Purpose of this Guidance is to:

- assist the public and their agents in preparing planning applications and in guiding them in discussions with officers before submitting planning applications,
- assist officers to assess planning applications, and officers and councillors to make decisions about planning applications within the Gwynedd Council Local Planning Authority area and Snowdonia National Park Authority area, and
- help Planning Inspectors make decisions on appeals and,
- give specific advice on planning issues relating to the Slate Landscape of Northwest Wales World Heritage Site (WHS).

1.2 The general aim is to improve the quality of new developments and facilitate a consistent and transparent way of making decisions.

### **The Policy Context**

1.3 Under planning legislation, the planning policies for every area are contained within the 'development plan'. The Anglesey and Gwynedd Joint Local Development Plan was adopted on 31 July 2017. It relates to the Gwynedd and Anglesey Planning Authority area. The Eryri Local Development Plan 2016 – 2031 was adopted on the 6th February 2019 and applies to the Snowdonia National Park Authority area.

1.4 Both plans provide wide-ranging policies along with allocations for the main land uses, such as housing, employment and retail. These will help shape the physical and environmental future of the areas, and will encourage a positive impact on their economy, and on their cultural and social attributes. The Plans, therefore, attempt to:

- guide the Local Planning Authorities (LPA's) to make rational and consistent decisions on planning applications by providing a policy framework that is consistent with national policy; and
- guide developments to suitable areas during the relevant plan period.

### **The need for Supplementary Planning Guidance**

1.5 Although both Plans contain policies that enable the Local Planning Authorities to make consistent and transparent decisions on development applications, they cannot provide all the detailed advice required by officers and prospective applicants to steer proposals locally. In order to provide this detailed advice, the Planning Authorities are preparing a range of Supplementary Planning Guidance to support the Plans that will provide more detailed guidance on a variety of topics and matters to help interpret and implement the Plan policies and proposals.

## The Status of Supplementary Planning Guidance

- 1.6 Supplementary Planning Guidance (SPG) is a material planning consideration during the process of assessing and determining planning applications. Welsh Government and the Planning Inspectorate will place considerable weight on supplementary planning guidance that stem from, and are consistent with, a development plan. The SPGs do not introduce any new planning policies. It has been jointly prepared by Gwynedd Council and the Snowdonia National Park Authority.
- 1.7 In accordance with Welsh Government advice, the SPG has been the subject of a public consultation and a resolution to adopt by the relevant authorities. A draft version of this SPG was approved for public consultation on October 20<sup>th</sup> 2021 by the Snowdonia National Park Authority Planning and Access Committee. The Supplementary Planning Guidance was the subject of a public consultation exercise between 15<sup>th</sup> December 2021 and 9<sup>th</sup> February 2022. The 23 observations presented to the Authorities were considered and, where appropriate, appropriate changes have been included in the final draft approved by the Authority to be used as a material consideration when assessing and determining planning applications and appeals. A summary of the observations and the Councils' response are given in the Consultation Report.

## Using this Guidance

- 1.8 This guidance is split into four main sections. They are:-

**SECTION 1 - Purpose** - explains why the SPG has been produced and how it supports the Local Development Plans.

**SECTION 2 - The World Heritage Site** - defines WHS in Northwest Wales. It states that the area comprises six separate Component Parts or areas and these are shown on maps in Appendix 1 together with further information on the history, Outstanding Universal Value and physical and social attributes of the WHS.

**SECTION 3 - National and Local Planning Policies** – introduces the planning policy background which is relevant to guiding new development within the WHS or its essential setting. The relevant local planning policies are shown in Appendix 2.

**SECTION 4 – Submitting Development Proposals** – gives guidance on which issues are important when developing new proposals and how the information should be submitted to the Local Planning Authority. Appendix 3 refers to specific types of development proposals that may come forward.

## SECTION 2 – THE WORLD HERITAGE SITE

- 2.1 The United Nations Educational, Scientific and Cultural Organization (UNESCO) is responsible for designating World Heritage Sites. UNESCO’s mission is to build peace through international cooperation in Education, the Sciences and Culture. It defines World Heritage Sites as “**places of Outstanding Universal Value to the whole of humanity. This means that their cultural and/or natural significance is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity**”.
- 2.2 The Slate Landscape of Northwest Wales WHS, comprises of six Component Parts, located in Gwynedd. It represents an exceptional example of an industrial cultural landscape that was profoundly shaped by large-scale slate quarrying and underground mining, and by the working and transport of slate for national and international markets. This industry, particularly in the period from 1780 to 1940, dominated the world production of roofing slates, opened up new slate quarries and mines across the world through the cultural transfer of technology and skills, and transformed both the environment and the way of life of those who lived and worked in the mountains of Snowdonia.



*'Australia' Gallery Mill Saw Tables,  
Dinorwig Slate Quarry (Component Part 2)  
© Gwynedd Archaeological Trust*



*Ynyspandy Slate Slab Mill (Component Part  
4)  
© Crown Copyright*

### Location

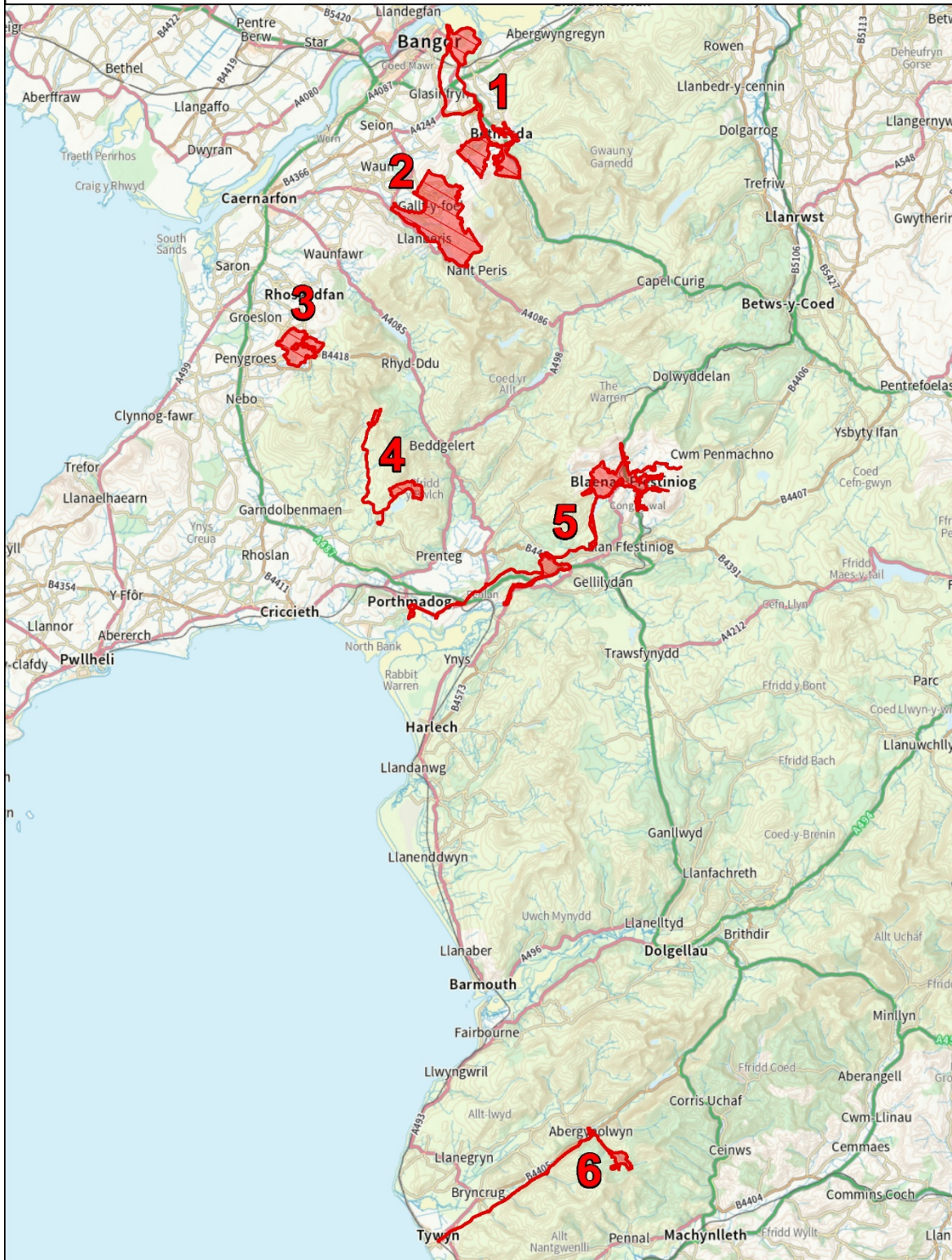
- 2.3 The World Heritage Site is located within the county of Gwynedd and the Snowdonia National Park, historically the heartland of the Welsh slate industry, and comprises six separate Component Parts, chosen to reflect the full nature of this cultural landscape, in which quarrying once flourished in valley communities. The six Component Parts are as follows:-

- Component Part 1: Penrhyn Slate Quarry and Bethesda, and the Ogwen Valley to Port Penrhyn
- Component Part 2: Dinorwig Slate Quarry Mountain Landscape
- Component Part 3: Nantlle Valley Slate Quarry Landscape

- Component Part 4: Gorseddau and Prince of Wales Slate Quarries, Railway and Mill
  - Component Part 5: Ffestiniog: its Slate Mines and Quarries, ‘city of slates’ and railway to Porthmadog
  - Component Part 6: Bryneglwys Slate Quarry, Abergynolwyn Village and the Talyllyn Railway
- 2.4 Within each Component Part, physical features which embody the attributes of Outstanding Universal Value have been identified. Each Component Part has its own unique character. They have been chosen for their scale (all of the largest relic quarries and quarrying areas are represented), for their significant landscape impact, for their integrity, and for the way in which they exemplify technology transfer and the transformation of a minority rural culture into a modern industrial society.



## Safle Treftadaeth y Byd Tirwedd Llechi Gogledd-orllewin Cymru The Slate Landscape Of Northwest Wales World Heritage Site



Map: World Heritage Site and Component Parts

## Property Management Plan

2.5 There is a Property Management Plan for the Slate Landscape of Northwest Wales World Heritage Site, the management plan sets out the Partnership's vision:

To protect, conserve, enhance and transmit the Outstanding Universal Value of The Slate Landscape of Northwest Wales to reinforce cultural distinctiveness and strengthen the Welsh language, and become a significant driver for economic regeneration and social inclusion.

- A thriving regional economy with high quality skilled all-year employment opportunities across all sectors, including the tourism sector, and within that acknowledging the critical importance of heritage and adventure tourism.
- Harnessing the heritage of slate to create skilled jobs.
- The continuation of the slate extraction industry and associated activities as a significant contributor to the economy of Northwest Wales, and ensuring the continued supply of slate materials for the future.
- Ensuring a sustainable, evolving landscape which will support the economic development of the area.
- Ensuring that the communities within and around The Slate Landscape of Northwest Wales remain viable and vibrant places to live, both now and in the future.
- Celebrating the heritage of slate and its role in the development of the landscapes, towns and communities of today.
- Utilising existing legislation and planning policy to form the foundations of the Designation.
- Promoting the cultural heritage of The Slate Landscape of Northwest Wales to the world.
- Linking individuals and communities to their past.
- Conserving and enhancing the physical heritage of the landscape by adhering to the vision and objectives of the Management Plan and any thematic or Local Management Plans.

2.6 The Management Plan outlines that, the Slate landscapes of Northwest Wales are cultural landscapes subject to the processes of evolution, growth, decline and regeneration which are common to all living places. It is an evolving landscape. In moving forward the principles of sustainable development will be applied to meet the needs of the slate communities today and in the future.

2.7 The Management Plan sets out 5 themes for the management of the World Heritage Site. Theme 2 and 3 are most relevant to this document.

*Theme 2. Caring for The Slate Landscape of Northwest Wales to ensure that the Outstanding Universal Value of the World Heritage Site is effectively protected, conserved and managed.*

*Theme 3. Supporting the Sustainable Development of The Slate Landscape of Northwest Wales to ensure that the designation helps to sustain a living, thriving landscape.*

These themes consider the needs of residents and businesses in the region and identify opportunities to support the goals of the *Well-being of future generations (Wales) Act 2015*. The Themes set out in the management plan contribute to the seven well-being goals.

2.8 In addition to the vision, the management plan outlines a number of objectives for the World Heritage site in the future. The most relevant Objectives to the SPG are as follows:

*Objective 6: Protect and enhance the Outstanding Universal Value of the World Heritage Site by sustaining a living landscape and thriving communities.*

A principle outlined to support this objective is that slate heritage will be a priority within the Gwynedd Council strategic plan for economic regeneration. An action outlines that, the slate landscape of North West Wales will continue to be identified as a priority within the economic regeneration priorities of the Gwynedd Council Strategic Plan.

*Objective 7: Maintaining a sustainable mineral industry.*

While primary mineral extraction does not take place within the boundary of the World Heritage Site or within the Boundary of the Snowdonia National Park Authority, primary mineral extraction and secondary working outside the World Heritage Site will be managed through the existing mineral planning process.

*Objective 8 - Ensure renewable energy ambitions are developed in harmony with the Outstanding Universal Value of the World Heritage Site.*

The principles outlined under this objective state that proposals that make use of natural resources without impacting on Outstanding Universal Value will be supported subject to the requirements of the Eryri Local Development Plan 2016-2031: Development Policy 3 and where relevant, Strategic Policy B (February 2019), and the Anglesey and Gwynedd Joint Local Development Plan.

*Objective 9: The Partnership Steering Group will promote The Slate Landscapes of Northwest Wales to support economic diversity and heritage-led regeneration.*

The principles which support this objective outline that regeneration opportunities that complement or enhance the world heritage site and comply with the policies of the Local Development Plans will be encouraged.

*Objective 10 - Sustainable communities.*

The principles outlined under this objective are to ensure that all new housing within of adjacent to the World heritage site will need to take account of the need to protect and enhance the outstanding universal value.

Both the Anglesey and Gwynedd Joint Local Development Plan and the Eryri Local Development Plan aim to create sustainable mixed communities. Both contain policies which encourage the appropriate types of housing and also support the appropriate re-use of redundant historic buildings, including places of worship.

*Objective 11: Sustainable agriculture and forestry.*

The principles outlined under this objective state that agricultural diversification will be welcomed.



*Ffestiniog Railway 9 (Component Part 5)  
© Ffestiniog & Welsh Highland Railway*



*Talyllyn Railway crossing Dolgoch viaduct  
(Component Part 6)  
© Rheilffordd Talyllyn Railway*

2.9 In order to provide further information for applicants and decision makers extracts from the Property Management Plan for the WHS<sup>1</sup> are included in Appendix 1 and include

- A description of the six component parts with location maps
- The statement of Outstanding Universal Value
- Individual attributes
- Information on the setting

2.10 Before submitting any development proposals, it is important to read Appendix 1 in order to gain an understanding and empathy with the “universal value” of the WHS and its individual attributes.

### **Sustainable Economic Development**

2.11 Sustainable development meets the needs of the present without compromising the aspirations of future generations. It is at the core of the planning system in Wales and is implemented by both Gwynedd Council and Snowdonia National Park Authority. Policies contained within the LDPs enable the Outstanding Universal Value to be balanced with the

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<sup>1</sup> [The Slate Landscape of Northwest Wales Property Management Plan 2020-2030](#)

need to sustain communities, now and in the future. As outlined within the Property Management Plan for the World Heritage Site *‘Development that is sensitive to the slate landscape and to the local character of our settlements will be encouraged, as will proposals that respect and enhance the values of the World Heritage Site.*

*The fundamental ambition of Gwynedd Council and its partners is the development of sustainable and viable communities that provide housing and employment as foundations to safeguard a thriving and living Welsh language and culture’*

- 2.12 As has been outlined previously the WHS and the surrounding areas are an evolving, living landscape. Outlined below are the current activities that are taking place within the WHS today.

#### *Mineral Workings*

- 2.13 While no mineral working takes place within the boundary of the World Heritage Site, the active mineral extraction, tipping processing and secondary re working that takes place outside the boundary and are managed under existing mineral planning legislation and do not impact on the attributes of Outstanding Universal Value. They contribute positively to the local economy by providing continued employment to local people and sustain an existing mineral industry that meets the priority of Planning Policy Wales Edition 11 and Mineral Technical Advice Note 1 (MTAN 1) which note the importance of the secondary aggregates sector as a source of materials for the construction industry. The Mineral Industry will continue to be supported and managed through application of the policies of the Local Development Plans (relevant policies are contained within appendix 2)

#### *Renewable Energy*

- 2.14 UNESCO’s Sustainable Development Goals, specifically Goal 7, Affordable Clean Energy, highlight the importance of renewables in achieving a sustainable future. Large scale renewable energy schemes provide economic benefit through direct employment and tourism as in the case at Dinorwig Power Station. Both Local Development Plans contain policies to support the development of appropriate renewable energy developments.

#### *Sustainable Tourism*

- 2.15 Gwynedd Council will be producing a Destination Management Plan and this plan will take account of the United Nations World Tourism Organisations aim of seeing tourism as a driver for economic growth, inclusive development and environmental sustainability. The redevelopment or construction of new buildings for commercial uses to support these economic activities will be supported where they conform to the relevant planning policies set out in the Local Development Plans.

#### *Adventure Tourism*

- 2.16 Adventure tourism is a growing market which is leading to an increased number of visitors to the area. Parts of the World Heritage site have benefitted from the introduction of adventure tourism facilities including mountain biking, underground exploration and zip wires. Such activities have had minimal impact on the Outstanding Universal Value of the

World Heritage Site. The redevelopment and construction of new buildings to support these tourism facilities have been supported by policies in the local development plans.

Further development to support new and existing tourism facilities will be supported where they conform to relevant policies within the Local Development Plans.

### *Agricultural Diversification*

2.17 Diversification has already led to farmhouses and outbuildings being used for bed- and-breakfast or converted into self-catering accommodation, and farmers increasingly embrace tourism-related and other commercial activities. Both the Anglesey and Gwynedd Joint Local Development Plan and the Eryri Local Development Plan contain policies which support agricultural diversification to benefit the rural economy.

## SECTION 3 – NATIONAL AND LOCAL PLANNING POLICIES

### The role of the Planning System

- 3.1 The planning system seeks to manage change in the environment in a sustainable, consistent, and fair manner. Today’s environment is the result of the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and deliberately planted or managed. Managing change must respect the past but also look at the social and economic well-being of future generations. Conservation is the careful management of change. This is encompassed in the overall vision of the WHS contained in its Management Plan which is **“To protect, conserve, enhance and transmit the Outstanding Universal Value of the Slate landscape of Northwest Wales to reinforce cultural distinctiveness and strengthen the Welsh language, and become a significant driver for economic regeneration and social inclusion”**
- 3.2 The role of the planning system, in this context, is to balance protection and conservation against allowing development without adversely impacting the overall inherent values and attributes of the WHS which have been identified in Appendix 1. The two need not be incompatible. It is succinctly put in Planning Policy Wales (PPW)<sup>2</sup> regarding the historic environment - **“It is central to Wales’s culture and its character, whilst contributing to our sense of place and identity. It enhances our quality of life, adds to regional and local distinctiveness and is an important economic and social asset”**
- 3.3 There is a recognition within national planning policy that historic assets do contribute to economic and social life and that the overall vision for the WHS is fundamentally sound and compatible with planning policy. Furthermore, detailed information on how national and local policies should be applied in the WHS is expanded in the following paragraphs.

### National Planning Policy

- 3.4 In this section the most relevant and useful national policies in relation to WHS are discussed, which are material planning consideration when determining planning application. Future Wales (p.121) states that **“managing the North's outstanding historic and natural resources is a priority for the region”**, and **“the region's distinctive heritage should be preserved and enhanced by high quality development”**. Local planning policies, although more locally specific are based on the national planning policy framework. In paragraph 6.0.2 of PPW it states that **“special and unique characteristics and intrinsic qualities of the natural and built environment must be protected in their own right, for historic, scenic, aesthetic and nature conservation reasons”**. Examples of historic assets include World Heritage Sites, listed buildings, conservation areas, historic parks and gardens, townscapes, historic landscapes and archaeological remains. These are

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<sup>2</sup> [Planning Policy Wales \(Edition 11\)](#)

physical tangible attributes, and many have been identified as specific elements within the Component Areas in Appendix 1.

Intangible attributes such as the Welsh language or social values and emotional attachments also contribute to the sense of place and character and are strongly identified with the WHS.

3.5 The overall objectives of the Welsh Government for the historic environment are to:-

- Protect the Outstanding Universal Value of World Heritage Sites.
- Conserve archaeological remains, both for their own sake and for their role in education, leisure, and the economy.
- Safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved.
- Preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous.
- Preserve the special interest of sites on the register of historic parks and gardens
- Protect areas on the register of historic landscapes in Wales.

### **Technical Advice Note (TAN 24)<sup>3</sup> Historic Environment**

3.6 TAN 24 explains and interprets national policies in more practical detail. It states that significant weight should be given to protect WHSs for the benefit of future generations and this should be reflected in local planning policies. Local Planning Authorities should also adhere to specific Management Plans for a WHS. It refers to a WHS as a “sensitive area” for the purposes of the Environmental Impact Assessment Regulations<sup>4</sup> Schedule 3(2) (viii). This means that certain developments within the WHS may require an Environmental Impact Assessment to accompany a planning application. It mentions the importance of assessing the impact of development within the immediate setting of the WHS and on important views.

### **Managing Change in World Heritage Sites in Wales<sup>5</sup>**

3.7 *Managing Change in World Heritage Sites* is a best practice guide, produced by Cadw on behalf of the Welsh Government. It states that the government’s approach to the sustainable management of WHSs are based on three principles which are:

- The statutory designation of specific historic assets
- The implementation of Management Plans
- The use of the spatial planning system to guide appropriate development.

3.8 It states that change is inevitable and should not be prevented but be managed to allow the sustainable use of the landscape, while retaining what is important from the past. The

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<sup>3</sup> [Technical Advice Note 24 Historic Environment](#)

<sup>4</sup> [The Town and Country Planning \( Environmental Impact Assessment\) \(Wales\) Regulations 2017](#)

<sup>5</sup> [Managing Change in World Heritage Sites, Cadw 2017](#)



WHS has preserved many of its key physical elements due to the slowdown of the economic activity in the twentieth century. The cultural landscape has also remained relatively intact which adds to the integrity and authenticity of the designation (see pages 10, 11 of Appendix 1)

- 3.9 The Cadw guidance further expands on some of the procedures required for applications for scheduled monument, listed building, conservation area consent and planning applications. The impact of development on a WHS is a material planning consideration including its setting and buffer zones. In the case of this WHS there are no defined buffer zones. The setting of the World Heritage Site within the wider cultural landscape of Gwynedd and the wider protected area provides the context to its Outstanding Universal Value. Appropriate modern design that respects its location and contributes positively should be allowed. Planning Authorities will need to consult Cadw (acting on behalf of the Welsh Ministers) on planning applications which are likely to have an impact on the WHS.

### Heritage Impact Assessments

- 3.10 Heritage Impact Assessments set out the general principles to consider when planning changes to historic assets and applying for listed building, conservation area consent and scheduled monument consent. Heritage Impact Assessments (HIA's) are not required when applying for planning permission in a WHS. However, it is good practice to adopt the principles of the HIA process to help identify the most appropriate way to accommodate change in any new development proposal within the WHS. Cadw has produced a best practice guidance<sup>6</sup> on how to prepare HIA and for which types of development.
- 3.11 Although a HIA may not be required for a specific planning application within the WHS they can be incorporated within a Design and Access Statement<sup>7</sup> which may be a requirement.
- 3.12 The process of preparing an assessment should follow five stages and is explained in more detail in the Cadw guidance. The five basic stages which should be followed are:-
- Explanation of the objective and why changes are desirable or necessary
  - Understanding the significance of the historic asset
  - Identifying the proposed changes
  - Assessing the impact of the proposals
  - Setting out reasoning behind the preferred design
- 3.13 The overall impact on an individual historic asset or, the WHS, may have the following consequences.

**Positive** – repair of damage to a building or bringing a building back to beneficial use. Possible erection of a new building sympathetically designed and located.

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<sup>6</sup> [Heritage Impact Assessments in Wales, Cadw 2017](#)

<sup>7</sup> [Design and Access Statements in Wales 2017 Welsh Government](#)

**Neutral** – small changes to a building which are less sensitive or possibly new build in a less sensitive part of the WHS.

**Negative** – an important physical fabric is removed, or design altered of a historic building or structure which impacts on the building and possibly on the integrity of the WHS.

- 3.14 A minor proposal is likely to have a minimal impact and therefore an assessment will be relatively short and focus on part of the historic asset which is changing. On larger proposals a more detailed analysis will be required on how the integrity and attributes of individual historic assets or the WHS may be compromised and how they can be overcome.
- 3.15 A formal Heritage Impact Assessment (HIA), following the ICOMOS guidance<sup>8</sup>, will be required for larger-scale development within the World Heritage Site and its setting, and/or where there is the potential for significant impacts on the Site's Outstanding Universal Value (OUV).

### Local Planning Policies

- 3.16 Local planning policies reflect national policies at a local level in adopted local development plans and supplementary planning guidance. The WHS straddles the local planning areas of Gwynedd Council and the Snowdonia National Park Authority – both have adopted development plans<sup>9</sup> with specific policies relating to the WHS. For the purposes of this document the most relevant policies discussed are included in Appendix 2. However, in determining planning applications the Local Planning Authorities will read their plans as a whole and apply other policies to specific forms of development such as industrial or mining proposals.
- 3.17 Both Local Development Plans contain strategic objectives which support economic development within the Local Planning Authority areas. The Strategic objectives which are most relevant to economic development are set out below.

Anglesey and Gwynedd Joint Local Development Plan 2011-2026

*SO12 – Diversify the Plans area's rural economy, building on opportunities, offering local employment opportunities with good quality jobs that are suitable for the local community and respects environmental interests*

*SO14 – Manage the area and an alternative and sustainable destination for tourists by providing facilities of a high standard that meet modern day needs and offer benefits throughout the year.*

Eryri Local Development Plan 2017-2031

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<sup>8</sup> [Guidance on Heritage Impact Assessments for Cultural World Heritage Properties](#)

<sup>9</sup> [Anglesey and Gwynedd Joint Local Development Plan 2011-2026](#)  
[Eryri Local Development Plan 2016-2031](#)

*Encourage sustainable economic growth by supporting a rural economy that provides employment opportunities and maintains thriving communities.*

*Support tourism and outdoor recreation which maximise local economic benefits, minimise environmental impact and are in sympathy with the ‘Special Qualities’ of the National Park.*

- 3.18 In the Anglesey and Gwynedd Joint Local Development Plan **Policy PS 20: Preserving and Where Appropriate Enhancing Heritage Assets**, the emphasis is on enhancing and preserving historic assets, including candidate world heritage sites, their setting and significant views. It is also implied in the policy that managing change in these areas is part of a wider economic and social initiative. More detail is provided in **Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens** where regard must be given to World Heritage Site Management Plans. Reference is also made to Parks and Gardens of Special Historic Interest in Wales<sup>10</sup> which are designated in areas immediately outside the WHS. There is reference to the need for Heritage Impact Assessments in paragraph 6.5.38 and to provide sufficient information proportionate to the significance of the heritage asset.
- 3.19 Three of the more remote component areas 4, 5 (part) and 6 are located within the Snowdonia National Park. Similar planning policies to those in Gwynedd apply in the National Park although with an overall emphasis on national park purposes and sustainable development. These principles are included in **Strategic Policy A : National Park Purposes and Sustainable Development** The emphasis is on giving the highest priority to the protection and enhancement of the natural beauty, wildlife and cultural heritage whilst affording the opportunities for the understanding and enjoyment of the “special qualities” of the area. Furthermore there is a duty to foster the economic and social well-being of local communities which is reflected in criterion (iii) to the policy **Strategic Policy Ff: Historic Environment** refers to candidate and designated WHSs and the need to avoid the impact of adverse development affecting the designation, their setting or significant views. The emphasis is on conservation and enhancement as heritage and cultural aspects are part of the Park’s “special qualities”.

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<sup>10</sup> [Registered Historic Parks and Gardens, Cadw](#)

## SECTION 4 – SUBMITTING DEVELOPMENT PROPOSALS

### Introduction

- 4.1 As well as applying the relevant national and local planning policies, the local planning authorities (LPA's) will look at the overall impact of the proposal and require sufficient information to reach an informed decision. The amount of information required, either for a pre-application enquiry or planning application, will depend on the scale and location of the proposal. LPA's can assist applicants in progressing their proposals by providing advice through the statutory pre-application process and developers are encouraged to make use of this system prior to submitting a planning application .
- 4.2 This guidance is primarily aimed at new proposals which require planning permission. In some cases, scheduled ancient monument consent (a list of designated historic assets can be found on the [Cadw](#) website) listed building consent or conservation area consent may be required. The pre-application process will assist in determining what consents are necessary.
- 4.3 Certain types of work can be undertaken without the requirement to apply for planning permission. These are called "permitted development rights". Work classified as permitted development undertaken within the World Heritage Site and its setting should be mindful of preserving and enhancing the local historic character. Further guidance on design principles can be found in The Slate Landscape of Northwest Wales Community Design Guide<sup>11</sup>.
- 4.4 Small scale proposals are more likely to have a minimal impact on the WHS or individual historic assets therefore less information is likely to be required by the LPA's. Some component areas such as **Component Part 4 Gorseddau and Prince of Wales Slate Quarries, Railways and Mill** are in more remote rural areas where new development proposals are less likely, but their impact could be significant within the wider landscape. Proposals may also have a limiting impact depending on their location – they could be within the WHS, the essential setting or affect significant views. If a proposal is more extensive and in a sensitive location the impact will be more significant, and a more detailed assessment will need to be carried out in any pre-application enquiry or in the submission of a planning application.
- 4.5 Proposals for development will need to take into account any potential effect on the Slate Landscape of Northwest Wales World Heritage Site Designation. An Environmental Impact Assessment (EIA) may be required for developments that are located in, or partly within a 'sensitive area' or fall within Schedule 2 of the Regulations 3 and exceed the relevant thresholds. The effect on the visual landscape is a consideration in this respect and therefore proposals close to or within the World Heritage Site may be considered to require EIA as a result of the EIA screening process, and the EIA would need to have regard to the designation. Large or significant proposals which have received confirmation that

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<sup>11</sup> [Insert link to the document after it's been prepared]

EIA is not required would need consider landscape designations by way of a Landscape and Visual Impact Assessment (LVIA) undertaken by a landscape professional. Smaller proposals may require a Landscape Statement. This would entail a short report with a description of the site, its landscape characteristics, natural and built heritage features, night-time character and the location and nature of public/residential views of the site. Photographs, an annotated site layout plan, and sketch illustrations are helpful to explain the existing site and the development proposal. The report would need to demonstrate how the planning proposal positively addresses the landscape and visual issues.

- 4.6 Developers are encouraged to engage with the Local Planning Authority via the pre-application advice service at the earliest opportunity, in order that the requirements for EIA screening and/or a LVIA or Landscape Statement can be advised accordingly. LVIA should be undertaken in accordance with the Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (Landscape Institute and Institute of Environmental Management and Assessment (2013) or any subsequent updates and be undertaken by a landscape professional.
- 4.7 The Welsh Language must be considered when preparing and determining planning applications. Further guidance is available within Maintaining and Creating Distinctive and Sustainable Communities SPG (Gwynedd Council) and Planning and the Welsh Language SPG (SNPA).
- 4.8 For development within conservation areas and the WHS a Design and Access Statement<sup>12</sup> (DAS) will be required with a planning application for one or more dwellings or the creation of 100m<sup>2</sup> (gross) or more of floorspace. The guidance provided on the preparation of a DAS should be followed to ensure adequate information is provided within a formal structure. For smaller proposals within the WHS and within its essential setting there will be no need for a DAS (see Appendix 3 table 1). The LPA's will however require sufficient information to process either a pre-application enquiry or a planning application and there is guidance on this on their respective websites.
- 4.9 In planning and developing a new proposal an applicant should consider the following factors which will assist in identifying key issues and impacts. This may lead to possible alternative options and designs to overcome or mitigate and harmful impacts and give a better chance for obtaining the necessary consents. The information and plans developed during this process can eventually form part of a pre-application enquiry for discussion with the LPA or a formal planning application.

## **Factors to Consider in developing New Proposals**

### **Site Context and Analysis**

- 4.10 This element should look at what currently exists on the site rather than what is proposed. This will be particularly important if the site includes an ancient monument or listed building. It may also identify ecological or landscape constraints or possible impacts on the

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<sup>12</sup> [Design and Access Statements in Wales – Welsh Government 2017](#)

community and culture of the area. It should identify if there is a need for further information on for example ecological or historical issues and whether consultation with neighbours or the wider community would be desirable or in some cases statutory<sup>13</sup>.

- 4.11 Clearly identifying the proposal and its location is a fundamental requirement. For smaller projects such as house extensions this will be relatively straightforward. For more complex projects a brief may be developed with an overall vision for the proposal. Whatever the project it should be clearly defined and explained with sketch plans and drawings and more detailed plans when submitting a planning application. There should be an understanding of the WHSs key attributes and universal value and how this has shaped and influenced the project. This may conclude at the outset that the proposal should be moved to a less sensitive area. Some types of development i.e. mineral working are restricted to a specific location and therefore are not able to move to a less sensitive area. Development proposals relating to mineral workings (for example) will need to give due consideration to any potential impact on the WHS.

#### **Questions to Consider**

- 1. Has the proposal been properly defined and explained?**
- 2. Is the site suitable or is there a better alternative site available?**
- 3. Has the potential impact on the WHS been assessed?**
- 4. Is the scale of the proposal proportionate to the site and its surroundings?**
- 5. Is there a need for further studies on specific issues?**
- 6. Is statutory public consultation required?**

#### **Design and Character**

- 4.12 Attention to design details will assist in enhancing the value of the WHS. On the other hand, the cumulative impact of poor design or the lack of attention to detail can erode distinctiveness and quickly cause harm to individual attributes and ultimately the overall universal value of the WHS. Good quality design does not need to be elaborate or expensive, - usually the best design solutions are those simply conceived and executed. They are respectful of their immediate surroundings and the setting in which they are placed be that in the open countryside or amongst other buildings. The guidance on Managing Change in World Heritage Sites states that modern good design can be appropriate and the juxtaposition of old and new can work in the most sensitive sites if undertaken sympathetically. For example, many castle sites in Wales have new modern interpretation centres or cafés. Indeed, such examples are found in the National Slate Museum in Component Area 2. In PPW design is defined as:-

**“Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how**

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<sup>13</sup> [Pre-application Community Consultation :Best Practice Guidance for Developers – Welsh Government](#)

**space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area."**

- 4.13 To sustain or enhance local character a proposal would need to take into account historic street patterns, listed building features, archaeological features and historic monuments, prevalent materials, architectural quality and features, distinctive views (in and out of the site), skylines and vistas, prevailing land uses and locally distinctive features and traditions. Appendix 1 lists the attributes of the WHS and individual physical features. These are an obvious starting point to see how these features create a sense of place and how the proposal might add to this and the quality of life of those interacting with the development. Equally important are the intangible attributes including the Welsh language, traditions, spirit, social values and feeling, all of which contribute to the character of a place.
- 4.14 With even smaller proposals the LPA's will want to ensure that small extensions to traditional cottages are in scale and in keeping with the existing architectural design and materials and do not adversely impact on the amenity of neighbouring properties.
- 4.15 Further information on design issues is included in Technical Advice Note 12 Design<sup>14</sup> produced by the Welsh Government along with *The Slate Landscapes of North West Wales – Community Design Guide*<sup>15</sup> along with the *Caring for Slate Landscapes*<sup>16</sup> document.

#### Questions to consider

7. **Is the design enhancing the value of the WHS and has due consideration been given to the Outstanding Universal Value (OUV)?**
8. **Does the design consider existing architectural features and materials?**
9. **Can a more modern design approach be sympathetically achieved and justified?**
10. **Does the proposal impact on surrounding land or neighbours?**
11. **Does the proposal include suitable material – type and colour?**
12. **Has due consideration been given to intangible factor such as the Welsh language and cultural activities?**

#### Environmental Sustainability

- 4.16 This element should consider site assets and resources such as development form, soils slope drainage, landscape context biodiversity and natural habitats. This would possibly include opportunities for renewable energy to lessen effects relating to climate change and to find environmentally resilient sustainable solutions. Opportunities to achieve for the efficient use of natural resources and enhancing biodiversity will have to demonstrate compatibility with sustaining and enhancing the special qualities of the area. This could

<sup>14</sup> [Technical Advice Note 12 – Design \(Welsh Government\)](#)

<sup>15</sup> [Insert link to the document after it's been prepared]

<sup>16</sup> [Insert link to the document after it's been prepared]

include sustainable forms of drainage and the re-use of materials and resources on the site.

- 4.17 There may be opportunities to improve existing landscape and biodiversity quality and how these will be managed. The initial assessment of the site will have indicated whether ecological surveys are required and as a result how the proposal can accommodate any protected species and other biodiversity interests.

**Questions to consider**

- 13. Is the site making the best sustainable use of its location?**  
**14. Are natural resources and biodiversity interests enhanced and maintained?**  
**15. Is the proposal resilient to climate change?**

**Landscape and Setting**

- 4.18 All the component parts of the WHS are located within attractive rural settings with surrounding spectacular panoramic views. Larger proposals which have a visual impact will need to be assessed within their overall landscape context and setting (setting is explained in more detail starting on page 14 of Appendix1). As a starting point, is the proposal within the WHS, its essential setting or affecting significant views. It has not been possible to physically define the essential setting areas on a map or those comprising of significant views. In some cases, the LPA's will need to discuss with applicants on whether individual proposals fall into these areas and as a result whether additional landscape appraisals will be required. Appendix 1 also includes the term "sense of arrival" and again these areas are not defined on a map.

They describe the approaches to the component areas on public roads and comprise part of the overall setting, giving an immediate impression of opening vistas upon arrival.

- 4.19 Both Gwynedd Council and Snowdonia National Park have identified local landscape character areas - these are included in their respective landscape strategies.<sup>17</sup> In these documents, The WHS and surrounding areas have been identified within specific local character areas and what contributes to this character within different landscape types. They describe in some detail the inter-relationship between natural and built landforms and give some information on habitats and historic landscapes. An understanding of individual character areas will assist an applicant in assessing whether there is any impact from a proposal and whether this could be mitigated in some way whilst some proposals will have very limited landscape implications others may have significant impact on views

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<sup>17</sup> [Landscapes and Seascapes of Eryri – SNPA](#)  
[Landscape Sensitivity and Capacity Assessment – SNPA](#)  
[Landscape Sensitivity and Capacity Study, Gwynedd Council](#)  
[Special Landscape Areas Review Anglesey and Gwynedd](#)  
[Gwynedd Landscape Strategy \(Update\) 2012](#)



possibly from surrounding higher ground and therefore a more detailed visual assessment will be required.

- 4.120 The Historic Landscapes Register provides a national overview of the historic content of the Welsh landscape. On a local level, information provided within the Historic Landscape Character Area<sup>18</sup> provides further guidance and detailed information about the character of the historic landscape along with guidance in relation to conservation and management.
- 4.21 Any new development should be assessed against its immediate environment and within its wider landscape setting. This is especially true in a protected landscape<sup>19</sup> where long distance views are important and need to be protected. Higher ground opens wider vistas over the surrounding countryside allowing the eye to scan greater distances. Very often the visibility of development from greater distances is overlooked and although scale is diminished by distance, from certain viewpoints, development can look out of place and prominent. The same can apply when looking up at higher ground which is visible from valley bottoms.
- 4.22 Care should therefore be taken to steer development away from the skyline, open elevated ground or sites overlooked from higher ground. The visible impact of new development will be minimised if sited in more enclosed landscapes, hidden by existing landforms and a screen of hedgerows, trees and woodland. Development should work with the contours/flow of the landform and prevailing patterns of landcover to minimise disturbance. Whilst elements of the landscape may be locally changed to accommodate development, the prevailing character of the landscape should remain intact. Visual prominence is when development forms a new focal point in the landscape which detracts from the general scene, visual focus, and sense of place.

#### **Questions to consider**

- 16. Is the proposal within the WHS, its essential setting, affecting significant views or immediately adjacent?**
- 17. Is the proposal visually intrusive in the landscape from near and distant views?**
- 18. Is the proposal located on the skyline or highly visible from surrounding higher ground?**
- 19. Could the proposal be relocated to a less visible position?**
- 20. Is the overall setting of the WHS compromised?**

#### **Sustainable Employment**

<sup>18</sup> <http://www.heneb.co.uk/hlc/hlc.html>

<sup>19</sup> Protected landscapes are defined as areas which are designated on an International, National, regional and local level as a means of ensuring the conservation and enhancement of their natural beauty for future generations..

- 4.23 Economic Development is an important pillar of sustainable development. An important part of the vision for the World Heritage Site is the creation of sustainable employment, providing high quality skilled all-year round employment. This vision is one that is shared by the objectives outlined in both Local Development Plans.
- 4.24 A thriving regional economy is an important theme for management of the WHS and there are already examples within the component parts of successful developments which have provided sustainable employment for the local area. The adventure tourism developments of recent years are a good example, alongside the longstanding businesses which provide local employment opportunities.

**Questions to consider**

- 21. Will the development offer employment opportunities that have not been available in the area before?**
- 22. How will the development ensure opportunities for local people to stay in their communities?**
- 23. How many full and/ or part time jobs will be created?**
- 24. Will high quality all-year round employment opportunities be provided?**

**Access and Movement**

- 4.25 A proposal should ensure ease of access for all into the development and within the site. Access arrangements should make reasonable provision to ensure all users will have equal convenient access. Circulation between buildings should be considered, together within gradients and types of materials used to create routes. The use of new buildings or facilities which will be open to the public will need more careful consideration and possibly management solutions if access is restricted
- 4.26 Movement to the site will need to consider how people will get to and from the site and movement within it. The principles of sustainable development that promote walking, cycling and the use of public transport and less reliance on the private car should be reflected in the proposal. Vehicular access arrangements will need to be safe and adequate for the likely volume and size of vehicles that will use the site, together with approach roads.

**Questions to consider**

- 25. Are access arrangements easily available for all users?**
- 26. Does the proposal incorporate sustainable transport considerations?**
- 27. Is the site access and approach roads adequate for the purpose proposed?**

**Archaeology**

- 4.27 Most archaeological sites are not formally designated (as scheduled monuments, listed buildings, conservation areas or registered historic parks and gardens) but can still be of regional or national importance. In addition to remains associated with the slate industry, the WHS contains archaeological remains of other periods, which are of value in their own right as well as contributing to the historical context of the WHS. Especially in rural areas, there may also be archaeological sites that have not yet been discovered. These remains may be affected by development whether or not there is an impact on components of the WHS or its essential setting.
- 4.28 Proposals will need to consider whether there will be an impact on archaeological remains and whether any such impact affects the OUV. Impacts can be direct - by demolition or disturbance of buried remains - or indirect - for example where a change in use or management increases the vulnerability of a site to decay or erosion. Measures aimed at offsetting other factors, for example sustainability measures or landscaping enhancements, can also sometimes impact upon archaeology.
- 4.29 The first step is to identify any archaeology at the site and to understand what is important about it. Information about recorded archaeology in the vicinity of a proposal can be obtained from the regional Historic Environment Record (HER), maintained on behalf of the Welsh Ministers by Gwynedd Archaeological Trust. Specialist advice should be sought on interpretation of the information for development purposes and in some cases, a professional archaeological assessment or survey may be needed. The level of assessment will generally reflect the scale of proposals, combined with the archaeological sensitivity of the site. Where required, archaeological assessment and survey can inform other specialist assessments, e.g. HIAs.
- 4.30 The archaeological advisors to the local planning authority and Snowdonia National Park are able to advise applicants on possible archaeological concerns and developers are encouraged to seek advice early in the process. For smaller proposals, it may be that a brief discussion with the archaeological advisor is all that is needed. In other cases, the advisors will be able to advise on any pre-application work that may be required and can discuss possible mitigation options.
- 4.31 The guiding principle should be to avoid adverse impact on archaeological remains where possible and to ensure that the contribution made to the WHS is maintained or enhanced. Where appropriate, developers are encouraged to discuss opportunities to increase the public benefits of a development - for example by increasing access to or interpretation of a site, or by undertaking practical conservation work.

- 28. Is the character and significance of archaeology at the site sufficiently understood?**
- 29. Are conservation values maintained?**
- 30. Can impact be avoided or lessened?**
- 31. Are there opportunities to enhance the archaeological value of the site?**
- 32. Are there opportunities for educational benefit?**

### **Other considerations**

4.32 The Local Planning Authority may also take other factors into consideration such as noise, light pollution (also refer to Obtrusive Lighting SPG<sup>20</sup> (SNP)), and general impact on residential amenity, depending on the nature of the development. Advice and guidance will also be taken from consultees during the planning process. Wider community impacts such as the creation of new employment opportunities and the possible implications on the Welsh language can also influence the decision-making process.

### **Submitting proposals to the Local Planning Authority**

4.33 A developer should now be able to engage with the local planning authority. Depending on the scale and type of the development, it is advisable before submitting a formal planning application to engage in the statutory pre-application enquiry process.

### **Pre- application enquiry**

4.34 This is a statutory process with a fee attached. Both Gwynedd Council<sup>21</sup> and Snowdonia National Park Authority<sup>22</sup> have pre-application advice guidance notes on their websites with submission forms. Information on what is being proposed with a location plan, sketch details, drawings and photographs should be included. It is likely that more information may be required with larger scale proposals as indicated on page 10 of this guidance, and it is advisable to fully appraise the proposal and prepare a Draft Design and Access Statement.

4.35 In response relevant officers will identify any issues that might arise from the application at an early stage and provide advice on how to resolve these issues. This will assist in making changes to the proposal, identifying further investigation or in establishing which other consents may be necessary such as listed building consent. Planning officers will also give an informal view on the merits of the proposal and whether there is the possibility of obtaining planning permission or any other necessary consents. Any advice given however will be entirely without prejudice to any future decision on a planning application which will be subjected to the normal democratic process. Developers proposing projects comprising "major development" will need to undertake statutory pre-application consultation.

### **Planning Application**

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<sup>20</sup> [Obtrusive Lighting – Supplementary Planning Guidance \(Snowdonia National Park Authority, 2016\)](#)

<sup>21</sup> [Gwynedd Pre-application Advice Service](#)

<sup>22</sup> [Snowdonia National Park Authority](#)

4.36 For larger scale proposals it is strongly advised that pre application advice is sought and even for smaller developments it will be beneficial as it could save time and money on abortive work. The information requirements to be submitted with a planning application will vary and for developments affecting listed buildings and scheduled ancient monuments additional assessments and consents will be required. If pre-application advice has already been sought some of the background information and context will have already been gathered and any additional studies identified. Table 1 in Appendix 3 seeks to list types of development and some of the information and planning considerations required in reaching a planning decision.

## APPENDIX 1

### Extracts from the World Heritage Site Property Management Plan 2020 - 2030

#### 2.2 Statement of Outstanding Universal Value

The following is the Statement of Outstanding Universal Value for the site. UNESCO assesses the Statement of Outstanding Universal Value against set criteria, and a World Heritage site must meet at least one of these. The Slate Landscape of Northwest Wales has is designated against two criteria.

##### **Brief synthesis**

The Slate Landscape of Northwest Wales is located in the United Kingdom, in the mountains of Snowdon massif. Six areas together represent an exceptional example of an industrial landscape which was profoundly shaped by quarrying and mining slate, and transporting it for national and international markets. From 1780 to 1940 this industry dominated world production of roofing slates, transforming both the environment and the communities who lived and worked here. The quarries and mines are monumental in scale, comprising stepped hillside workings, deep pits and cavernous underground chambers, massive cascading tips, ingenious water systems, and a range of industrial buildings. Outstanding technical equipment and major engineering features survive. Innovative transport systems linked quarries and processing sites with purpose-built coastal export harbours and with main-line railways. Grand country houses and estates built by leading industrialists contrast with workers' vernacular settlements, with their characteristic chapels and churches, band-rooms, schools, libraries and meeting-places which retain multiple examples of their traditional way of life and strong minority language.

By the late 19th century, the region produced about a third of the world output of roofing slates and architectural slabs. Its use in terraced houses, factories, warehouses and elite architecture contributed to rapid global urbanization. It influenced building styles, encouraging the shallow-pitched roofs of the Georgian order. Technologies that were innovated, adopted and adapted in the property include the ingenious application of waterpower, the development of bulk handling systems and the first known application of the circular saw for cutting stone. These were diffused by specialists and by emigration of skilled Welsh quarrymen to the developing slate industries of the United States, continental Europe and Ireland. The Snowdon massif's narrow-gauge railway systems gained global influence and were adopted from Asia and America to Africa and Australasia.

##### **Justification for Criteria**

**Criterion (ii) definition: exhibit an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town-planning or landscape design.** The Slate Landscape of Northwest Wales exhibits an important interchange, particularly in the period from 1780 to 1940, on developments in architecture and technology.

Slate has been quarried in the mountains of Northwest Wales since Roman times, but sustained large-scale production from the late 18th to the early 20th centuries dominated the global market as a roofing element. This led to major transcontinental developments in building and architecture. Technology, skilled workers and knowledge transfer from this cultural landscape was fundamental to the development of the slate industry of continental Europe and the United States. Moreover, its narrow-gauge railways – which remain in operation under steam today – served as the model for successive systems which contributed substantially to the social and economic development of regions in many other parts of the world.

**Criterion (iv) definition: be an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history.**

The Slate Landscape of Northwest Wales is an outstanding example of a stone quarrying and mining landscape which illustrates the extent of transformation of an agricultural environment during the Industrial Revolution. Massive deposits of high-quality slate defined the principal geological resource of the challenging mountainous terrain of the Snowdon massif. Their dispersed locations represent concentrated nodes of exploitation and settlement, of sustainable power generated by prolific volumes of water that was harnessed in ingenious ways, and brought into being several innovative and technically advanced railways that made their way to new coastal ports built to serve this transcontinental export trade. The property comprises the most exceptional distinct landscapes that, together, illustrate the diverse heritage of a much wider landscape that was created during the era of British industrialisation.

### **Statement of Integrity**

The property contains all of the essential elements that convey attributes of Outstanding Universal Value. Its boundaries capture the principal non-active slate-producing areas in Northwest Wales, together with their associated industrial heritage that includes the most significant processing facilities, settlements and transport routes. The protective mechanisms in place should be consistently used to strengthen the integrity of the property and its setting.

### **Statement of Authenticity**

The well-preserved cultural landscape retains a high level of authenticity, and has experienced little intervention since the main period of industrial operation. Attributes of Outstanding Universal Value are conveyed by physical elements that are clearly identified and understood in terms of date, spatial distribution, use and function (including living communities and operational railways), form and design, materials and substance, and their interrelationships including connectivity and overall functional and compositional integrity of the series. The serial property further embodies a vibrant cultural tradition, including slate-working skills and the continued widespread use of the Welsh language. Key attributes are reflected in landscape qualities and features of quarrying including the relict working areas, tips and transport routes, together with associated settlements and social infrastructure.

The historical settlements present different yet acceptable levels of authenticity, which need to be closely monitored and controlled by the management system and respective Local Management Plans.

### **2.3 Attributes**

The values of a World Heritage site are expressed by its attributes. These are the essential qualities which make it culturally significant. Attributes can be tangible (physical) or intangible. Retention of attributes is important in order to maintain the values that make the World Heritage Site of international importance.

Examples of tangible attributes include historic assets such as quarries, mines, tips of waste rock, historic buildings and monuments. Attributes of relict quarries include their individual elements and the relationships between them, for example internal railway systems and inclined planes link working quarry faces, with waste tips and mills, and show the operation of the quarries.

Inhabited settlements preserve the historic street patterns, garden-plots and boundaries, which explain their location, ownership, and their relationship to pre-Industrial patterns of landownership. Tiny details are also important, such as traditional wrought-iron gates, slate-slab field boundaries, or the proportions of windows, chimneys and porches in nineteenth-century dwellings. A deserted settlement such as Treforys in Component Part 4 is ruinous but rich in archaeological potential. Owners' houses and parklands retain their nineteenth century form.

The transport routes preserve their eighteenth and nineteenth century engineering; the two active railways, the Ffestiniog and the Talylyn, preserve the form and design of the routes, along with contemporary station and works buildings and their mechanical engineering. In Component Part 2, the engineering complex of the Dinorwig Slate Quarry is little changed from its 1870s condition and houses the National Slate Museum. At the adjacent Vivian workings, the (V2) inclined plane has been conserved and returned to operation.

The use of slate is widespread within all parts of the World Heritage Site, both as roofing material and as architectural components, field boundaries and walling. Other building materials reflect related international and national trade patterns made possible by the slate trade (e.g. slate-ships returning with Canadian timber, bricks arriving by rail from Northeast Wales).

Equally important are the intangible attributes including the Welsh language, traditions, spirit, social values and feeling, all of which contribute to the character of a place.

The following tables identify some of the key attributes by criteria along with illustrative examples.



### 2.3.1 Attributes of The Slate Landscape of Northwest Wales:-

**Criterion (ii) – *The Slate Landscape of Northwest Wales* exhibits an important interchange of human values, particularly in the period from 1780 to 1940, on developments in architecture and technology.**

The organisation of sustained large-scale slate production from the late eighteenth century to the early twentieth came to dominate the global market as a roofing element, encouraging major transcontinental developments in building and architecture such as the low-pitched Regency roof, and terraced housing. Other elements within the proposed World Heritage Site demonstrate the various uses of slate.

An interchange of human values is strongly evident in the skills and technologies which were disseminated from one Component Part, in the different methods of extracting and processing the rock.

The narrow-gauge slate railways exhibit an important interchange of human values in that make evident how the technology was improved within the proposed World Heritage Site.

VALUES	ATTRIBUTES	EXAMPLES
Developments in building and architecture	Variety of structures and buildings evident in <i>The Slate Landscape of Northwest Wales</i> which demonstrate the various uses of slate.	Slate block walling in Bethesda High Street. Patterned slates on former toll-house, Porthmadog.
Skills transfer	Craft skills of quarrying and processing slate originating within <i>The Slate Landscape of Northwest Wales</i> and adopted by dispersal within it, evident in form and organisation of quarries and processing sites.	Gallery system at Penrhyn, adopted in Dinorwic, Gorseddau and Prince of Wales. Nantlle pit working adopted at Bryneglwys Quarry.
Technology transfer	Innovative technology originating within <i>The Slate Landscape of Northwest Wales</i> and adopted elsewhere, evident in form and organisation of workings, mechanical processing.	Penrhyn Slate Quarry galleried working common in extractive industries.
	Innovative technology originating elsewhere and adopted within <i>The Slate Landscape of Northwest Wales</i> , evident in tunnelling, handling, power generation, pumping, repair and maintenance.	Penrhyn Slate Quarry. Blaen y Cae and Pen yr Orsedd Slate Quarries 'Blondin' ropeways. Pen y Bryn/Cloddfa'r Lôn Slate Quarry water-driven pump system. National Slate Museum.
	Innovative technology originating within <i>The Slate Landscape of Northwest Wales</i> and adopted by dispersal within it, evident in form and organisation of quarries, processing sites and handling systems.	Dorothea Slate Quarry. Bryneglwys Slate Quarry surface landform and chain-incline ropeway bastion.
	Innovative railway technology.	Ffestiniog and Talyllyn railways.

**Criterion (iv) – *The Slate Landscape of Northwest Wales* is an outstanding example of a type of landscape which illustrates, in a dramatic way, the ‘combined works of nature and of man’ through the large-scale exploitation of natural resources.**

The lavish houses and parklands of quarry owners convey the levels of capital available to exploit and transport these natural resources successfully. The monumentality of the quarry landforms in their isolated and challenging mountain settings is intense and compelling. The impact of these quarries and mines on the natural environment, and their own landforms and organisation, are attributes of the generations of physical labour and skill invested in them. Within this mountainous environment both gravity and water-power were ingeniously harnessed to operate machinery. The technically-innovative railways make use of topography, in their use both of rope-worked inclined planes and of graded contour formations. The quarry towns and villages make best use of the natural environment to establish homes for a new workforce beyond the traditional margins of cultivation.

VALUES	ATTRIBUTES	EXAMPLES
Industrial transformation through capital investment	Aristocratic investment evident in ‘improved’ landscapes including industrial-scale quarrying.	Penrhyn Slate Quarry. Penrhyn Castle and Park. Dinorwig Slate Quarry.
	Capital investment adopting mechanised solutions evident in tunnelling, mechanical processing, handling, power-generation, pumping, maintenance and repair.	Penrhyn Slate Quarry. ‘Australia’ Gallery. V2 Inclined Plane. Pant yr Afon hydro-power station. Dorothea Slate Quarry Cornish beam engine. National Slate Museum.
	Urgent need to house expanding work-force evident in new and varied forms of human settlement introducing and reflecting new forms of social organisation.	All settlements
	Establishment of money economy and working-class consumer choice, evident in shops, public houses and market halls.	Bethesda High Street. Blaenau Ffestiniog market hall.
	Managerial awareness and control of workers’ healthcare, evident in hospitals.	Dinorwig Slate Quarry Hospital.
Industrial transformation through exploitation of natural resources	Scale, form and organisation of workings, evident in human endeavour shaping relict quarry landforms and underground workings.	All quarries
	Use of topography and geology to work quarries and to tip waste rock, evident in relict quarry landforms and underground workings.	All quarries

	Use of hydrology to power mechanical processing, handling, pumping, maintenance and repair, evident in management of water-resources and structures and equipment.	Waterwheel and turbine in National Slate Museum. Pant yr Afon hydro-power station.
	Use of hydrography to move slate evident in river quays and tidal harbours.	Port Penrhyn. Porthmadog Harbour. Dwyrdd River quays.
	Use of topography to move slate evident in innovative railway systems and other transport technologies	Penrhyn Slate Quarry Railroad. Festiniog Railway.
Industrial landscape	Strong connectivity evident in the visual relationship between each element in each Component Part	Ffestiniog Component Part – strong sense of the quarries dominating town and wider environment; railway journey connecting quarries to the sea.
	Strong connectivity evident in the visual relationship between each component and the wider landscape of mountains and sea-coast	Nantlle Component Part – defined area of quarrying and settlement within wider setting which includes Snowdon and the sea.

### Summary of key attributes

- Monumental scale of quarries and mines – stepped hillside workings, deep pits, cavernous underground chambers, massive cascading tips, ingenious water systems, bulk handling systems, range of industrial buildings.
- Innovative narrow-gauge railway systems leading to purpose-built coastal export harbours and main-line railways – some remain operational.
- Innovative processing systems – including first known use of circular saw for cutting stone.
- Slate craft skills and use of slate throughout the landscape.
- Grand country houses and estates.
- Workers’ vernacular settlements, showing variations in social context, pattern and scale.
- Chapels and churches, band-rooms, schools, libraries and meeting places, indicating cultural identity and linguistic identity, and aspirations for social justice.
- The Welsh language – place-names.
- Literary tradition associated with The Slate Landscape of Northwest Wales.

### The setting of The Slate Landscape of Northwest Wales

#### Location and setting

The distinctive qualities of this spectacular environment, which extends from mountain-top to sea-coast, convey the challenges of working and living within it. The functional and social linkages within each Component Part show how these were overcome by independent-

mindful and resourceful people, and by the investment of capital. These historic linkages remain strongly evident and are important to exploring and understanding The Slate Landscape of Northwest Wales. They include the quarries' visual relationship with workers' settlements established at the margins of cultivation, and which are often defined by the slate-carrying transport routes that run through them. The sea provides a context for the export of slate to global markets and sets The Slate Landscape of Northwest Wales apart from historically significant slate landscapes on the European continent and in North America.

The landscape aesthetics of mountain, valley-slope, woodland, enclosure and parkland, and the sea are also highly important to the World Heritage Site, by bestowing a sense of place and by making it possible to understand how and why the region has come to be visited, settled and cherished by people inspired by its landscape.

### **What is setting?**

Cadw's *Setting of Historic Assets in Wales (2017)* outlines the method used to assess the potential impact of development proposals or land-management proposals within their settings.

The setting of any heritage asset includes the surroundings within which it is understood, experienced and appreciated, including its present and past relationships to both historic and natural features. Elements of a setting may make a positive, negative or neutral contribution to the significance of an asset.

Setting is not itself a historic asset, though land within a setting may contain other historic assets. The importance of setting lies in what it contributes to the significance of a historic asset.

Setting is primarily a visual relationship, but can also include features like noise, activity, or smell associated with the historic asset, or tranquillity or remoteness. In some cases setting can also include functional relationships related to a historic asset such as the extent of a historic estate, a water-catchment area that served historic water-powered machinery, connections between different industrial elements or routes by which industrial materials were transported to markets.

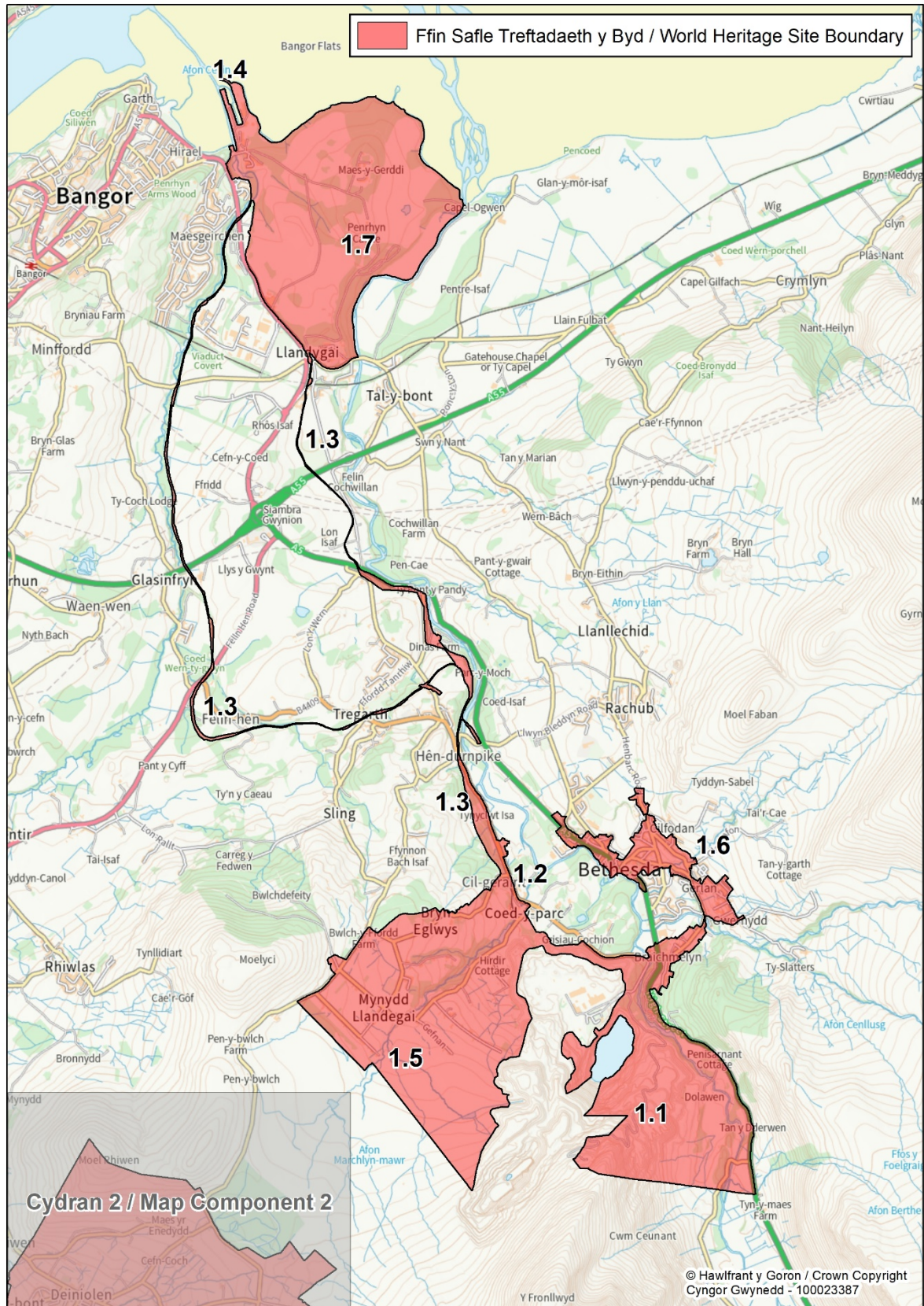
Setting may include a range of factors:

- functional and physical relationships with other structures/historic assets, and how these have changed over time.
- topographic features that influenced its location.
- physical character of the surrounding landscape or townscape, including any formal design or land use.
- the original layout of the historic asset and how this has changed.
- potential buried or archaeological elements surrounding the historic asset.
- views to, from and across the historic asset or place.
- formal or planned vistas.
- the prominence of the historic asset in views throughout the surrounding area.

- views associated with the aesthetic, functional or ceremonial purpose of the asset, for example, defensive sites, beacons or designed landscapes.
- historical, artistic, literary, place-name, cultural or scenic associations might all contribute to the significance of a historic asset.
- other sensory elements — noise, activity, or smell associated with the historic asset.
- tranquillity, remoteness, ‘wildness’. In the mountainous Gwynedd region, the setting is powerful, and the key views are many and expressive; only some of the most significant are described here.

**World Heritage Site – Component Parts**

**Component Part 1: Penrhyn Slate Quarry and Bethesda, and the Ogwen Valley to Port Penrhyn**



An area that has been quarried for slate since the Medieval period, but which was developed on an extensive scale from the late eighteenth century onwards by Richard Pennant, Lord Penrhyn, and his heirs. The Component Part includes the relict part of the great stepped Penrhyn Slate Quarry, worked continuously since the late eighteenth century, a water-powered mill complex at Felin Fawr, the railroad and railway that transported the slate to the private harbour at Port Penrhyn, the distinctive and contrasting workers' settlements at Bethesda and Mynydd Llandygai and the quarry-owning family's huge Penrhyn Castle and its vast Park.

#### **Elements:**

- 1.1 Penrhyn Slate Quarry - relict stepped benches with extensive areas of slate tipping to either side**
- 1.2 Felin Faw Slate-slab Mills – an historic processing and engineering complex**
- 1.3 The Penrhyn Slate Quarry Railroad and Penrhyn Slate Quarry Railway – two historic systems which exported slate from 1801 to 1962**
- 1.4 Port Penrhyn – the harbour for Penrhyn slates**
- 1.5 Mynydd Llandygai – Settlement; planned housing for quarrymen and their families**
- 1.6 Bethesda – Village; created by quarrymen who preferred not to live on the Penrhyn estate**
- 1.7 Penrhyn Castle and Park – the extravagant neo-Norman dwelling of the Penrhyn family**

#### **Essential Setting**

The essential setting of this Component Part is made up of the Ogwen and Cegin valleys, incorporating the entire landscape of slate production and distribution from the quarry northwards to the port for onward shipment. It extends from the quarrymen's town of Bethesda to the parkland and neo-Norman castle of the owning family; from the steep sided slopes of the Carneddau mountains which define the southern limit, to the Arfon coastal plain and to the Menai Straits adjacent to the castle.

#### **Significant Views**

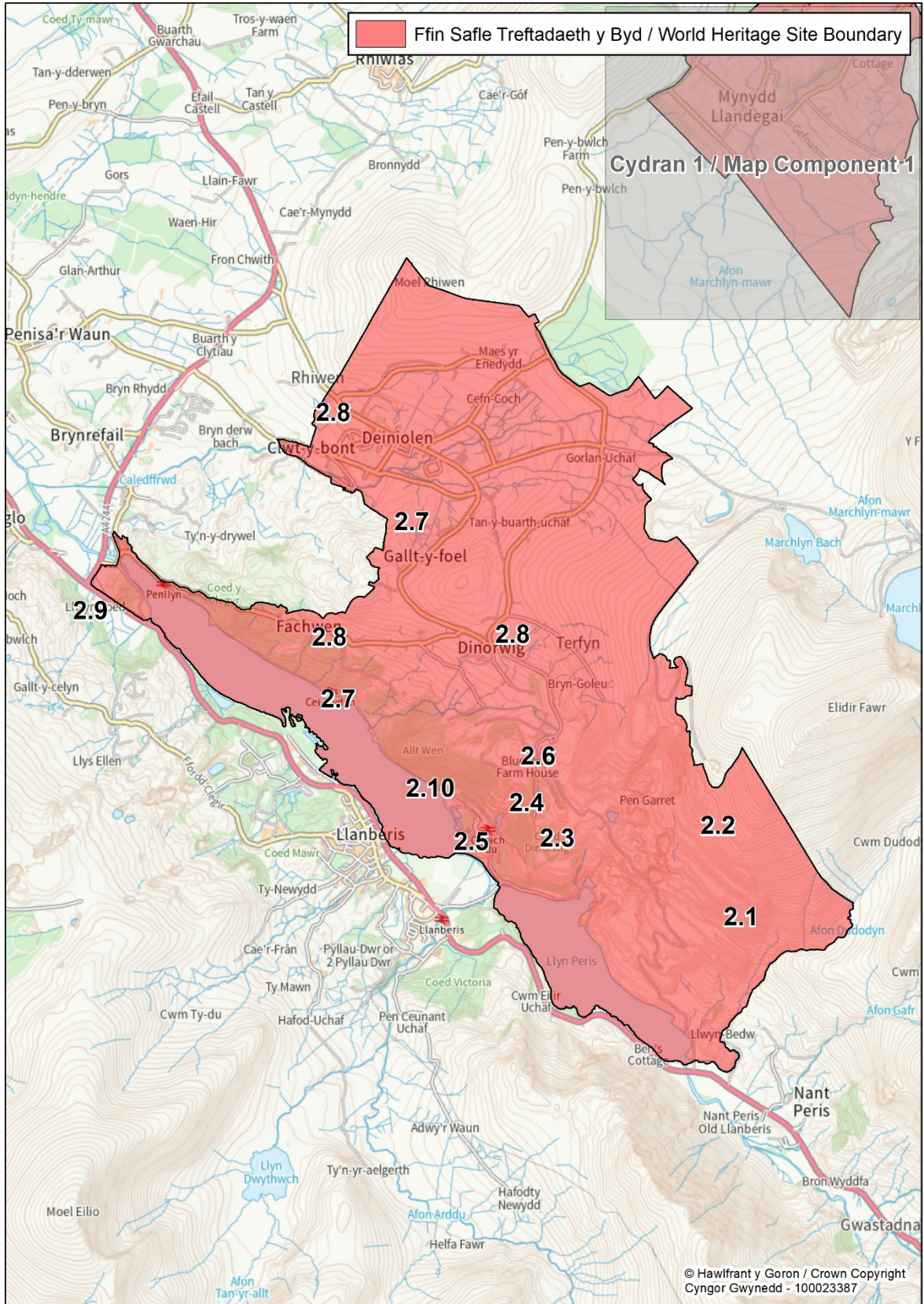
Views within the quarry convey the immense size of the relict workings. Views from the southern part of the relict quarry take in the settlements associated with it, including Penrhyn Castle, as well as the Menai Straits and Liverpool Bay. The 'moving view' for travellers making their way north on the historic Telford post road (the A5) shows how the giant tips of slate rubble have encroached on the pre-existing farmland of Nant Ffrancon, and for those on the Chester-Holyhead railway and the A55, the Neo-Norman keep of Penrhyn Castle dominates the landscape around the northern, coastal end. Views towards the quarry from the castle are for the most part restricted by the trees in the parkland; however, notably the quarry is visible from the 'slate bedroom', a room with public access, in the castle.

#### **Sense of arrival**



Key arrival points include turning off the B4409 road into the main quarry landform where the vista of a vast industrial landscape opens up. Arriving at Penrhyn Castle through the park. Travelling through Bethesda along the A5 road – a linear industrial settlement built along a carefully-graded road; the spire of Glanogwen church aligns with the road.

## **Component Part 2: Dinorwig Slate Quarry Mountain Landscape**



This Component Part is dominated by the huge relict Dinorwig Slate Quarry with its stepped galleries, tips of waste rock and processing areas rising 500m from the valley floor at the foot of Snowdon, the former engineering workshops and hospital, now open as museums, extensive worker settlements including barracks, dispersed cottages and the nucleated villages of Deiniolen and Clwt y Bont, and transport systems including the lake, road and railway by which slate was exported

#### **Elements:**

- 2.1 Dinorwig Slate Quarry – an extensive relict slate quarry**
- 2.2 ‘Australia’ Gallery – mills and buildings in an area of the quarry too remote to be scrapped, retaining their machinery**
- 2.3 Anglesey Barracks – in Dinorwig Slate Quarry, accommodation for workmen who lived too far away to commute daily**
- 2.4 V2 Inclined Plane/Vivian Slate Quarry – a working counterbalanced inclined plane in a separate department of the Dinorwig Slate Quarry**
- 2.5 Dinorwig Slate Quarry Engineering Complex Now the National Slate Museum**
- 2.6 Dinorwig Quarry Road Systems – the drag, the Dinorwig quarry road and the Fachwen quarry road**
- 2.7 The Dinorwig Slate Quarry Railroad and Railway which between them exported slate from 1825 to 1961**
- 2.8 Deiniolen, Clwt y Bont, Dinorwig and Fachwen– Settlements; quarry villages and cottages**
- 2.9 Craig yr Undeb – [‘Union rock] - a natural outcrop where the North Wales Quarrymen’s Union meetings were held**
- 2.10 Dinorwig Slate Quarry Hospital – now open as a museum**

#### **Essential Setting**

This Component Part is aligned with the topography of the Elidir and Snowdon mountains and the valley floor between, with its two long, narrow lakes, extending north-west to Penllyn bridge. As well as the very evident impact of industry (hydropower as well as slate-quarrying), the setting is picturesque, with Dolbadarn Castle dominating the spur between the lakes.

The upland quarry settlements of Deiniolen, Clwt y Bont and Dinorwic are located on a natural shelf overlooking the Arfon coastal plain. The settlements at Fachwen are wooded but offer occasional views over Padarn Lake.

#### **Significant Views**

The distinctive landform of the quarry is vividly demonstrated by the view across Peris lake from the A4086 road, as well as by the prospect afforded to people ascending Snowdon on foot or by train. A public viewpoint within the Council owned part of the quarry offers views over the entire Component Part as well as of Snowdon and the Arfon coastal plain to the Menai Straits and to Anglesey. It also demonstrates the distinctive geology of the Cambrian slate vein. The view from Penllyn bridge, on the outflow from Padarn lake, towards to the south-east encompasses the Snowdon and Elidir peaks as well as Dolbadarn Castle and

illustrates Padarn lake's role as a transport axis. These can be seen more clearly, after a short climb, from Craig yr Undeb.

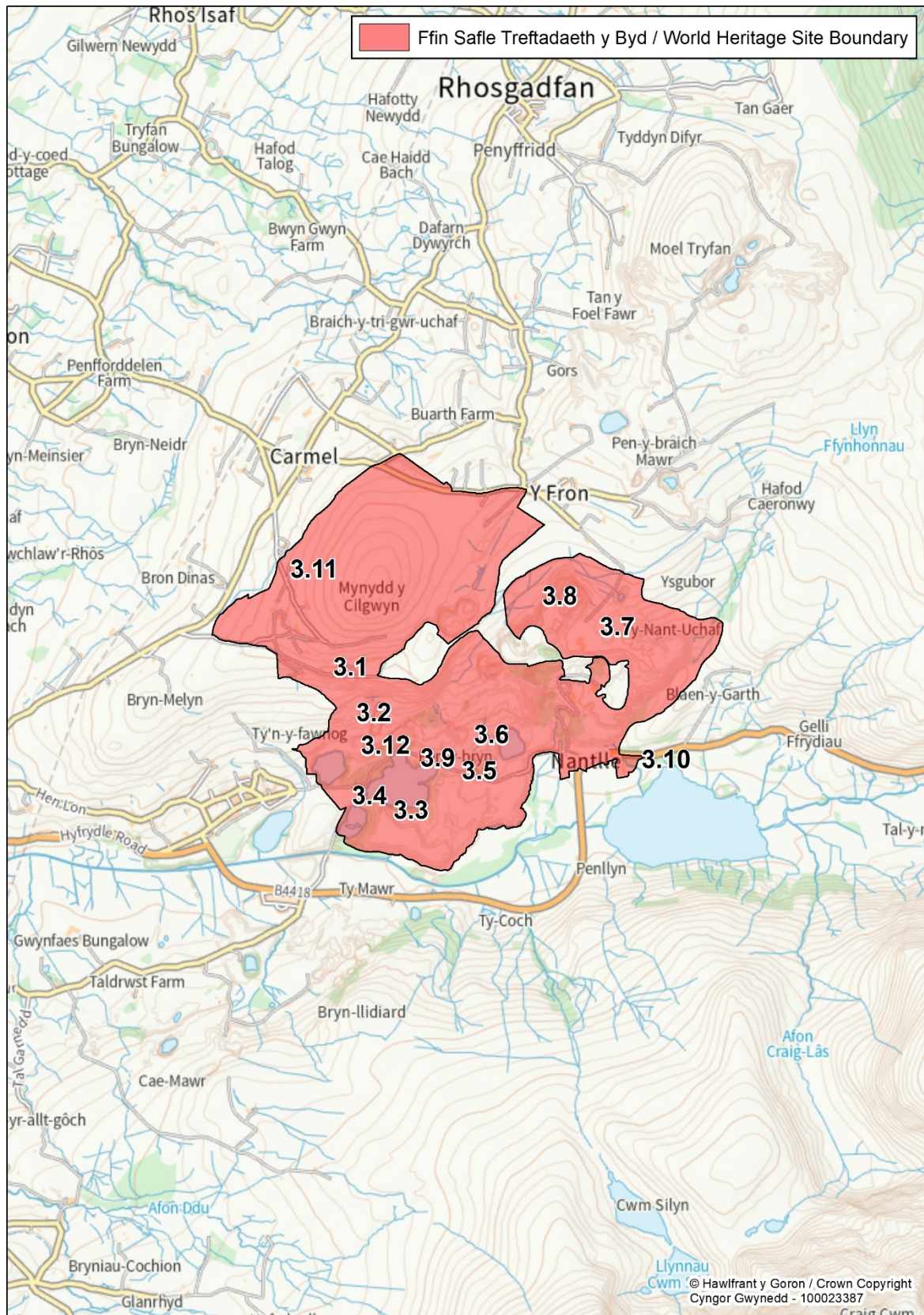
The industrial landscape is evident from the main station at Gilfach Ddu on the Llanberis Lake Railway; the lake-shore route takes in vistas of Snowdon.

The areas immediately upslope from Deiniolen, Clwt y Bont and Dinorwic offer views which illustrate the distinctive nature of these self-contained quarry villages and scattered small holdings, set in a bowl on the hillside.

### **Sense of arrival**

Arriving on the A4086 road from Bangor, Caernarfon or Pen y Pass – an industrial landscape opens up within the natural environment of lake and mountain. Arrival at the National Slate Museum – an impressive quadrangular building with echoes both of a stable-block on a country estate and a fort becomes apparent.

### Component Part 3: Nantlle Valley Slate Quarry Landscape



Nantlle Component Part is a multi-period valley which sweeps from the foothills of the Snowdon massif to the Arfon plain and to the sea. It includes the open-pit slate quarries up to 150 meters deep, extensive tips, relict processing buildings, a monumental Cornish steam pumping engine in its original engine-house, associated worker settlements, including a village, squatters' cottages and adapted agricultural buildings, and the Stephenson-engineered railway by which slate was exported.

**Elements:**

- 3.1 Cilgwyn Slate Quarry**
- 3.2 Blaen y Cae Slate Quarry 'Blondin' Ropeway**
- 3.3 Dorothea Slate Quarry**
- 3.4 Dorothea Slate Quarry Cornish Beam Engine**
- 3.5 Pen y Bryn/Cloddfa'r Lôn Slate Quarry – Dwellings, Slate-mill, Barracks and Chain Incline Ropeway**
- 3.6 Pen y Bryn/Cloddfa'r Lôn Slate Quarry Water-driven Pump System**
- 3.7 Pen yr Orsedd Slate Quarry**
- 3.8 Pen yr Orsedd Slate Quarry 'Blondin' Ropeway**
- 3.9 The Nantlle Railway**
- 3.10 Nantlle – Village**
- 3.11 Settlements on Cilgwyn Mountain**
- 3.12 Plas Tal y Sarn and Tal y Sarn farmhouse**

**Essential Setting**

This Component Part is aligned with the east-west ridges of the Nantlle Valley, closed off at its eastern limit by the mountain pass of Drws y Coed, but opening out to the west into a lowland landscape. Some of the quarries are enclosed by tips of slate rubble and by woodland, others, particularly on the upper slopes, look out over the valley

**Significant Views**

The road running on the rubble tips of Cilgwyn Slate Quarry, near the northern limit of the Component Part, offers views which encompass the summit of Snowdon to the east, the Nantlle ridge to the south, and, to the west, the sea extending down the Llŷn Peninsula. On a clear day, Ireland is visible, the historic destination for much of Cilgwyn slate. This also provides a vantage point for the quarries themselves, illustrating their characteristic geology and technology.

Locations on the lower valley sides and valley floor are more enclosed, and an important characteristic of this landscape is the way in which wooded areas and fields from before the period of quarrying survive, where it is occasionally possible to avoid views of industrial activity and experience an earlier period of the valley's history. The village of Nantlle is dominated by tips of waste rock. The vista along the course of the railway into Dorothea Quarry, with its distinctive double arches, is striking. The flooded pits themselves offer spectacular views.

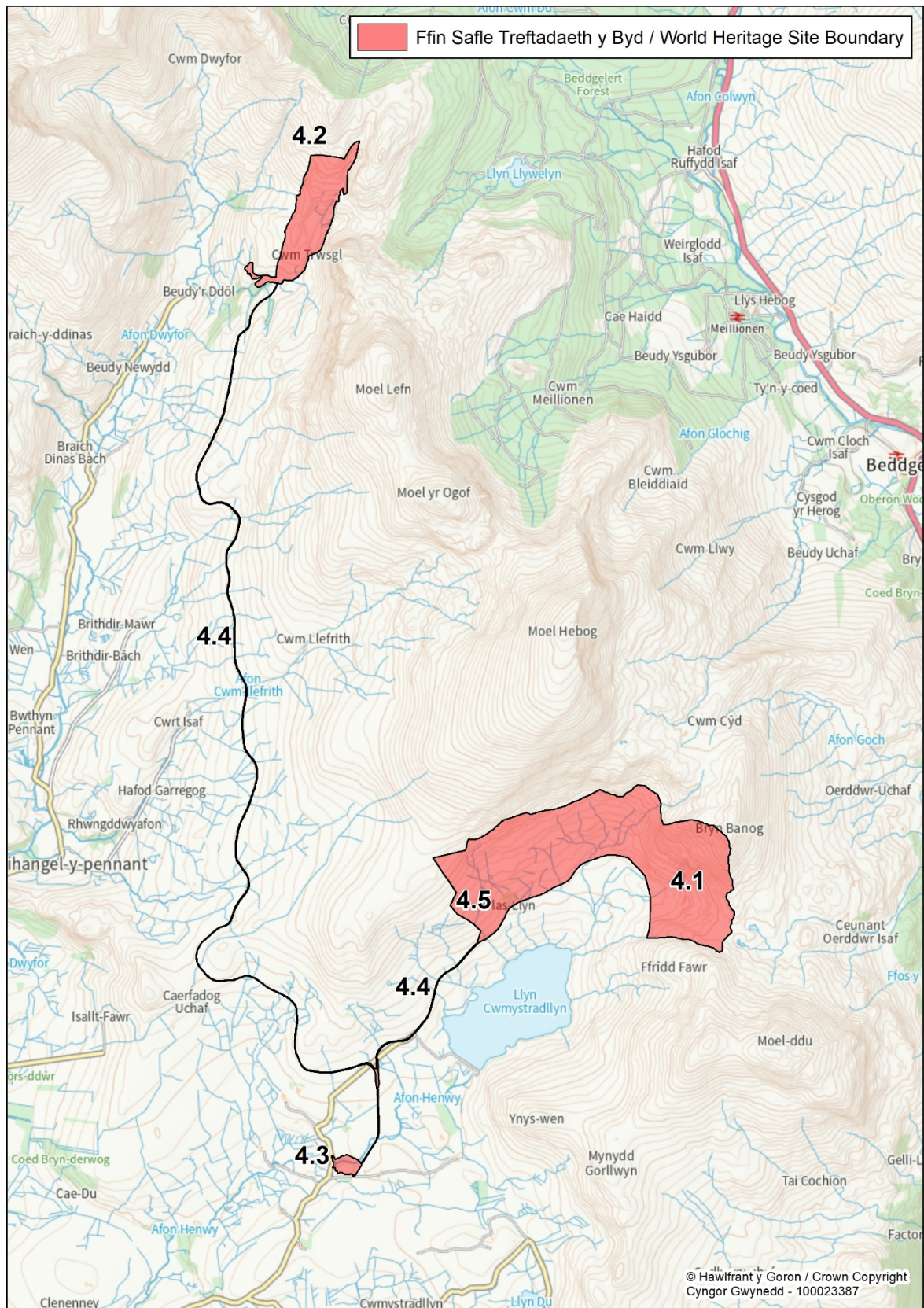
Dorothea Quarry is an enclosed landscape-within-a-landscape, surrounded by tips of waste rock. Tree-growth since the closure of the quarry in 1970 partially obscures the way that the Cornish beam engine stands on a ridge between the two pits it once pumped. The most famous view of the Nantlle valley, depicted by Richard Wilson in 1765-6, is much changed due to the development of quarrying, though the vista it depicts, looking eastwards towards the summit of Snowdon, can be enjoyed from where the B4418 road crosses the outlet of Nantlle lake.

### **Sense of arrival**

Arrival by road at either end of the Nantlle Valley, east or west presents a landscape in which tips of slate rubble dominate, contrasting strongly with the improved farmland to either side and with the picturesque mountain views. Arrival within Dorothea Quarry along the footpaths/Snowdonia Slate Trail is dominated by the sight of the huge flooded quarry pit and towering bastions.



### Component Part 4: Gorseddau and Prince of Wales Slate Quarries, Railways and Mill



This short-lived quarrying area, operating in the mid nineteenth century, is notable for the survival of features often lost at more commercially successful operations. It includes the isolated Gorseddau Slate Quarry and Prince of Wales Slate Quarry both worked on a similar principle to Penrhyn Slate Quarry with stepped galleries with inclined plane access; the railways that served the two quarries, a deserted workersettlement at Treforys and the dramatic Ynysypanyd slate-slab mill.

#### **Elements:**

- 4.1 Gorseddau Slate Quarry – a relict slate quarry**
- 4.2 Prince of Wales Slate Quarry – a relict slate quarry**
- 4.3 Ynysypanyd Slate-slab Mill – a striking and architecturally ambitious structure**
- 4.4 Gorseddau Railway and Gorseddau Junction and Portmadoc Railway – railways serving the two quarries**
- 4.5 Treforys Village – an abandoned settlement built to house the workforce**

#### **Essential Setting**

This Component Part is defined by two remote valleys, Cwm Pennant and Cwmystradllyn, which unite near the Ynysypanyd slate-slab mill. The quarries are located at the heads of their respective valleys; in the case of the Prince of Wales quarry its higher floors are at the level of the pathway from Rhyd Ddu that leads through the mountain pass Bwlch y Ddwy Elor into Cwm Pennant. This is a quiet and remote area with few farms or houses, given over to sheep-grazing, without any of the sense of continued activity that characterises the other Component Parts.

#### **Significant Views**

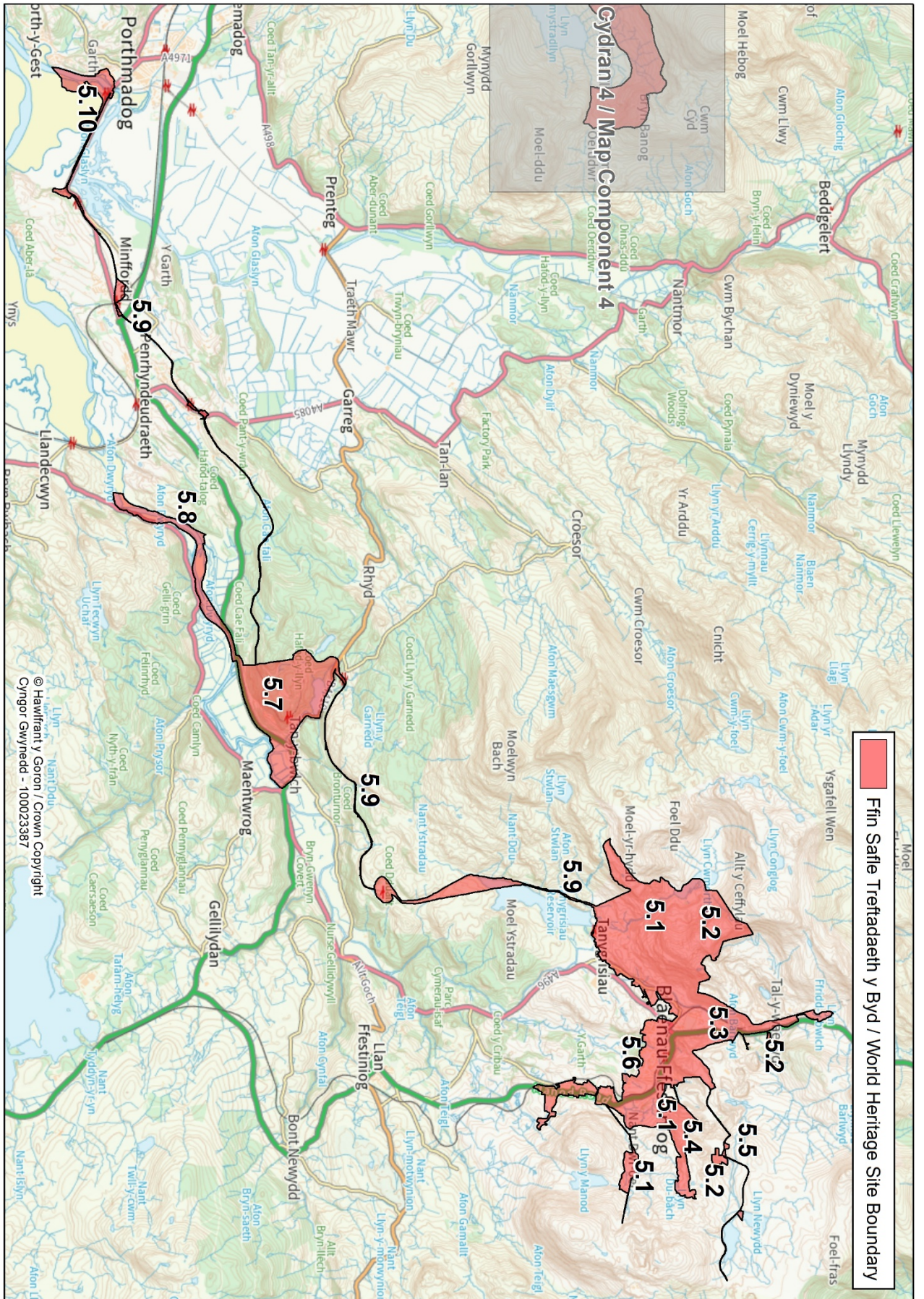
A long-distance vista from the A487 road where it crosses the Cedron stream takes in both valleys; one line of sight from this point takes in Ynysypanyd slate-slab mill with the quarry beyond. The mill is itself a spectacular and iconic skyline feature, particularly when viewed from the minor roads to its west and south. The path through Bwlch y Ddwy Elor offers a magnificent vista of Cwm Pennant.

#### **Sense of arrival**

The approach to Ynysypanyd Slate-Slab Mill along the minor road from the A487 road leads to a striking building resembling an abbey. Along the walk to Gorseddau Quarry along the railway and the revetted wall, an industrial site gradually unfolds. The climb to Prince of Wales Quarry reveals a hidden location.



**Component Part 5: Ffestiniog: its Slate Mines and Quarries, ‘city of slates’ and Railway to Porthmadog**





This Component Part includes the quarries and underground mines, associated tips and mills overlooking the quarrymen’s town of Blaenau Ffestiniog, with its formal urban organisation; also Plas Tan y Bwlch, formerly the home of a major quarry owning family, slate-quays on the Dwyryd river, Porthmadog Harbour and the innovative slate-carrying Ffestiniog Railway.

**Elements:**

- 5.1 Ffestiniog Slate Quarries – Surface Landform**
- 5.2 Ffestiniog Slate Quarries – Underground Workings**
- 5.3 Pant yr Afon Hydro-power Station**
- 5.4 Diffwys Slate Quarry Mill**
- 5.5 Maenofferen Slate Quarry Main Complex**
- 5.6 Blaenau Ffestinog Town; an industrial town built to house quarrymen and their families**
- 5.7 Plas Tan y Bwlch – a quarry-owner’s home, now the Snowdonia National Park residential study centre**
- 5.8 Slate-quays on the Dwyryd River – early slate export routes**
- 5.9 The Ffestiniog Railway – built to connect the quarries with the sea, still operational as a visitor attraction**
- 5.10 Porthmadog harbour – the shipping point for Ffestiniog slate**

**Essential Setting**

The essential setting of this Component Part extends from the mountainous landscapes above the quarries and town of Blaenau Ffestiniog along the partwooded Dwyryd Valley with its vistas of Harlech Castle, to the Traeth Mawr, the spectacular mountain environment of Cnicht and the Moelwynion beyond, and the bowl of the Croesor Valley distantly apparent beneath them.

**Significant Views**

The extent and topography of this Component Part is such that significant views are many. In the region of Porthmadog, the view of the harbour, the bay, the Ffestiniog Railway and its workshops are striking. They can be appreciated from a train crossing the Cob embankment, which offers a vista to the north-east over the reclaimed land towards Cnicht mountain. Other significant moving views from the railway include: the vista from Tan y Bwlch over the Dwyryd river and its quays, with a distant prospect of Harlech Castle; the three railway routes, one active and two relict, over a spur of the Moelwyn mountains; and the unfolding vista of the quarries and the town of Blaenau Ffestiniog as the train reaches the upper terminus, and moves from a mountainous to an urban environment, threading its way through the houses of Tan y Grisiau. The circuitous formation of the railway itself is readily apparent to passengers who can observe the steam locomotive pulling their train on this popular visitor-attraction.

Passengers on the branch-line railway from Llandudno Junction arrive in this Component Part after a journey through a long tunnel which leaves behind a rural landscape and emerges into the powerful relict industrial environment of the Ffestiniog quarries, dominated by tips of waste rock.

For travellers arriving by road from the north, the sudden prospect of the entire landscape on reaching the summit of the A470 over the Crimea Pass is striking – quarries and slate tips in the foreground, wooded hills beyond and the sea in the distance. The A496 road approach to the town from the south offers striking skyline features in the vicinity of Tan y Grisiau. The town itself is dominated by the sharply rising slopes and the spectacular tips of waste rock around it. The contrast between its winding roads with very different buildings and its formally organised squares of large terraces is evident. The former course of the Ffestiniog Railway through Diffws (where the public conveniences are located in the former station) and the quarry incline on the same alignment is a significant axis.

The quarries offer striking views which encompass the full extent of this Component Part, the surrounding mountains, the estuary and the sea.

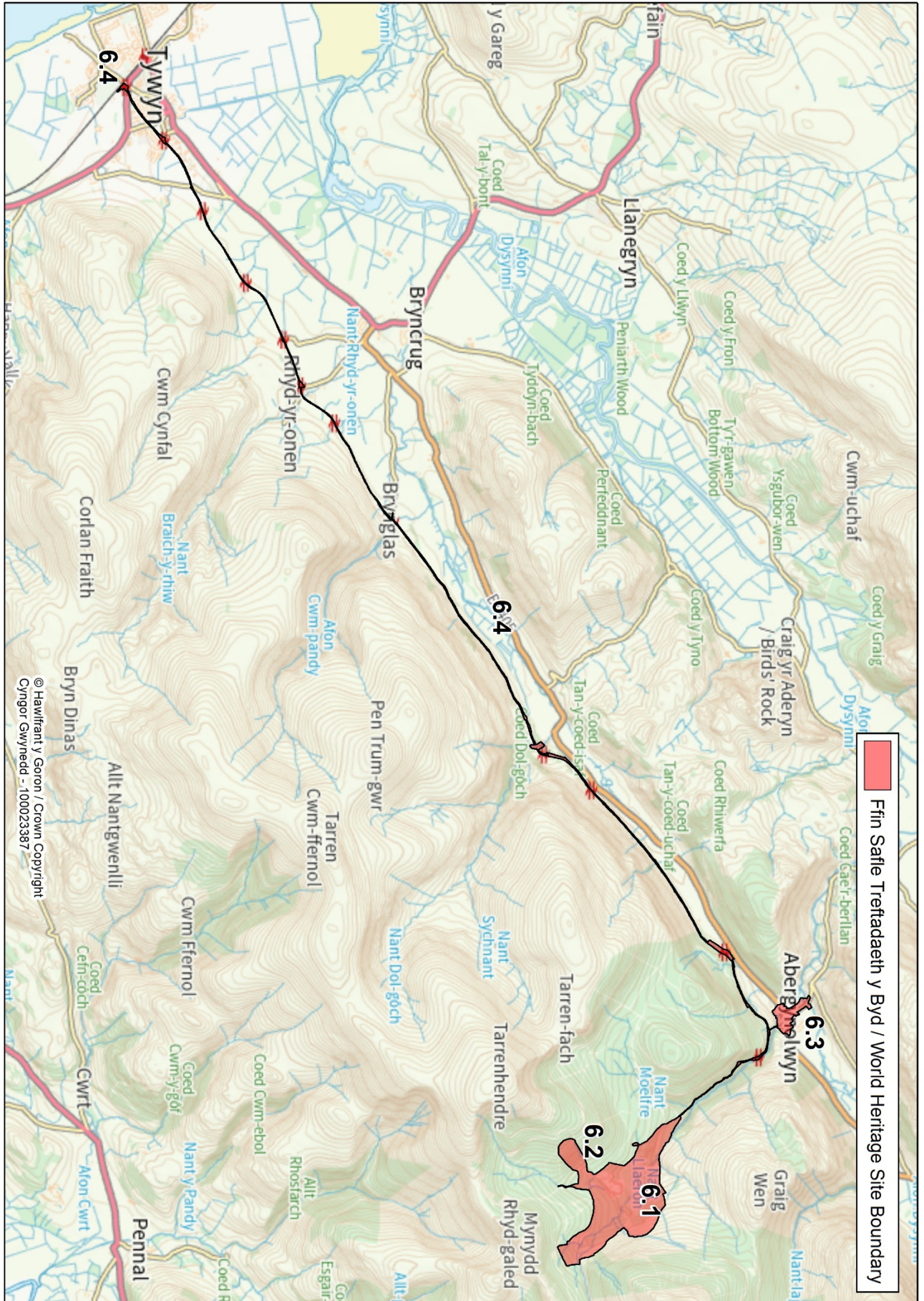
### **Sense of arrival**

Journeys by train – both the gradual sense of approaching an industrial landscape after the scenic beauties of the Ffestiniog Railway and the dramatic reveal of an industrial landscape upon emerging out of the tunnel on the mainline from Llandudno.

The road journey over Crimea Pass – the scale of quarry workings suddenly becomes apparent, with the long vista over the rural environment and towards the distant prospect of the sea.



**Component Part 6: Bryneglwys Slate Quarry, Abergynolwyn Village and the Talyllyn Railway**



Bryneglwys quarry and underground workings shows the influence of extractive techniques from Nantlle and Ffestiniog; this Component Part includes the company village of Abergynolwyn, its Lancashire-pattern reflecting Manchester capital, and the Talyllyn Railway, the first slate quarry railway built for steam traction and to connect with the main line rather than the sea – also a pioneering railway preservation project emulated worldwide.

#### **Elements:**

- 6.1 Bryneglwys Slate Quarry Surface Landform and Chain-incline Ropeway**
- 6.2 Bryneglwys Slate Quarry Underground Workings**
- 6.3 Abergynolwyn – Village; a settlement built by quarry owners to house their workforce**
- 6.4 Talyllyn Railway – built to connect the Quarry with the sea, still operational as a visitor attraction**

#### **Essential Setting**

In some respects, this is the least immediately evident of the Component Parts. The quarry is located within a remote forested tributary valley where the setting is defined by the surrounding ridge tops. The village of Abergynolwyn lies on the floor of the main valley. The upper part of the railway runs on a contour formation but as it approaches Tywyn, it makes its way between fields of lowland pasture and reaches its lower terminus in a cutting.

#### **Significant Views**

Part of Bryneglwys Quarry is afforested but its valley-slope location offers views over most of the industrial landform. The Talyllyn Railway runs through an environment that is mostly unchallenging in engineering terms, but which has preserved its historic character since the 1860s. Views of the railway comprise the iconic mid-Victorian station buildings and infrastructure, including trains crossing Dolgoch viaduct.

#### **Sense of arrival**

Arriving by road offers visitors views of a steep-sided valley. Passengers on the Talyllyn Railway, whether they begin their journey at Tywyn or Abergynolwyn, immediately sense a complete nineteenth-century railway system. The quarry is not apparent from the upper railway terminus at Nant Gwernol but the adjacent inclined plane, visible from the platform, provides a context for the railway's purpose as a slate-carrier. The village of Abergynolwyn retains the feeling of a nineteenth-century industrial community created in a mountainous Welsh environment.

## APPENDIX 2

### Relevant Local Plan Policies from the Joint Anglesey and Gwynedd and Eryri Local Development Plans. *(To note this is not an exhaustive list)*

#### **Policies from Anglesey and Gwynedd Joint Local Development Plan 2011 – 2026**

- POLICY PS 20: PRESERVING AND WHERE APPROPRIATE ENHANCING HERITAGE ASSETS
- POLICY AT 1: CONSERVATION AREAS, WORLD HERITAGE SITES AND REGISTERED HISTORIC LANDSCAPES, PARKS AND GARDENS
- STRATEGIC POLICY PS 5: SUSTAINABLE DEVELOPMENT
- POLICY PCYFF 2: DEVELOPMENT CRITERIA
- POLICY PCYFF 3: DESIGN AND PLACE SHAPING
- STRATEGIC POLICY PS 7: RENEWABLE ENERGY TECHNOLOGY
- POLICY CYF 6: REUSE AND CONVERSION OF RURAL BUILDINGS, USE OF RESIDENTIAL PROPERTIES OR NEW BUILD UNITS FOR BUSINESS/INDUSTRIAL USE
- STRATEGIC POLICY PS 14: THE VISTOR ECONOMY
- POLICY TWR 1: VISITOR ATTRACTIONS AND FACILITIES
- POLICY TWR 2: HOLIDAY ACCOMODATION
- POLICY TWR 3: STATIC CARAVAN AND CHALET SITES AND PERMANENT ALTERNATIVE CAMPING ACCOMMODATION
- POLICY TWR 5: TOURING CARAVAN AND TEMPORAY ALTERNATIVE CAMPING ACCOMODATION
- STRATEGIC POLICY PS19 – CONSERVING AND WHERE APPROPRIATE ENHANCING THE NATURAL ENVIRONMENT
- POLICY AMG 2: SPECIAL LANDSCAPE AREAS
- POLICY AMG 3: PROTECTING AND ENHANCING FEATURES AND QUALITIES THAT ARE DISTINCTIVE TO THE LOCAL LANDSCAPE CHARACTER
- POLICY AT 2 : ENABLING DEVELOPMENT
- POLICY AT 3: LOCALLY OR REGIONALLY SIGNIFICANT NON-DESIGNATED HERITAGE ASSETS
- POLICY PS 22: MINERALS

#### **Policies from the Eryri Local Development Plan 2016-2031**

- Strategic Policy A: National Park Purposes and Sustainable Development
- Development Policy 1: General Development Principles
- Strategic Policy D: Natural Environment
- Development Policy 2: Development and the Landscape
- Development Policy 3: Energy
- Strategic Policy Ff: Historic Environment
- Development Policy 6: Sustainable Design and Materials
- Development Policy 7: Listed and Traditional Buildings
- Development Policy 8: Protection of Non Designated Sites
- Strategic Policy H: A Sustainable Rural Economy

**APPENDIX 3**

**Table 1. Identifies some Typical Development Scenarios and the main Planning Considerations for the WHS and its essential setting.**

<b>Development Scenario and Location</b>	<b>Development Type</b>	<b>Planning Considerations</b>
Small scale development within the WHS and its essential setting.	<ul style="list-style-type: none"> <li>• Householder extensions</li> <li>• Changes of use</li> <li>• Minor tourist proposals (toilets, small parking, and picnic areas)</li> <li>• Minor Visitor accommodation proposals</li> </ul>	<ul style="list-style-type: none"> <li>• Will normally be acceptable if in accordance with planning policy</li> <li>• Acceptable design and use of materials</li> <li>• Consider impact on neighbours</li> <li>• Check whether a listed building, within a conservation area or affecting ancient monument. Refer to page 7 of guidance.</li> <li>• Check pre-application enquiry advice. Refer to page 16 of guidance</li> </ul>
Development of one dwelling or more including conversions or the creation of 100m <sup>2</sup> of floorspace within the WHS.	<ul style="list-style-type: none"> <li>• Residential development</li> <li>• Industrial development</li> <li>• Larger scale tourist and visitor accommodation proposals.</li> <li>• Agricultural development</li> </ul>	<ul style="list-style-type: none"> <li>• Design and Access Statement required. Refer to page 10 of guidance.</li> <li>• The overall implications on the WHS. Refer to Appendix 1 and the main guidance.</li> <li>• Pre-application enquiry advisable. Take account of feedback and discussion with L.P.A.</li> <li>• Ensure compliance with national and local planning policies.</li> <li>• Consider any appropriate mitigation measures</li> </ul>
Major development within the WHS, its essential setting, significant views, and surrounding areas. Housing (10 or more units)	<ul style="list-style-type: none"> <li>• 10 or more dwellings</li> <li>• Outline planning applications on 0.5 hectares or more where number of dwellings not specified.</li> <li>• Buildings where floor space is 1000m<sup>2</sup> or more</li> </ul>	<ul style="list-style-type: none"> <li>• Design and Access Statement Required(apart from mining and waste proposals). Refer to page 10 of guidance.</li> <li>• Statutory pre-application consultation required. Refer to page 17 of guidance.</li> </ul>

	<ul style="list-style-type: none"> <li>● Mining</li> <li>● Waste development</li> <li>● Renewable energy</li> <li>● Development on site area of 1 hectare or more.</li> </ul>	<ul style="list-style-type: none"> <li>● The overall implications on the WHS, its essential setting, significant views, and surrounding areas.</li> <li>● Pre application enquiry highly advisable. Take account of feedback and discussion with L.P.A. and consultees.</li> <li>● Ensure compliance with national and local planning policies.</li> <li>● Wider landscape/setting implications arising from larger proposals.</li> <li>● Environmental Impact Assessment may be necessary</li> <li>● Consider any appropriate mitigation measures.</li> </ul>
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