

NOTICE OF MEETING



Snowdonia National Park Authority

Emyr Williams

Chief Executive

Snowdonia National Park Authority

Penrhyndeudraeth

Gwynedd LL48 6LF

Phone: (01766) 770274

E.mail: parc@eryri.llvw.cymru

Meeting: Planning & Access Committee

Date: Wednesday 8th March 2023

Time: 10.00 a.m.

Location: The Oakeley Room, Plas Tan
y Bwlch, Maentwrog and Via
Zoom

Members are asked to join the meeting 15 minutes before the designated start time

Members appointed by Gwynedd Council

*Councillor: Elwyn Edwards, Annwen Hughes, Louise Hughes
June Jones, Kim Jones, Edgar Wyn Owen, Elfed Powell Roberts,
John Pughe Roberts, Meryl Roberts;*

Members appointed by Conwy County Borough Council

Councillor: Ifor Glyn Lloyd, Jo Nuttall, Dilwyn Owain Roberts;

Members appointed by The Welsh Government

*Mr. Brian Angell, Ms. Tracey Evans, Mrs. Sarah Hattle,
Mr. Tim Jones, Ms. Naomi Luhde – Thompson, Ms. Delyth Lloyd.*

****This Agenda is also available in Welsh***

A G E N D A

Page Nos.

1. **Apologies for absence and Chairman's Announcements**
To receive any apologies for absence and Chairman's announcements.
2. **Declaration of Interest**
To receive any declaration of interest by any members or officers in respect of any item of business.
3. **Minutes** 3 - 6
The Chairman shall propose that the minutes of the meeting of this Committee held on the 25 January 2023 be signed as a true record (copy herewith) and to receive matters arising, for information.
4. **Local Access Forums – approve the process and timetable for reappointment** 7 - 8
Submit a report by the Director of Corporate Services (Copies herewith)
5. **Reports by the Director of Planning and Land Management** 9 - 83
To submit the reports by the Director of Planning and Land Management on applications received. (Copies herewith)
6. **Report by Principal Planning Policy Officer** 84 - 175
Draft Review Report on the Eryri Local Development Plan
7. **Update Reports** 176 - 207
To submit update reports, for information. (Copies herewith)
8. **Delegated Decisions** 208 - 217
To submit the list of applications which have been determined in accordance with delegated authority, for information. (Copy herewith)
9. **Appeal Decision** 218 - 222
To submit an oral report by the Director of Planning and Land Management on the Inspector's decision to refuse appeals (a) NP4/11/211B, Conversion of detached garage to two storey short term, self-catering holiday letting unit, Bronant, Pentre Du, Betws y Coed. Appeal by Mr. & Mrs. M. Gilmore-Parry against the decision of the Snowdonia National Park Authority to refuse planning consent, and (b) NP5/62/426, Retrospective application for the siting of static caravan for a temporary period (3 years), Land near Plas Gwynfryn, Llanbedr, Appeal by Ms Caroline Evans against the decision of the Snowdonia National Park Authority to refuse planning consent,
(A copy of the Inspector's decisions are enclosed – Copies herewith)

**SNOWDONIA NATIONAL PARK PLANNING AND ACCESS COMMITTEE
WEDNESDAY 25th JANUARY 2023**

Councillor Elwyn Edwards (Gwynedd) (Chair)

PRESENT:

Members appointed by Gwynedd Council

Councillors Annwen Hughes, June Jones, Edgar Wyn Owen, Elfed Powell Roberts, John Pughe Roberts, Meryl Roberts;

Members appointed by Conwy County Borough Council

Councillors Ifor Glyn Lloyd, Jo Nuttall, Dilwyn Owain Roberts;

Members appointed by the Welsh Government

Mr. Brian Angell, Ms. Tracey Evans, Ms. Sarah Hattle, Mr. Tim Jones, Ms. Delyth Lloyd, Ms. Naomi Luhde-Thompson.

Officers

Mr. G. Iwan Jones, Mr. Jonathan Cawley, Ms. Jane Jones, Mr. Aled Lloyd, Mr. Dafydd Thomas, Mr. Richard Thomas, Ms. Eleanor Carpenter, Ms. A. Tatum, Ms. Anwen Gaffey.

The Director of Corporate Services stated that the meeting was being recorded to assist in verifying the minutes and that the recording would also be posted online.

1. **Apologies**

Councillor Louise Hughes, Kim Jones.

2. **Declaration of Interest**

No declarations of Personal Interests were made in respect of any item.

3. **Minutes**

The minutes of the Planning and Access Committee meeting held on 7th December 2022 were accepted and the Chairman signed them as a true record.

4. **Reports by the Director of Planning and Land Management**

Submitted – Reports by the Director of Planning and Land Management on planning applications and compliance matters.

Please see the Schedule of Planning Decisions attached.

5. **Update Reports**

Submitted – Update reports by the Director of Planning and Land Management on planning applications and compliance matters.

Please see the Schedule of Planning Decisions attached.

6. **Delegated Decisions**

Submitted and Received – List of applications determined in accordance with delegated authority.

RESOLVED to note the report.

7. **Planning Appeals**

Submitted and Received – copies of the following appeal decisions:-

- (a) Appeal by Ms. Lee Thomas against the Authority's refusal to grant planning permission for proposed alterations to front patio area with new bifold doors. New balconies and access bifold doors to front elevation, The Exchange, 4 Terrace Road, Aberdyfi. LL35 0LP (Appeal dismissed)

- (b) Appeal by Sylvester against the Authority's refusal to grant planning permission for the change of use of ground and lower ground floor restaurant from food and drink (A3) to a dwelling house (C3). Removal of shop window and reinstatement of frontage on original building line. Construction of a balcony at ground floor level at rear. Enlargement of an existing window to form a patio door, Weary Walkers Café, High Street, Harlech. LL46 2YB (Appeal dismissed)

The meeting ended at 10.50

SCHEDULE OF PLANNING DECISIONS – 25th JANUARY 2023

Item No.

4. **Report by the Director of Planning and Land Management**

(1) NP5/62/63J – Outline application for the demolition of two outbuildings and the siting of 10 glamping pods and associated hard standing parking together with the redevelopment of the remaining building as a service block (re-submission), Cymru Lan, Nantcol Kennels, Pentre Gwynfryn, Llanbedr. LL45 2PB

Reported – Case Officer presented the report, background and planning considerations. He confirmed that the ‘Community and Linguistic Statement,’ referred to in refusal reason 6, had now been received and was being assessed. If the linguistic statement assessment was acceptable, refusal reason 6 would be removed.

Public Speaking

Mr. Richard Carter, the Agent, addressed the Planning and Access Committee and asked Members to consider the following:-

- consideration of the current permissions, planning history and location, the site can only be considered as an exception site and was suitable for determination by the committee.
- the site does not fit neatly into planning development zones, yet has permissions, and value, that the site owner would like to realise in the same manner as any other landowner.
- the application was currently outline, to provide the developer with confidence that further design was prudent. Detail can be resolved as a reserved matter.
- the current site permissions were subject to local opposition but in this case the local community council supported the proposed use.

RESOLVED subject to removing refusal reason 6, to **refuse** permission in accordance with the recommendation

5. **Update Reports**

(1) Enforcement Notices, Listed Building Enforcement Notices served under delegated powers and List of Compliance Cases – **For Information**

NP2/16/ENF448 - Hendre Ddu Quarry, Cwm Pennant

Case Officer confirmed that the works on site had ceased, and the case would now be closed.

NP5/54/ENFLB33M – Nannau Hall, Llanfachreth

The Acting Planning Manager updated Members on the Cadw grant application and advised that the grant process would take longer than anticipated. The outcome of the first application stage was expected towards the end of the month, and officers will know if they can proceed to the next stage at that time. Members noted that Eleanor Carpenter, the newly appointed Historic Environment Officer was working on the bid with Naomi Jones, the Head of Cultural Heritage.

Arising thereon, the Director of Planning and Land Management accepted that work to safeguard the building could be carried out by the Authority, subject to various conditions, including establishing that the landowner/investor has a long-term sustainable plan for the future. In response to a question, he confirmed that there was a great deal of local interest in the future of the building.

RESOLVED to note the report.

(2) Section 106 Agreements – **For Information**
RESOLVED to note the report.

(3) Outstanding Applications where more than 13 weeks have elapsed – **For Information**

NP5/75/73D – Ynys, Cwrt, Pennal

The Acting Planning Manager stated that the application remained on the list as further information had been required. The farm enterprise details have now been received and the application could be progressed.

RESOLVED to note the report.

NP5/74/499 – Land at Mynogau Plantation, Dinas Mawddwy

A Member proposed that applications for masts where officers were minded to refuse, should be presented to the Planning and Access Committee for determination. The Director of Planning and Land Management stated that the Planning Scheme of Delegation worked well in its current form, and that over the last 6 years, only 2 applications out of 64, had been refused by officers. He also reminded Members, that if they have a valid planning reason, they can call any matter in for determination by the Planning and Access Committee.

RESOLVED not to amend the Planning Scheme of Delegation.

ITEM NO. 4

MEETING	Planning and Access Committee
DATE	8 th March 2023
TITLE	REAPPOINTMENT OF LOCAL ACCESS FORUMS BY APRIL 2023
REPORT BY	Director of Corporate Services
PURPOSE	To approve the process and timetable for the reappointment of the Local Access Forums and to appoint selection panel.

1. BACKGROUND

- 1.1 In April 2002 the Authority established two Local Access Forums; one for the north and one for the south of the National Park.
- 1.2 The North Snowdonia Local Access Forum has 18 members (14 “lay” members, one representative each for Gwynedd Council, Conwy County Borough Council and the SNPA, and one representative for people with disabilities). The South Snowdonia Local Access Forum has 19 members (16 “lay” members and one representative each for Gwynedd Council, SNPA and one representative for people with disabilities). Membership must be balanced between land management and recreational interests, and all members are required to demonstrate a commitment to improving access to the countryside. No interest group (other than interests of disabled people) is to have direct representation on the Forum.
- 1.3 **Regulations** published by the Welsh Government stipulate that membership of a Forum continues for three years from the date of the first meeting of the Forum. The membership was last reappointed in April 2020, and the process must be undertaken and completed once more by April 2023.
- 1.4 It is suggested that the following procedure and timetable is followed:
- Early February 2023– letter to interested and relevant organisations requesting suggestions for suitable applicants who would be willing to be considered for membership.
 - Early February 2023 – advertisement in the local press and web.
 - Guidance notes and application forms dispatched to potential candidates, including existing members, by 3rd March 2023.

- Deadline for return of applications – 3rd April 2023.
- Approval of membership by the Planning and Access committee on 19th April 2023.

2. RESOURCE IMPLICATIONS

- 2.1 Cost of newspaper advertisement – approximately £900.00 (from existing budget).

3. RECOMMENDATION

- 3.1 That the Committee approve the proposed procedure and timetable for the reappointment of the Local Access Forums.
- 3.2 That the Committee appoints a selection panel of four SNPA members to consider the applications for the membership of the Forums.

<u>Rhif Eitem / Item No.</u>	<u>Cyfeirnod / Reference No.</u>	<u>Disgrifiad / Description.</u>	<u>Swyddog Achos / Case Officer</u>
1	NP2/11/L524	Dymchwel garej ac adeiladu estyniad deulawr yn y cefn ac estyniad unllawr ar yr ochr, Dolafon, Nant Gwynant. / Demolition of garage and erection of two-storey rear and single storey side extension, Dolafon, Nant Gwynant.	Richard Thomas
2	NP4/11/337D	Adeiladu ty fforddiadwy newydd a gosod gwarediad dŵr budr cysylltiedig, Hendre Farm, Betws y Coed / Construction of new affordable dwelling and installation of associated foul water disposal, Hendre Farm, Betws y Coed	Jane Jones
3	NP5/52/258B	Gosod peiriant talu ac arddangos, Maes Parcio ger Llynau Cregennan, Arthog / Installation of pay & display machine, Car Park adjacent to Llynau Cregennan, Arthog.	Iona Roberts
4	NP5/72/250B	Adeiladu gorlifan ategol, sianel dal dŵr a siambr mesur llif y ddaear o dan y ddaear, ailgyflunio'r maes parcio presennol a dargyfeirio cebl foltedd uchel o dan y ddaear, gan gynnwys mesurau lliniaru ecolegol a thirwedd, ynghyd â gwaith galluogi gan gynnwys darparu ffyrdd cludo, manau storio/gosod deunyddiau, gwelliannau ffyrdd lleol, compownd y safle a chyfleusterau lles a pharcio cerbydau, Cronfa Ddŵr Llyn Celyn, Frongoch. / Construction of an auxiliary spillway, catchwater channel and below ground flow measurement chamber, reconfiguration of the existing car park and the diversion of a below ground high voltage cable, including landscape and ecological mitigation measures, together with enabling works including the provision of haul roads, materials storage/set down areas, localised road improvements, site compound and welfare facilities and vehicle parking, Llyn Celyn Reservoir, Frongoch.	Aled Lloyd

Snowdonia National Park Authority Date: 08-Mar-2023
– Planning & Access Committee

Application Number: NP2/11/L524

Date Application Registered: 15/12/22

Community: Beddgelert

Grid Reference: 262695 350541

Case Officer: Mr Richard Thomas

Location:

Dolafon, Nant Gwynant. LL55 4NL

Applicant:

Madeleine & Enrico Alessandri
 Dolafon
 Nant Gwynant
 Caernarfon
 Gwynedd
 LL55 4NL

Description:

Demolition of garage and erection of two-storey rear and single storey side extension

Summary of the Recommendation:

To GRANT permission subject to conditions relating to:

- Start work within 5 years.
- Accordance with approved plans
- Matching roof slates
- Accordance with Preliminary Ecology Assessment biodiversity enhancements

Reason(s) Application Reported to Committee:

Objection by Community Council – over development

Land Designations / Constraints:

Open Countryside

Site Description:

Dolafon is a traditional stone-built dwelling with single storey flat roofed rear addition of some architectural quality with a roadside location and side amenity area. The dwelling has been included on this Authority's register as being of quality traditional/local architectural design and form but is not a Listed Building. To the north side of the dwelling there is currently a detached single storey single vehicle garage, of no particular architectural or historic value finished of roughcast render to the walls and a corrugated fibre cement roof.

Proposed Development:

This application proposes the demolition of the rear addition and garage to enable a single storey lean-to side extension to be erected along with a two-storey rear extension.

The extensions will provide for a new kitchen, W.C. and utility room on the ground floor rear and en-suite bathroom at first floor to one of the existing three bedrooms at first floor.

Relevant Planning Policies:

Eryri Local Development Plan 2016-2031 (ELDP)

- SPD: Natural Environment
- DP6: Sustainable Design and Materials
- DP7: Listed and Traditional Buildings
- DP15: Extensions

Consultations:

Community/Town Council: Objection

- Overdevelopment

Response to Publicity:

The application has been publicised by way of a site notice and neighbour notification letters. No responses received.

Assessment:**1. Principle of Development**

1.1 Based on the policy context of DP15 the principle of extending this dwelling is considered to be within policy. Approval of the details of any extension(s) will be dependent on accordance with ELDP policies DP6 and DP7, no harm to protected species and the inclusion of biodiversity enhancement (Policy DPD).

2. Planning Assessment

2.1 Initial consideration for an application of this nature is the demolition of the rear addition and existing detached garage. The rear addition is of modest scale and of flat roof design and the existing garage is of non-traditional nature being of roughcast render with fibre profile roof neither adding no architectural or historic value of the traditional dwelling. They have both been surveyed for protected species with no potential being found or potential for habitats. Their demolition is considered to be acceptable and in conformity with Policy SPD

2.2 The design, form and finish of the proposed extension which wraps around the side and rear of the dwelling is considered to be of a form and design to conform with the criteria set out in DP15 and the use of materials is considered to preserve the historic and architectural value of the dwelling and is therefore in compliance with DP6 and DP7.

2.3 The Community Council have objected to this proposal on the basis of overdevelopment, without further explanation.

3. Conclusion

3.1 I am of the opinion that this proposal conforms with ELDP policy and with appropriate conditions can be approved.

Background Papers in Document Bundle No.1: No

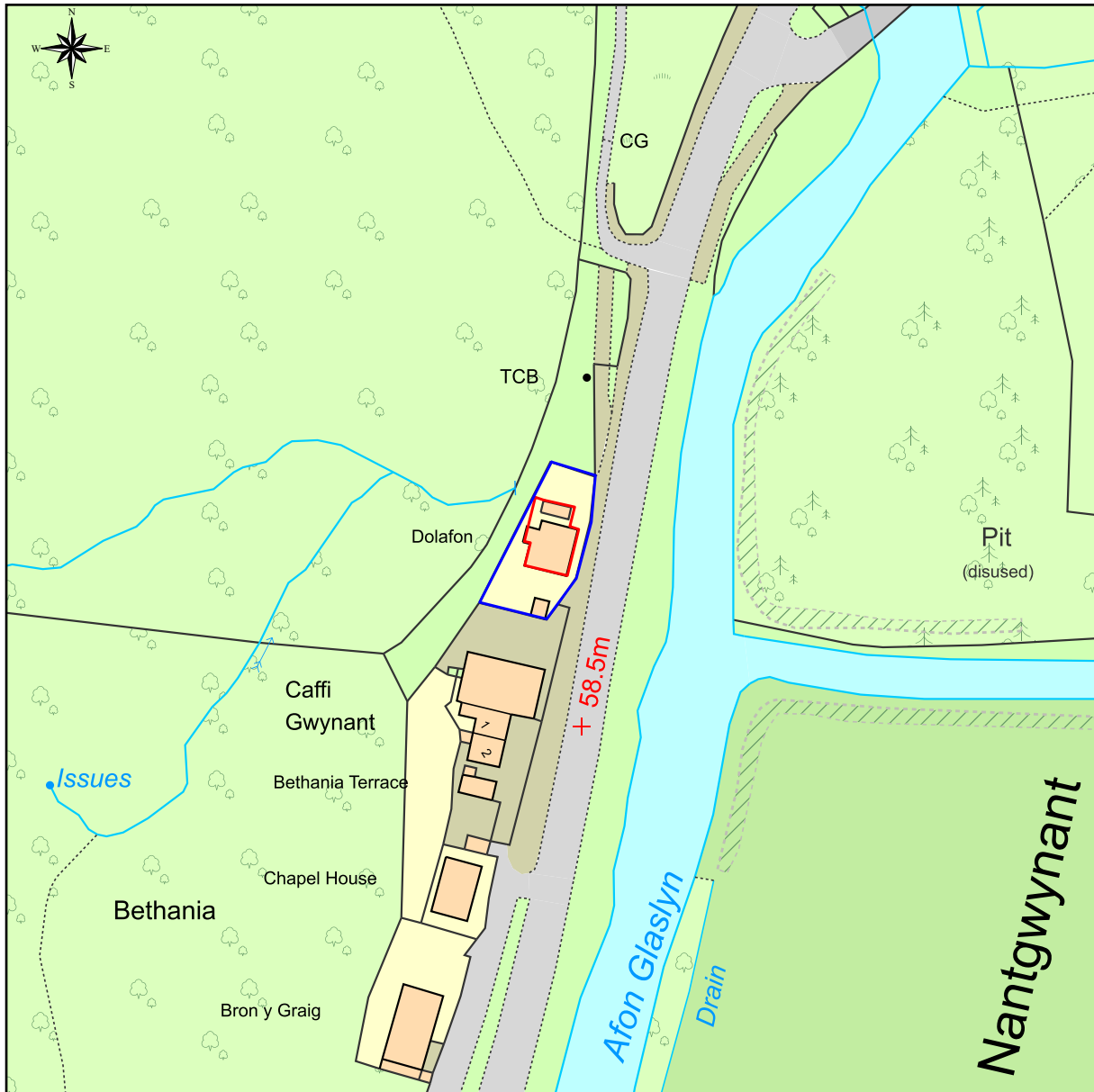
RECOMMENDATION: To APPROVE subject to the following conditions:

1. (01) The development hereby permitted shall be commenced before the expiration of FIVE years from the date of this decision.
2. (02) The development hereby permitted shall be carried out in accordance with the following approved plans:
 - 1550145: Location Plan
 - 9826P rev A: Site and Block Plan
 - 9820P rev A: Proposed Front Elevation
 - 9821P rev A: Proposed Rear and Side Elevations
 - 9822P rev A: Proposed Side Elevations and Roof
 - 9823P rev A: Proposed Ground Floor
 - 9824P rev A: Proposed First Floor
 - 9825P rev A: Proposed loft
3. (31) The roof of the extension shall be covered in natural Welsh mineral slate or slates of the equivalent colour, texture and weathering characteristics as the slates on the main roof of the dwelling house and maintained thereafter.
4. (110) The applicant/developer shall ensure that the mitigation and biodiversity enhancement Ecology Assessment recommended in the preliminary bat survey report (Cambrian Ecology Ltd, 16 September 2022) are followed and implemented in full.

Reasons:

1. Comply with Section 91 (as amended) of the Town and Country Planning Act 1990.
2. To define the permission and for the avoidance of doubt.
3. To ensure that the development is only used for purposes ancillary to the existing dwelling and to prevent the creation of an unjustified separate dwelling in accordance with the Eryri Local Development Plan and in particular Policy 14 and SPG 11.
4. To ensure an appropriate level of biodiversity enhancement in accordance with Eryri Local Development Plan Policies and in particular Policy D.

Location Plan #1550145



This Plan includes the following Licensed Data: OS MasterMap Colour PDF Location Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as lines is no evidence of a property boundary. © Crown copyright and database rights, 2022. Ordnance Survey 0100031673

0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4





+ Project : Dolafon, Nant Gwynant, LL55 4NH
Renovations & Alterations

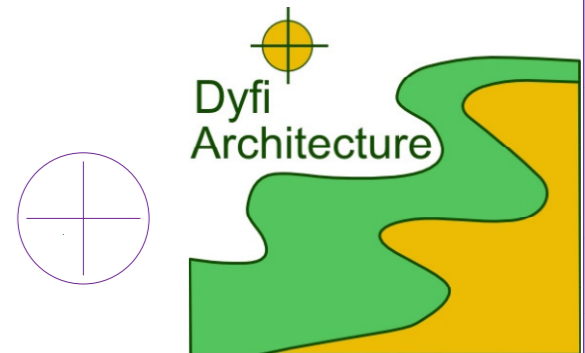
+ Title : Site & Block Plan Existing

+ Drawing : 9808E rev A

+ Scale : 1:200 @ A2

+ Date : October 2022

Dyfi Architecture,
Tyngarth House, Artists Valley,
Furnace, Machynlleth, SY20 8TD
01654 629630
E: enquiries@dyfiarchitecture.co.uk



Existing notes :-
 Stone Construction Rubble infill
 Later additions
 Natural Slate Roof
 Garage with sheet roof
 UPVC Joinery
 UPVC Rainwater Goods
 Dashed Chimney Stacks
 Cement render to gables



Front Elevation East Existing

+ Project : Dolafon, Nant Gwynant,
 LL55 4NH
 Renovations & Alterations

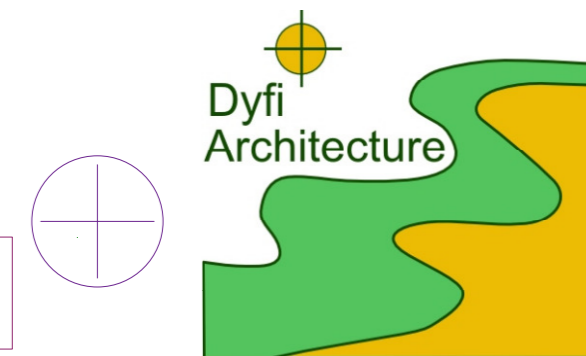
+ Title : Front Elevation & Notes
 Existing

+ Drawing : 9801E rev A

+ Scale : 1:50 @ A2

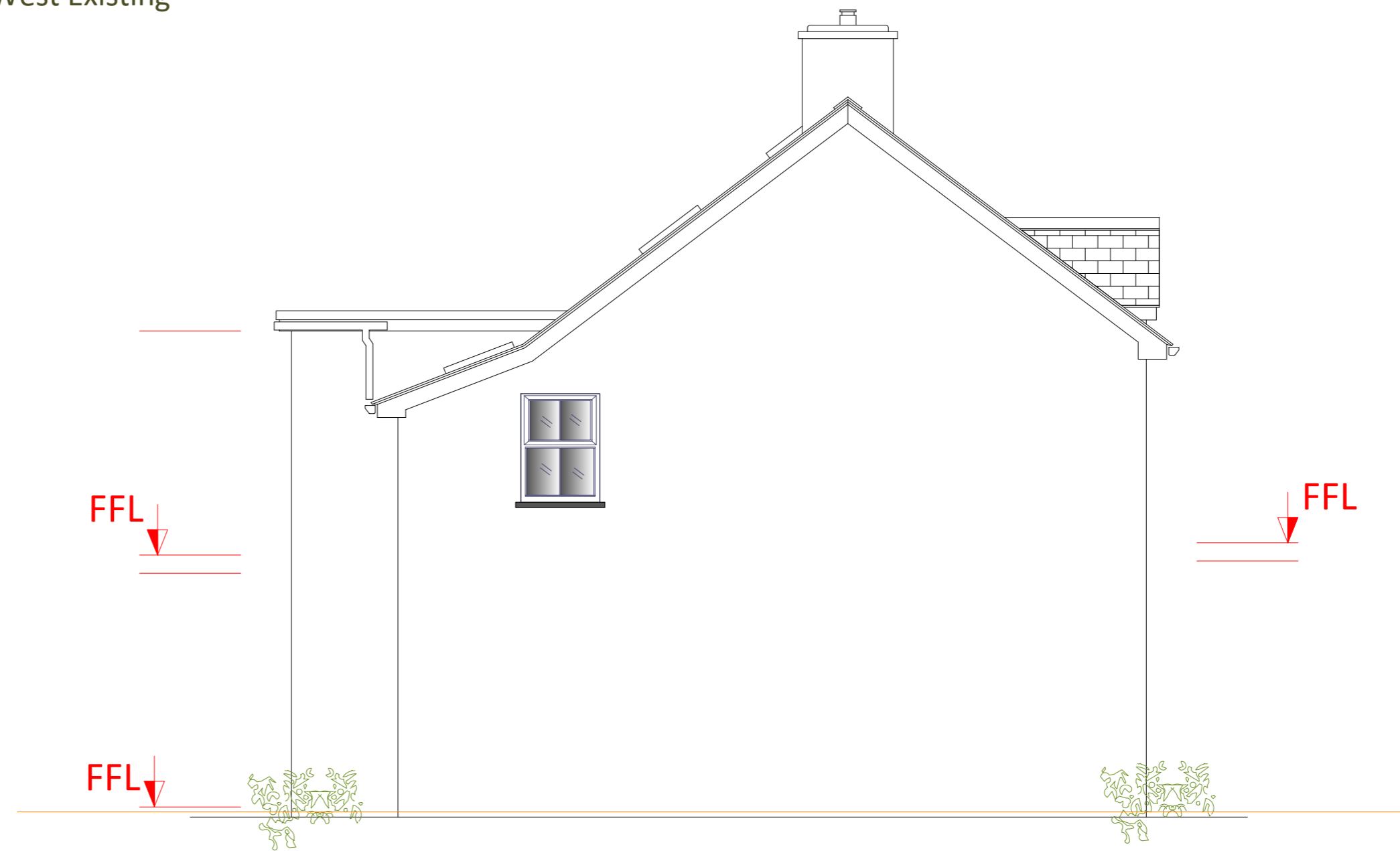
+ Date : October 2022

Dyfi Architecture,
 Tyngarth House, Artists Valley,
 Furnace, Machynlleth, SY20 8TD
 01654 629630
 E: enquiries@dyfiarchitecture.co.uk





Rear Elevation West Existing



Side Elevation South Existing

+ Project : Dolafon, Nant Gwynant,
LL55 4NH
Renovations & Alterations

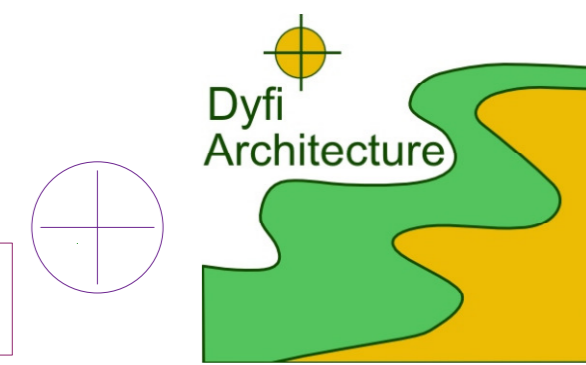
+ Title : Rear & Side Elevations
Existing

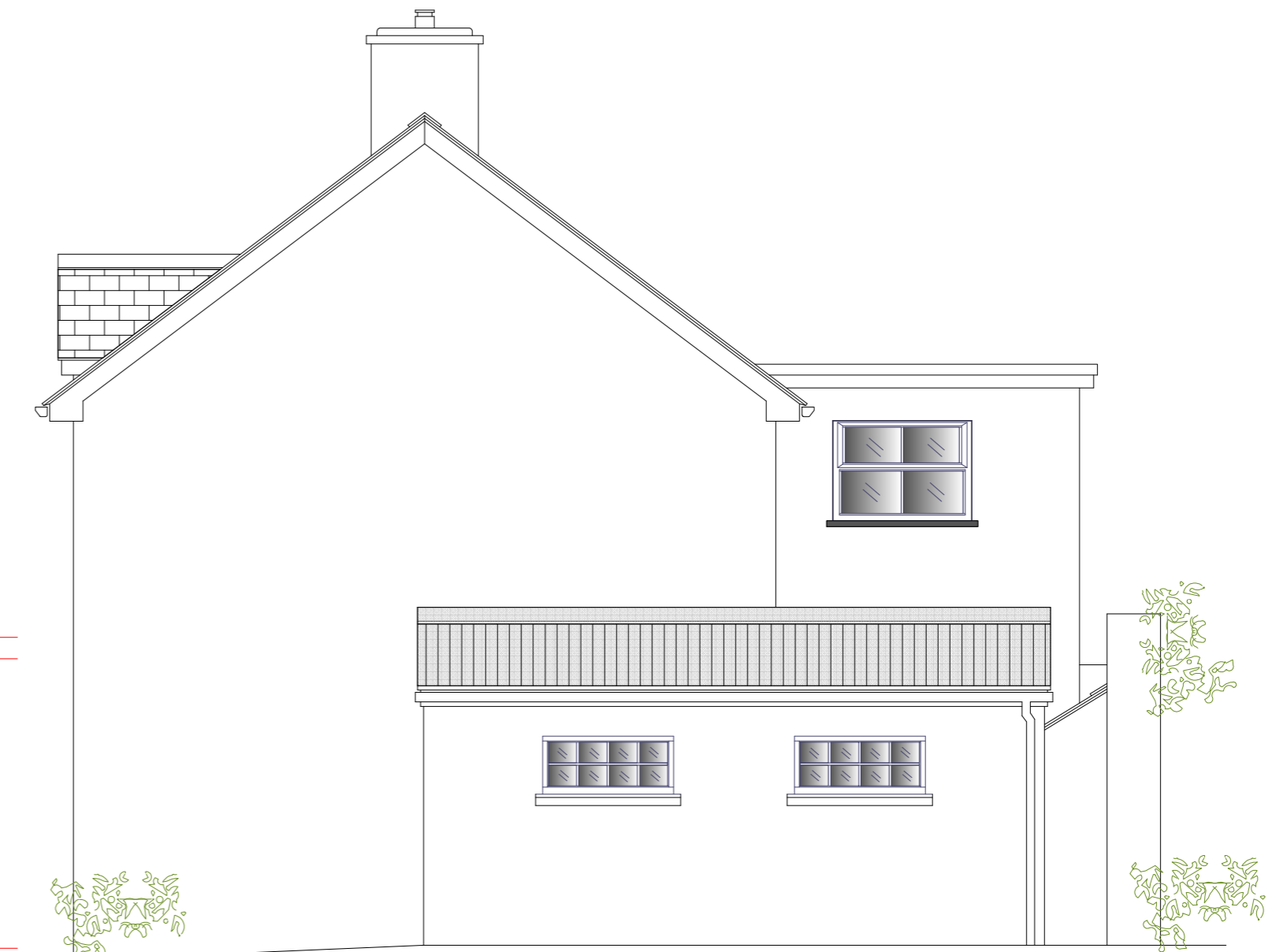
+ Drawing : 9802E rev A

+ Scale : 1:50 @ A2

+ Date : October 2022

Dyfi Architecture,
Tyngarth House, Artists Valley,
Furnace, Machynlleth, SY20 8TD
01654 629630
E: enquiries@dyfiarchitecture.co.uk





Side Elevation North Existing



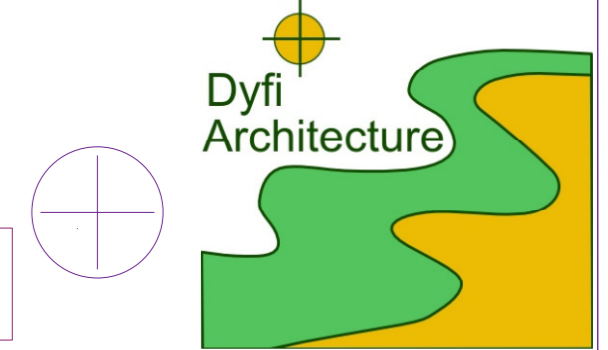
Side Elevation North Existing (Garage removed)

- + Project : Dolafon, Nant Gwynant, LL55 4NH
Renovations & Alterations
- + Title : Side Elevations Existing
- + Drawing : 9803E rev A
- + Scale : 1:50 @ A2
- + Date : October 2022

Dyfi Architecture,
Tyngarth House, Artists Valley,
Furnace, Machynlleth, SY20 8TD
01654 629630
E: enquiries@dyfiarchitecture.co.uk



© The copyright in all designs and drawings remains vested in Dyfi Architecture Limited. Refer to Terms issued for licence agreement.





Site Plan Proposed 1:200

+ Project : Dolafon, Nant Gwynant,
LL55 4NH
Renovations & Alterations

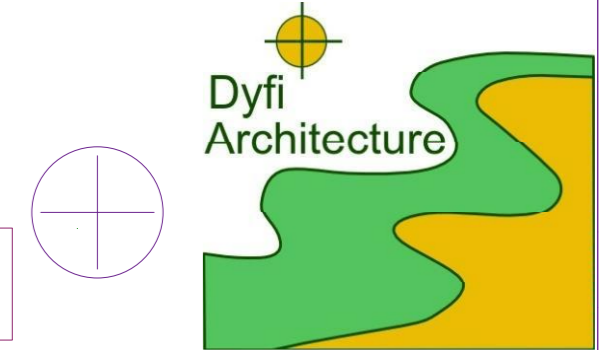
+ Title : Site & Block Plan
Proposed

+ Drawing : 9826P rev A

+ Scale : 1:200 @ A2

+ Date : February 2023

Dyfi Architecture,
Tyngarth House, Artists Valley,
Furnace, Machynlleth, SY20 8TD
01654 629630
E: enquiries@dyfiarchitecture.co.uk



Proposed notes :-
 Later flat roofed addition removed
 Garage with sheet roof removed
 New extension to side and rear
 Cavity wall with smooth render finish
 Natural slate roof
 New timber joinery painted RAL7016
 New steel rainwater goods



Flat render painted white
 Natural mineral slates to match existing

Front Elevation East Proposed

+ Project : Dolafon, Nant Gwynant,
 LL55 4NH
 Renovations & Alterations

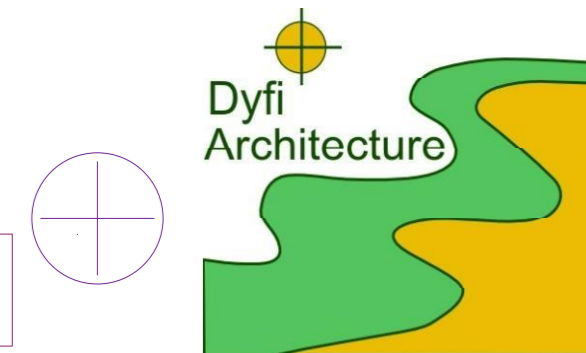
+ Title : Front Elevation & Notes
 Proposed

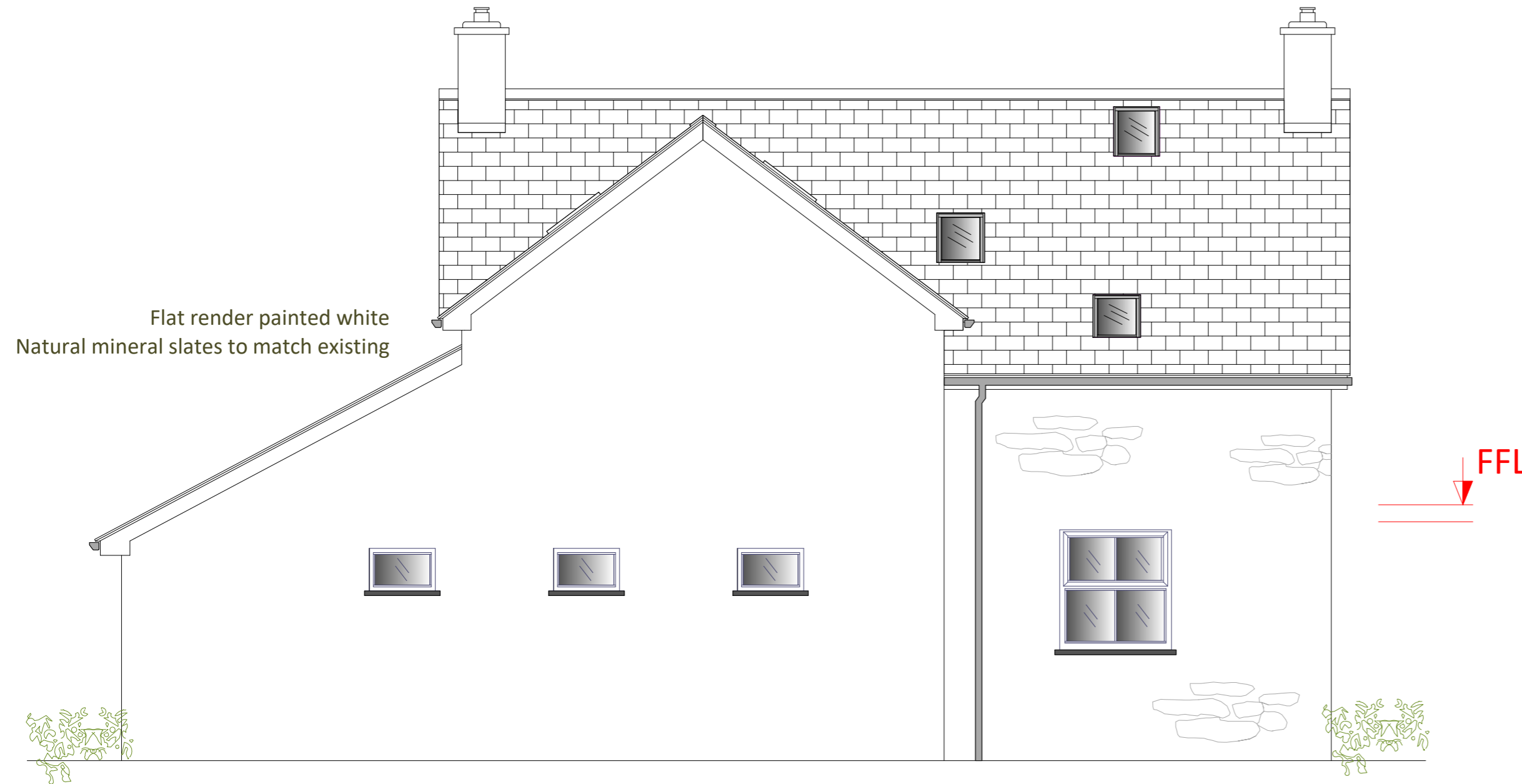
+ Drawing : 9820P rev A

+ Scale : 1:50 @ A2

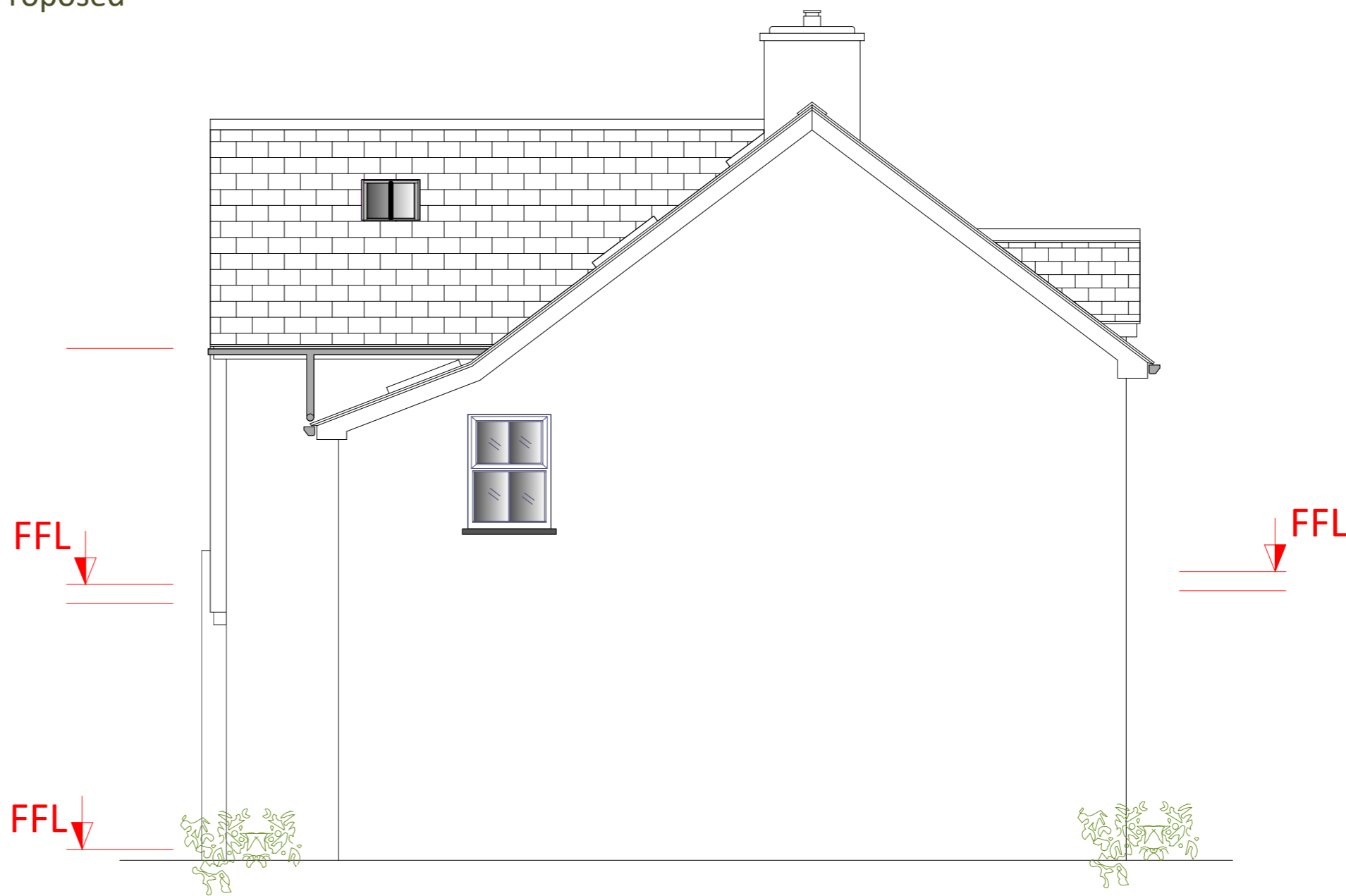
+ Date : February 2023

Dyfi Architecture,
 Tyngarth House, Artists Valley,
 Furnace, Machynlleth, SY20 8TD
 01654 629630
 E: enquiries@dyfiarchitecture.co.uk





Rear Elevation West Proposed



Side Elevation South Proposed

+ Project : Dolafon, Nant Gwynant,
LL55 4NH
Renovations & Alterations

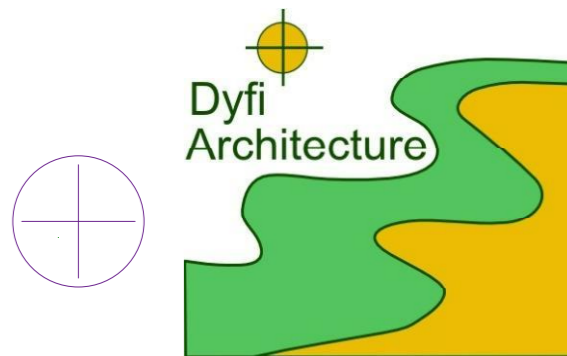
+ Title : Rear & Side Elevations
Proposed

+ Drawing : 9821P rev A

+ Scale : 1:50 @ A2

+ Date : February 2023

Dyfi Architecture,
Tyngarth House, Artists Valley,
Furnace, Machynlleth, SY20 8TD
01654 629630
E: enquiries@dyfiarchitecture.co.uk



Snowdonia National Park Authority Date: 08-Mar-2023
– Planning & Access Committee

Application Number: NP4/11/337D

Date Application Registered: 29/07/22

Community: Betws y Coed

Grid Reference: 278457 356536

Case Officer: Mrs Jane Jones

Location:

Hendre Farm, Betws y Coed, LL24 0BN

Applicant:

William Pierce
 Hendre Farm
 Betws Y Coed
 LL24 0BN

Description:

Construction of new affordable dwelling and installation of associated foul water disposal

Summary of the Recommendation:

To **APPROVE** subject to the following conditions;

- Start work within 5 years.
- Accordance with approved plans and documents.
- Requirement to Obtain Permit/Exemption relating to Foul Drainage.
- Use of slate materials to roof and stonework to front elevation.
- Restriction on Garage.
- Construction Times.
- Use of Generator.
- Restriction on Permitted Development Rights
- Lighting
- Biodiversity Enhancements.

Reason(s) Application Reported to Committee:

Although not fully compliant with Development Policy 11 of the Eryri Local Development Plan, the proposal fundamentally satisfies all the criteria of the policy, albeit not being situated immediately adjacent to the Housing Development Boundary of Pentre Du.

Betws y Coed Community Council have requested the proposal is reported to Committee.

Environmental Impact Assessment (EIA):

The development has been subject to a screening opinion which concluded that the development is not EIA development.

Land Designations / Constraints:

Open countryside
Close proximity to PRow

Site Description:

The application site comprises an agricultural/stone mason's yard area with a modest agricultural building, located and set back south of the A5. It is accessed from a private lane which also serves as a public right of way.

Although designated as open countryside, the site is in close proximity of the settlement of Pentre Du. Only an established lodge park and holiday cottage site separates the proposal site from the housing development boundary.

The proposed location of the dwelling would be situated to the east of the existing agricultural building.

Proposed Development:

This application involves the construction of an affordable single new build two bedroom bungalow with attached garage within an existing agricultural/stone mason's yard area.

The proposed dwelling is shown having a stone external finish to the front elevation with the remaining walls to be rendered and pebble dashed. There will be double glazed windows and doors and a natural slate roof.

It is proposed to utilise the existing yard access and additional landscaping is being proposed with the planting of a traditional hedgerow.

The plans show a gross floor area of 97.56m² which includes an attached garage.

Policies:

Eryri Local Development Plan 2016-2031

- SP A: National Park Purposes and Sustainable Development
- SP C: Spatial Development Strategy
- DP 1: General Development Principles
- DP:6 Sustainable Design and Materials

- SP:D Natural Environment
- DP 11: Affordable housing on exception sites
- DP 30: Affordable Housing

Supplementary Planning Guidance

- SPG 4 - Affordable Housing
- SPG 5 - Planning Obligations

National Policies

Planning Policy Wales (PPW), Edition 11 February 2021

Technical Advice Note 2: Planning and Affordable Housing

Technical Advice Note 6: Planning for Sustainable Rural Communities

Consultations:

Betws y Coed Community Council:	Fully support the proposal subject to satisfactory arrangements for the disposal of sewage/foul water but request the proposal is referred to committee.
Natural Resources Wales (NRW)	No objection but provide general advice in relation to foul drainage and the need to apply for an environmental permit or register as being exempt, flood risk and protected species.
Dwr Cymru	Comments and if minded to grant permission to include an advisory note in relation to public sewers and drains.
Conwy County Borough Council - SAB	Suds consent may be required.
SNP Ecology	Comments - should the proposal be granted suggests imposing conditions in relation to

	the installation of external lighting and securing biodiversity enhancements.
Conwy County Borough Council – Planning	No adverse comments
Conwy County Borough Council – Housing Services	Current housing need for Betws y Coed provided and suggests the applicant is assessed for self-build by Tai Teg.
Conwy County Borough Council – Highways	No comment.
Welsh Government Highway Authority	No direction issued.
Conwy County Borough Council – Environmental Health	No objection but recommend conditions in relation to construction times and the hours of work and the use of generators.
Conwy County Borough Council – Building Control	No response received at the date of writing this report.

1.0 Background

- 1.1 In 2015 it came to the Authority's attention that a touring caravan sited at the application site was being used for residential purposes on a permanent basis.
- 1.2 In June 2015 an Enforcement Notice was served on the owner/occupier to cease the residential use of the land and to remove the touring caravan. A time period of 18 months was given to comply with the Notice. As no subsequent appeal was made against the service of the Notice, it took effect on the 24th of July 2015.

- 1.3 During June 2020 it came to the Authority's attention that the touring caravan was still being utilised as residential accommodation, contrary to the requirements of the Notice. Contact was made with the owner/occupier of the site who confirmed they were still residing in the caravan.
- 1.4 Prosecution proceedings were instigated and the matter was due to be heard in September 2021. As the applicant was actively engaging with the Authority to try and reach a positive outcome, the Authority applied to the court for an adjournment of the hearing for a period of six months. A new court hearing was scheduled for the 26th of April 2022.
- 1.5 On the 14th February 2022 a planning application was submitted under reference NP4/11/337C for the erection of a rural enterprise dwelling. In light of this, the Authority determined to withdraw prosecution proceedings in order for the application to be fully assessed and given full consideration. The applicant was reminded that despite this decision, the Enforcement Notice remained valid and enforceable, whereby proceedings could be recommenced.
- 1.6 Upon assessing the application (NP4/11/337C) for a rural enterprise dwelling, it became evident the applicant was not able to fully satisfy the assessment required under Technical Advice Note 6: Planning for Sustainable Rural Communities (July 2010). The agent was advised of this and the application was formerly withdrawn on the 1st July 2022.
- 1.7 Subsequently this latest proposal was submitted on the 1st August 2022 which seeks the construction of a new affordable dwelling for a local person.

2.0 Response to Publicity:

- 2.1 At the time of writing this report there have been two letters of support, one letter providing comments and two letters of objection.
- 2.2 The objections cited are summarised as follows:
 - Does not and cannot comply with relevant policy within the Eryri Local Development Plan 2016 – 2032 and in particular Development Policy 11.
 - Not clear the Applicant meets the requirements to be in affordable housing need.
 - An application for 5 affordable dwellings is currently under consideration under reference NP4/11/398 which may meet the applicants need. This application needs to be considered in combination with this application.

- The size of the proposed dwelling exceeds the guidance contained in SPG 4: Affordable Housing.
 - Critical concerns with the drainage information provided for both foul and surface water drainage. Considers the installation of a septic tank cannot work.
 - No Ecological Assessment submitted as part of the application.
 - Site layout and Access is unsuitable and cramped, with insufficient space turn into or out of the garage.
 - Unacceptable changes in ground level whereby any overlooking would be materially harmful to residential amenity.
 - Discrepancies in relation to the location plan and ownership certificates which questions the validity of the application.
- 2.3 In relation to the final objection reason, the applicant has submitted a revised location and site plan and served the requisite notice on all relevant third parties having an interest in the land. The revised location and site plan was the subject of re-consultation to all consultees and third parties who had made initial comments. For ease of reference all additional comments received on this re-consultation have been amalgamated with the original consultation.
- 2.4 The objections raised will be referred and addressed later on within this report.
- 2.5 Following on from the re-consultation, further comment was received in relation to the location and site plan which still suggested the plan was incorrect. Upon seeking advice from the Authority's Solicitor it is considered the revised plan is acceptable and valid.
- 2.6 General comments were also received which related to generator noise from the site and requested any construction is restricted in line with Conwy County Borough Council's comments.
- 2.7 Two letters of support have also been received. Specific reference is made to the shortage of affordable housing to rent or buy within the National Park.
- 2.8 Due to the complexities of this application, all third-party correspondence has been included in the document bundle for Members information.

3.0 Principle of Development

- 3.1 Whilst Strategic Policy C only permits housing which relates to the conversion of rural buildings for affordable housing or housing relating to an essential need to live in the countryside (Rural Enterprise Dwellings), the Eryri Local Development Plan contains Development Policy 11 which allows 'Exception Sites', whereby housing may be permitted outside, but immediately adjacent to a settlement's development boundary.
- 3.2 Whilst this proposal is strictly not immediately adjacent to the Pentre Du development boundary as required by Development Policy 11, the proposal site is situated approximately 40 metres away from the boundary and only separated by an existing bespoke lodge park and holiday cottage accommodation enterprise. The site is not considered to be physically separate to Pentre Du, and it is sufficiently close enough to the boundary whereby Officers have taken a pragmatic and reasoned judgment that this proposal may be considered under the requirements of Development Policy 11. There are six criterion cited under Development Policy 11 which must be fully complied with. These will be reviewed in detail further in the assessment.
- 3.3 Officers are of the opinion that the principle of development at this location is acceptable, provided the six criterion of Policy Development Policy 11 are met.

4.0 Planning Assessment

- 4.1 As reiterated earlier, for the purpose of the Eryri Local Development Plan and also National Policy, the site is located in a designated open countryside location where development is strictly controlled. However it is considered the site location is not situated in 'typical' open countryside. Upon reviewing the location, the site is situated on the edge of Pentre Du, Betws-y-Coed (which is classified as a 'Service Settlement' in the Eryri LDP). To the west there is a lodge park and holiday cottages and to the east there is the dwelling known as Hendre Farm. The application site is not completely surrounded by agricultural land which an 'open countryside' designation may perceive..
- 4.2 Development Policy 11: Affordable Housing on Exception Sites, allows a small number of new dwellings for affordable local needs on sites outside but immediately adjacent to the Housing Development Boundary provided the proposal conforms to all other requirements. This policy is an exception which is there to allow local affordable housing where such a need cannot be provided within the housing development boundary.

- 4.3 Although the site does not immediately join the boundary as it is separated by a lodge park and holiday accommodation, a common sense approach in supporting the principle of the proposal has been taken, provided the application can comply with all other criterion of Development Policy 11 and relevant details within Supplementary Planning Guidance 4: Affordable Housing. This approach is based on the proximity of the site to the development boundary (approximately 40 metres away) and the suitability of the site for new development that accords with this policy.

Development Policy 11 - Criteria (i) & (ii)

- 4.4 Criteria (i) specifies a need for affordable housing must be demonstrated through an approved local housing needs survey or on the written advice of the local housing authority.
- 4.5 Criteria (ii) specifies that... *'the need cannot be satisfied within a reasonable period of time by:*
- *the use of a suitable site within the housing development boundary of the settlement.*
 - *the use of existing housing which is available to for sale or rent in the locality.*
 - *the conversion or rehabilitation or redevelopment of existing buildings in the locality.*
 - *The use of a site allocated for affordable housing.*
- 4.6 Consideration must also be given in relation to the definitions of 'housing need' and 'local' for affordable housing development within the National Park.
- 4.7 Under paragraph 5.26 of the Eryri Local Development Plan, the definition of 'housing need' stipulates the future occupier cannot afford to rent or buy 'open market' accommodation in the locality and must conform to one of ten criteria, namely:
- currently homeless.
 - establishing a new household for the first time.
 - has been living in rented accommodation for at least three years.
 - their current house is deemed by the Housing Authority to be in sub-standard condition and it can be proven that the current house cannot be converted or upgraded to meet their need.
 - their existing house is too small for the family and it can be proven that the present home cannot be converted or upgraded to meet their need.

- has an essential need to live close to another person who has a minimum of 10 years permanent and continuous residence in the qualifying area, the essential need arising from proven age or medical reasons.
- has specific requirements (the elderly or disabled).
- Is providing key work or service and has a full time permanent job offer in the qualifying area.
- Is leaving tied housing on retirement.
- That no suitable accommodation is available in the locality and the person wishes to stay within the local community for economic or cultural reasons.

4.8 Proposed occupiers of new affordable housing must also meet the definition of a 'local' person. For service, secondary and smaller settlements a person is deemed 'local' if they have lived/worked in full time employment for a minimum and continuous period of five years within the qualifying area, which in this instance is the Betws y Coed area.

4.9 Within the applicants Supporting planning Statement, a request for details of housing need was submitted to the Housing Strategy Department of Conwy County Borough Council. The response received back in July 2022 indicated there was a significant need for social housing in this relatively small area around Betws y Coed, as well as the higher-grade intermediate housing through Tai Teg.

4.10 The Supporting Statement also refers to the details provided in criteria (ii) where it states there are no other dwellings on the holding and there are no buildings suitable for conversion to residential accommodation. Furthermore from reviewing the housing market at the time of writing the statement, any open market dwelling was unaffordable and there was an apparent lack of any suitable rental properties in the area.

4.11 Upon formal consultation with the Housing Strategy Department towards the end of November 2022, the current housing need for Betws y Coed was as follows:

	1 bed	2 bed	3 bed	4+ bed	Total
Social General Needs	9	5	1	4	19
Sheltered	5	0	3	0	8
Low Cost Home Ownership	1	3	7	2	13
Intermediate Rent	0	4	2	0	6
Low Cost Home Ownership & Intermediate Rent	0	4	2	1	7
Total	15	16	15	7	53

- 4.12 The Housing Strategy Department also suggested the applicant be assessed for self-build by Tai Teg. Tai Teg acts on behalf of the Authority as an independent body to ensure applicants and/or future occupiers of dwellings are in affordable housing need and comply with the local occupancy criteria as laid out in the Eryri Local Development Plan.
- 4.13 The applicant, along with his son contacted Tai Teg and have been assessed by Tai Teg under the self-build assessment to establish if they are in need of an affordable property. This assessment was undertaken during November 2022 where they were informed they have been identified as being in need of an affordable house in the Betws y Coed area. Due to the sensitivity of the details provided in this assessment, this information will not form part of the background papers but will be directly available to Members should they wish to review.
- 4.14 It must be noted there is currently a planning application under reference NP4/11/398 for the construction of 5 affordable dwellings at Pentre Du. This application is currently under consideration and potentially will provide the following accommodation:
- One 4 bedroom dwelling
 - Three 3 bedroom dwellings
 - One 2 bedroom dwelling
- If approved, and the required Section 106 agreement signed, this proposal will go some way in providing affordable local housing for the area. However, only one two bedroom dwelling is being proposed. It is considered the demand for this size of dwelling is clearly higher than the current supply, especially within the Betws y Coed area.
- 4.15 On the basis of the details provided in the Supporting Statement, the current housing need figures for the Betws y Coed area and the Tai Teg self-build assessment which has concluded the applicant and his son are in need of an affordable dwelling meeting the requirements of the 'housing need' and 'local' definition as cited in the Eryri Local Development Plan, criteria (i) and (ii) of Development Policy 11 have been satisfied.

Development Policy 11 – Criteria (iii), (iv), (v) and (vi)

- 4.16 Criterion (iii) states it will support small scale affordable housing units provided *‘the site is a redevelopment of existing buildings or represents a logical and sympathetic extension of the settlement in a way which does not prejudice the character of the settlement or appearance of the surrounding countryside.’*
- 4.17 The application site is an existing agricultural/stone mason’s yard. There is a modest sized modern agricultural building situated to the rear of the site which is not appropriate for redevelopment. Despite the site not being immediately situated adjacent to the housing development boundary, it is considered this developed land provides a logical and sympathetic infill to the settlement of Pentre Du, and does not lend itself to being an extension to it.
- 4.18 As the site is already flanked by developed land to the east and west, with the A5 highway situated to the north, this proposal will have minimal impact upon the appearance of the surrounding countryside and will not negatively impact on the wider landscape. On this basis it is considered criterion (iii) is satisfied.
- 4.19 Criterion (iv) specifies the size of the development needs to be commensurate with the size of the settlement. The proposal is for a modest two bedroomed bungalow which is considered to integrate well within the settlement and will not appear to overly dominate it.
- 4.20 It is appropriate at this point to consider the size limitations for affordable housing as detailed in Supplementary Planning Guidance 4: Affordable Housing (SPG:4).
- 4.21 Paragraph 8.5 of SPG: 4 states *‘The Authority will ensure that any proposal for affordable housing is of an appropriate size, which will meet an identified local need. The size of dwellings must not be excessive in relation to the size of the property required to meet the target’s need (or it may not be affordable to other people). The size of affordable housing units will be restricted so they are commensurate with the needs of the intended household.’*
- 4.22 The maximum internal floor space for affordable local need dwellings is detailed in Paragraph 8.8 of SPG:4. The size of a two bedroomed bungalow as subject to this application is 80m². Provision of an additional 20m² for a garage is available, provided the design of the proposal reflects its use as a domestic garage or storage area. If a garage is being proposed then a condition can be imposed to ensure the garage is not used as or converted into living accommodation.

- 4.23 This proposal is for a two bedroomed bungalow with an attached garage. From measurements undertaken it appears to have a gross internal floor space of 97.56m².
- 4.24 However it is noted the gross internal floor space of the garage amounts to 29.2m² which exceeds the 20m² stipulated in SPG: 4. If this measurement (29.2m²) is deducted from the overall gross floor area, 68.36m² remains for the bungalow living accommodation itself, which clearly falls well below the 80m² permitted.
- 4.25 As the overall size of the bungalow and attached garage fall under the 100m² requirement, this proposal is deemed acceptable and a condition will be included to ensure the garage is not converted into living accommodation in the future. Criterion (iv) is satisfied.
- 4.26 Finally in relation to criterion (v) and (vi) there will be no adverse effects on the integrity of any European designated site and the site is not located within a green wedge designation. Therefore, these criteria are also satisfied.

Other Planning Considerations

- 4.27 There is no objection in terms of the overall design and form of the proposed dwelling. The use of slate to the roof and use of stone facing to the front elevation of the dwelling is a welcome feature. The materials are considered acceptable and compatible with other dwellings in the locality.
- 4.28 Whilst there is an objection relating to the unacceptable changes in ground level whereby any overlooking will be materially harmful to residential amenity, it is considered the dwelling will not be unduly prominent in the landscape. The changes to ground level are not deemed excessive where there will be significant engineering works and the proposed dwelling will be sited sufficiently far enough away from the nearest dwelling house whereby it will not have any adverse impact on the amenity of neighbouring residents.
- 4.29 It is considered the proposal complies with Development Policy 1: General Development Principles and Development Policy 6: Sustainable Design and Materials of the Eryri Local Development Plan.

Foul and Surface Water Drainage

- 4.30 Objections have been raised to this application citing the inadequacy of the drainage and in particular foul drainage.
- 4.31 Natural Resources Wales (NRW) have been consulted on the application as statutory consultee and advised they have no objection to the proposed development and provided advice in relation to foul drainage, flood risk and protected species.
- 4.32 In respect to foul drainage they note the intention to dispose of foul drainage to a private sewerage system such as a septic tank. Due to the nearest connection point of the public foul sewer being 67 metres away from the development site, it is not possible to connect to this. The NRW advice requires the applicant to apply for an environmental permit or register an exemption with NRW. Advice refers to the applicant holding pre-application discussions with their Permitting Team to ensure there is no conflict between any grant of planning permission and the permit requirements. It also goes on to emphasise the grant of any planning permission does not guarantee that a permit (if required) will be granted.
- 4.33 The applicant has been made aware of the response from NRW and they have been in contact with the permitting Team at NRW. The applicant has submitted details of the private sewerage system where NRW appear to have confirmed the operation to be exempt under their regulations.
- 4.34 Objections have also been raised in respect to the foul drainage system not complying with relevant Building regulations. Conwy County Borough Council's Building Control Department have been consulted on this application and at the time of writing this report, no response has been received.
- 4.35 Irrespective of the above, a suitably worded condition will be imposed in relation to the foul drainage and the requirement to satisfy any permit or exemption that may be required and to comply with relevant Building regulation requirements, prior to the commencement of any development.

Ecology & Biodiversity Enhancement

- 4.36 The Authority's Internal Ecologist was consulted on the application. They advised that although no ecological information had been submitted, it was noted the proposed dwelling would be sited within an existing yard, compromising of an existing hardstanding area and a modern agricultural shed. They concluded this would not contain any terrestrial ecological constraints.
- 4.37 On this basis there is no objection, but recommendations have been suggested in relation to the submission of a lighting plan and advice relating to the exposure of any excavations on the site.
- 4.38 Biodiversity Enhancements are proposed in the form of hedgerow measuring approximately 30 metres in length and the installation of a sparrow terrace on the proposed dwelling. In relation to the hedgerow, it has been advised this shall be of native species and should be maintained to aid establishment. A condition will be imposed accordingly.

5.0 Conclusion

- 5.1 The applicant currently resides in a touring caravan on the site and appears to have been in breach of a valid Enforcement Notice for some time.
- 5.2 The applicant, along with his son have both been assessed through the self-build Tai Teg assessment where it has been confirmed they have been identified as needing an affordable house in the Betws y Coed area.
- 5.3 It is clearly evident the applicant meets all of the criterion specified within Development Policy 11 of the Eryri Local Development Plan 2016 – 2032 and fully satisfies the 'Housing Need' and 'Local' definitions prescribed within the Plan.
- 5.4 From the above assessment, provided the relevant permit/exemption can be obtained from NRW, the proposed affordable dwelling is deemed to be acceptable.
- 5.5 For an affordable dwelling there is a requirement to enter into a Section 106 agreement to ensure the dwelling would remain affordable in perpetuity for a local person in need. The applicant is aware of this and prepared to sign such an agreement.

- 5.6 Therefore this proposal only fails to satisfy Development Policy 11 in that it is not immediately adjacent to the development boundary as required within the wording of Development Policy 11. However, given its very close proximity to the development boundary (about 40m) along with the surrounding environmental context of the site which has a built up rather than an open countryside 'feel' to it, officers are content to use a common sense approach in accepting it as an exception site under Development Policy 11. This is particularly the case in that it is providing a much needed affordable local home to the area.
- 5.7 On balance, Officers have taken the view that the affordable local need which has been identified, outweighs the discrepancy of the proposal site not being directly next to the housing development for the reasons cited within this report.

Background Papers in Document Bundle No.1: Yes

RECOMMENDATION: To Approve subject to the following conditions and to the Signing of a Section 106 Agreement:

1. The development hereby permitted shall be commenced before the expiration of FIVE years from the date of this decision.
2. The development shall be carried out in accordance with the following approved plans and documents:
 - RAC9364 Location & Proposed Site Plan received on the 4th^{of} January 2023
 - RAC9364 Elevations & Floor Plan received on the 29th^{of} July 2022
 - Septic tank Details received on the 29th^{of} July 2022
3. No development shall take place until at such time either an Environmental Permit or an Exemption for the private sewerage system has been granted or given by Natural Resources Wales and confirmation relevant Building Control Regulations relating to the private sewerage system have been met and satisfied. This information must be submitted for the approval of the Local Planning Authority by means of a formal application.

4. The roof of the bungalow shall be covered with blue-grey slates from the Blaenau Ffestiniog area, or slates with equivalent colour, texture and weathering characteristics details of which shall be provided and approved in writing by the Local Planning Authority by means of a formal application and retained thereafter.
5. The attached garage hereby approved shall be kept available for the parking of motor vehicles/domestic storage at all times and shall at no time be converted to accommodation ancillary to the use of the main dwelling house.
6. Prior to any stonework commencing on the site, a trial stonework panel including pointing not less than 2.00 m² shall be constructed. No building operations in stone shall be carried out on the site unless and until the trial panel has been inspected and approved by means of a formal application to the Local Planning Authority. The stonework of the dwellinghouse shall be built in accordance with the approved sample.
7. Construction works shall not take place outside the hours of 08.00 to 18.00 Monday to Friday and 08.00 and 13.00 on Saturdays and at no time on Sundays & Bank Holidays.
8. Any generator utilised on the site shall be of a 'super silent' type and situated in a position in order to limit any disturbance.
9. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning General Permitted Development (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting or amending that Order with or without modification) nothing shall operate so as to permit (within the area subject to this permission) any development referred to in the Parts and Classes of Schedule 2 to the Order, summarised below:

PART 1: DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLINGHOUSE

Class A: The enlargement, improvement or other alteration of a dwellinghouse.

Class B: The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Class C: Any other alteration to the roof of a dwellinghouse.

Class D: The erection or construction of a porch outside any external door of a dwellinghouse.

Class E: The provision within the curtilage of the dwellinghouse, of any building or enclosure, raised platform, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building, enclosure, platform or pool; or a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

Class F: The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or the replacement in whole or in part of such a surface.

Class G: The installation, alteration or replacement of a chimney on a dwellinghouse.

Class H: The installation, alteration or replacement of a microwave antenna on a dwelling house or within the curtilage of a dwelling house.

PART 2: MINOR OPERATIONS

Class A: Gates, fences, walls and other means of enclosures.

Class B: The formation, laying out and construction of a means of access to a highway which is not a trunk road or classified road, where that access is required in connection with development permitted by any Class in this Schedule (other than by Class A of this Part).

Class C: The painting of the exterior of any building or work.

PART 40: INSTALLATION OF DOMESTIC MICROGENERATION EQUIPMENT

No such developments shall be carried out at any time within these Parts and Classes without the express grant of permission by the Local Planning Authority.

10. Prior to the installation of any external lighting, full details shall be submitted to and agreed in writing by means of a formal application to the Local Planning Authority.

11. The proposed hedgerow, as denoted in the Location & Proposed Site Plan received on the 4th^{of} January 2023, shall be of native species only and planted in the first available planting season following this decision. Any trees or plants which within a period of five years, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species.

Reasons -

1. (01) To Comply with Section 91 (as amended) of the Town and Country Planning Act 1990.
2. (06) To define the permission and for the avoidance of doubt.
3. To ensure a satisfactory drainage system in accordance with Natural Resources Wales.
4. (29) To ensure a satisfactory standard of appearance of the development and the use of appropriate local building materials, in accordance with Eryri Local Development Plan Policies and in particular policies 1, 6 and A.
5. To ensure the development remains affordable in accordance with Eryri Local Development Policies and in particular Development Policy 30 and the size standards set out in within SPG: 4 Affordable Housing.
6. (34) To ensure a satisfactory standard of appearance of the development and the use of appropriate local building materials, in accordance with Eryri Local Development Plan Policies and in particular policies A, 1, 6

7. (51)To minimise the loss of amenity to neighbouring properties and the surrounding area in general, in accordance with Eryri Local Development Plan Policies and in particular Development Policy 1.
8. (51)To minimise the loss of amenity to neighbouring properties and the surrounding area in general, in accordance with Eryri Local Development Plan Policies and in particular Development Policy 1.
9. The local planning authority considers that such development should be subject to formal control in order to safeguard the amenities of the area.
10. To minimise the risk of unacceptable harm or disturbance to protected species in accordance with Eryri Local Development Plan Policies and in particular Development Policy D.
11. To secure biodiversity enhancement in accordance with Strategic Policy D of the adopted Eryri Local Development Plan and paragraph 6.4.5 of Planning Policy Wales.

THIS DECISION IS SUBJECT TO THE SIGNING OF A SECTION 106 AGREEMENT

ARRANGEMENTS WILL BE REQUIRED TO FORMALLY WITHDRAW THE ENFORCEMENT NOTICE DATED 23 JUNE 2015.

Advisory Notes:

1. **The applicant's/developer's attention is drawn to the contents of the attached letter by Natural Resources Wales dated the 15th of August 2022.**

2. **SuDS Approval Body Requirement**

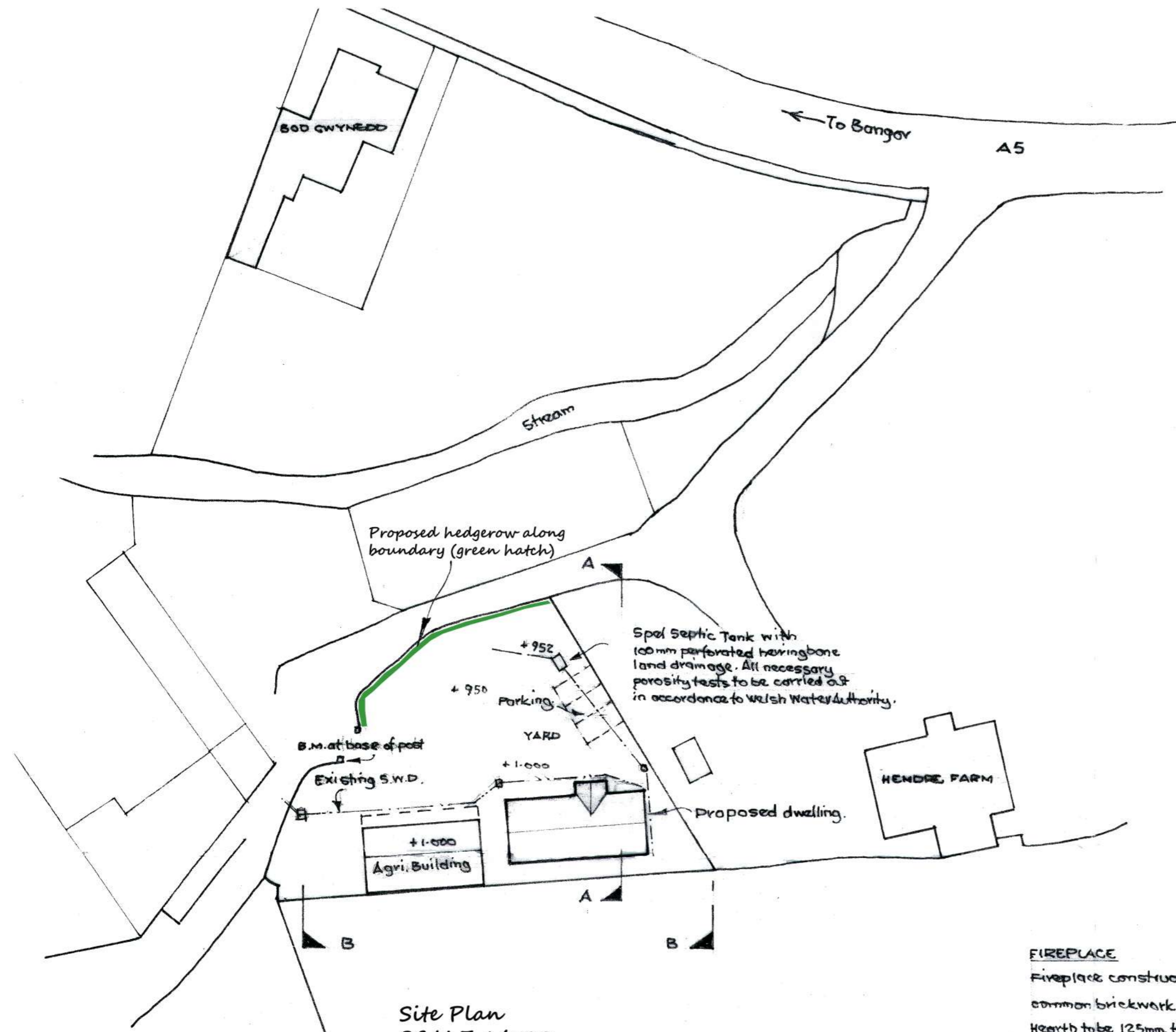
As you will be aware, from the 7th of January 2019 any new development of more than one dwelling or that involves construction work of more than 100m² is required to obtain approval from the SuDS Approving Body (SAB) prior to the commencement of those construction works. It is unclear from the information provided if the development (taking account of both the building and the external works to provide a parking area) exceeds this threshold and the SAB should be contacted if works exceed 100m².

Due to the scale and nature of the development I would request the following Note to Applicant be included should the application be successful:

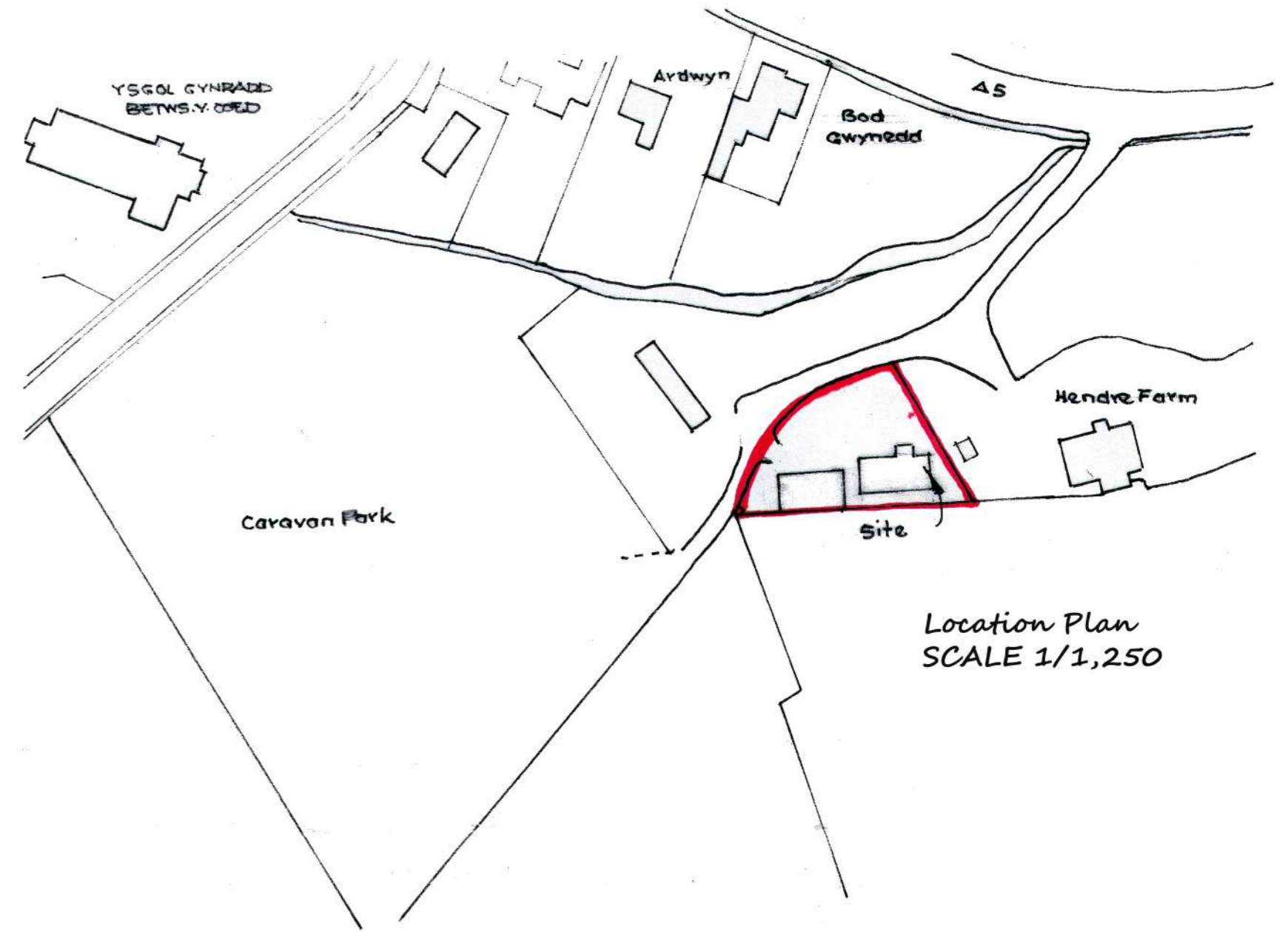
Note to Applicant – SAB Approval Requirements to be Determined

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed may require approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Conwy County Borough Council SAB webpage: www.conwy.gov.uk/sab or by contacting the SAB Team directly at SAB@conwy.gov.uk

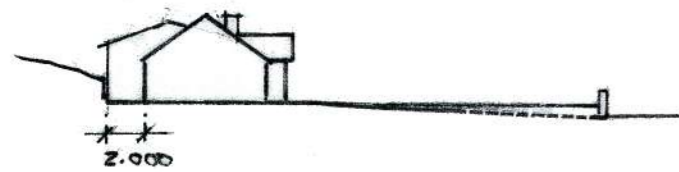
- 3. The applicant's/developer's attention is drawn to the contents of the letter attached by Welsh Water dated the 19th January 2023.**
- 4. Advisory Note in Relation to Ecology – Should the proposed development go ahead, excavations should not be left open overnight, or, where this is unavoidable, a suitable measure such as a stepped piece of wood should be left in the hole to ensure any trapped animals have a means of escape.**



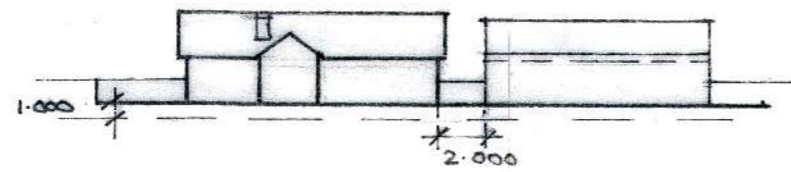
Site Plan
SCALE 1/500



Location Plan
SCALE 1/1,250



SECTION A-A



SECTION B-B

FIREPLACE

Fireplace constructed with min. 225 mm common brickwork to jambs and fireback. Hearth to be 125mm. thick concrete and to project 600mm to front and 150mm to sides of opening. No combustible material to be placed within 400mm. of outer face of flue except skirting or architrave.

GLAZING

Glazing to external doors, windows with sill height below 800mm. and all glazing in critical areas to be toughened glass marked in accordance with BS 6206.

VENTILATION TO ROOMS

(a) RAPID

Provide opening vent. to new windows equivalent to a min. of 5% (1/20th) of floor area of rooms.

(b) BACKGROUND

Provide trickle vents. to each window providing min. 8000m³ of controllable ventilation.

(c) MECHANICAL

Provide Kpela air extractor fan capable of extracting 60 litres per second or if incorporated in a cooker hood, 30 litres per second.

Bathrooms extracting not less than 15 litres p.s.

ESCAPE WINDOWS

Escape windows to have a clear opening min. 500mm. wide x 850mm high sill height between 900 and 1100mm above floor level and shall be lockable without the use of a key.

PREVENTION OF AIR INFILTRATION

Draught-stripping to be provided to all windows, doors and loft hatch.

All service pipe ducts to be sealed.

EXTERNAL WALLS

External walls constructed of 100mm GFI block outer leaf, 50mm clear cavity with 50mm kingspan Thermalwall insulation and 100mm GFI block inner leaf. Both leaves constructed in solid conc. blocks. Close all cavities at topmost levels. Provide S/S cavity wall ties at 750 ctrs. horizontally and 450 ctrs. vertically.

SMOKE-HEAT DETECTION SYSTEMS

Heat detection in kitchen smoke detectors in hallway. All mains operated with work carried out by Part P approved contractor.

PRESSURE TESTS

Air pressure test to be carried out prior to completion of works and test results given to the Local Authorities Building Control.

OPERATING & MAINT. INSTRUCTIONS

How sheet(s) to be provided with all operating and maintenance inst. for fixed building services as supplied by manufacturers.

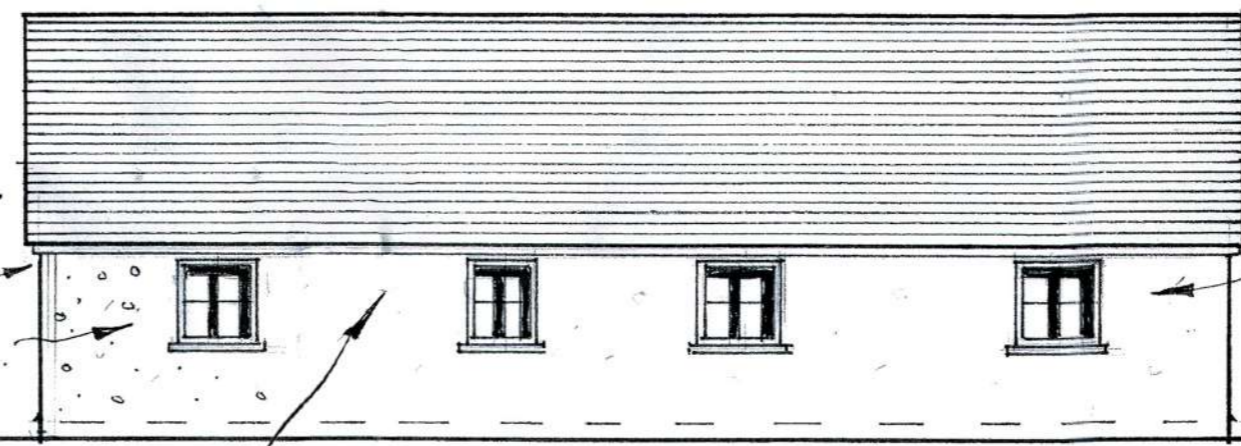
Lay 20"x10" blue grey slates on 50x50 mm tanalised battens on Tyvek Supro breathable membrane or similar. Provide slate and a half at verges.



FRONT ELEVATION

Provide glidevalve or other approved air vent. to soffits. (continuous)

All p.v.c. double glazed windows to be 'A' rated.



Location of sparrow terrace

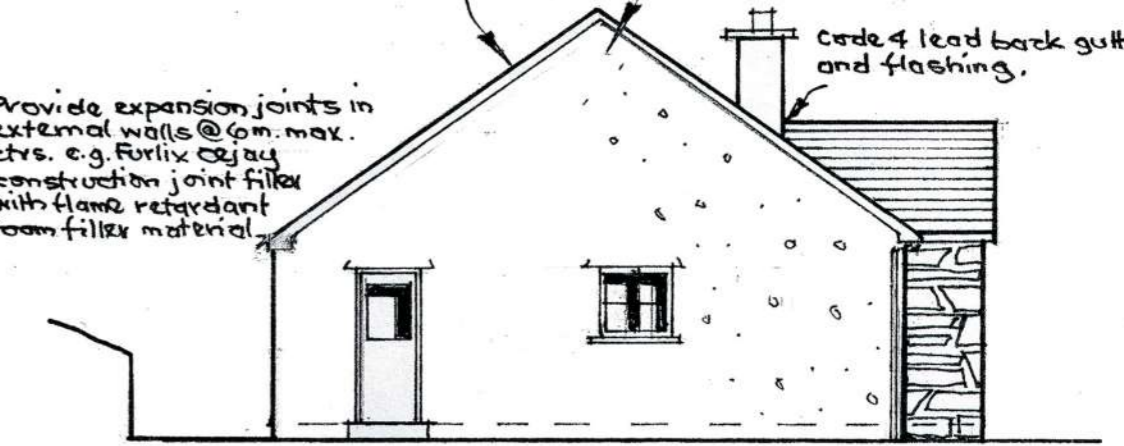
REAR ELEVATION

Front elevation to be covered with local stonework, neatly pointed and tied to blackwork. Remainder of walls to be rendered with two coats cement/mortar/waterproofer, pebble dashed in white spar.

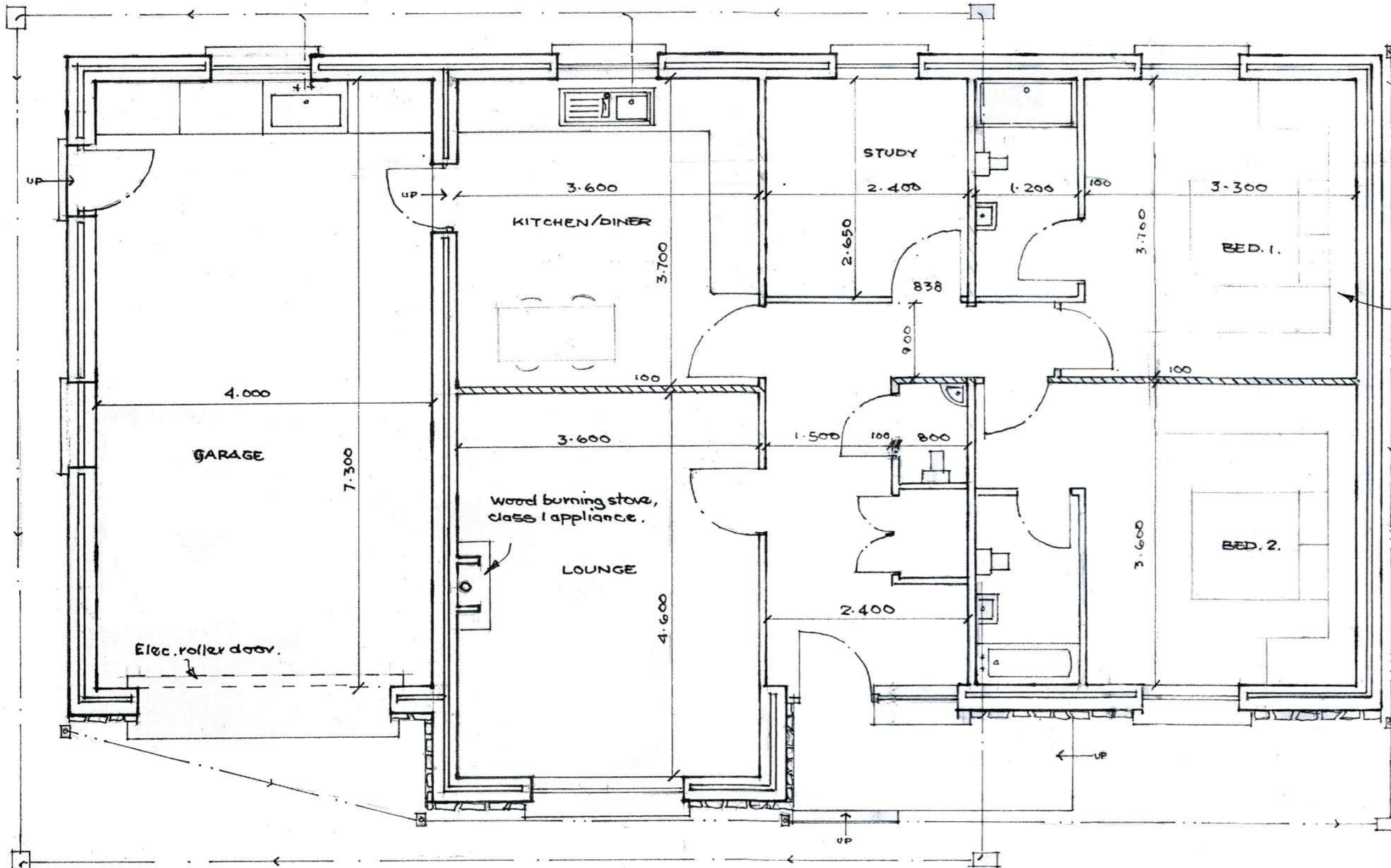
Location of swallow cups

Code 4 lead back gutter and flashing.

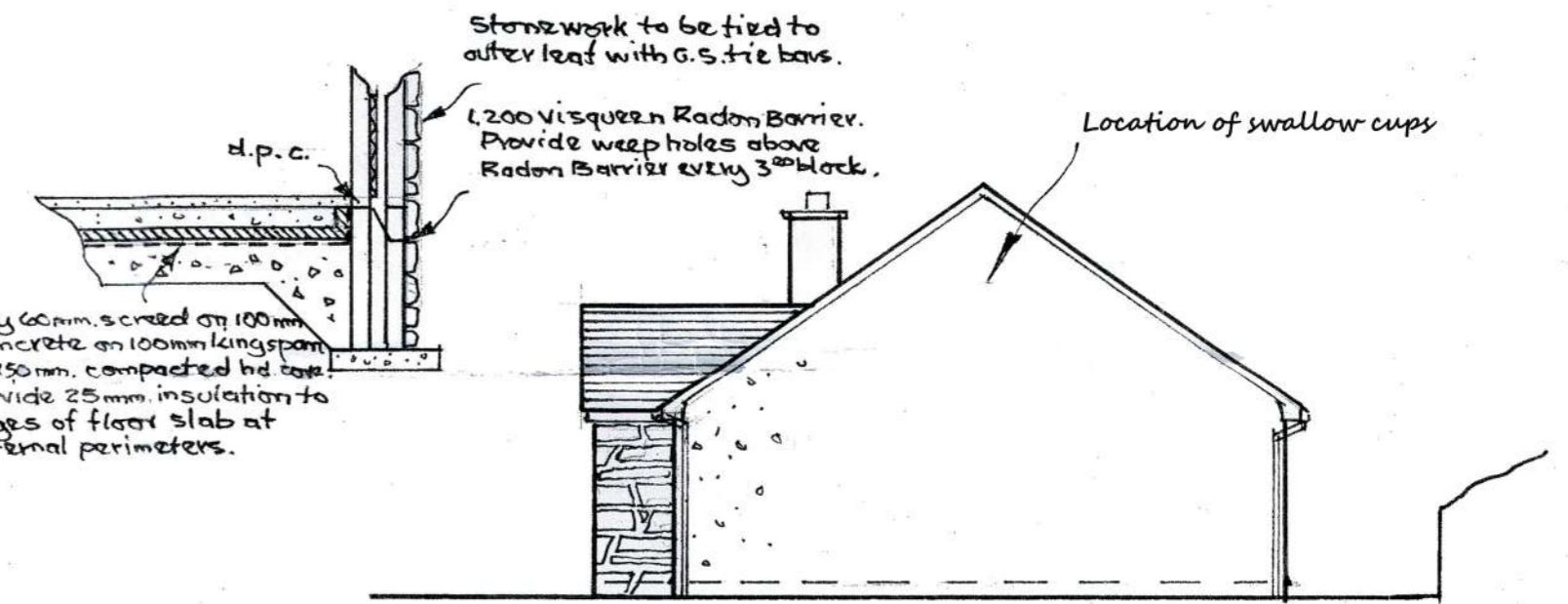
Provide expansion joints in external walls @ 6m max. ctrs. e.g. Forlix CSJau construction joint filler with flame retardant foam filler material.



EAST ELEVATION



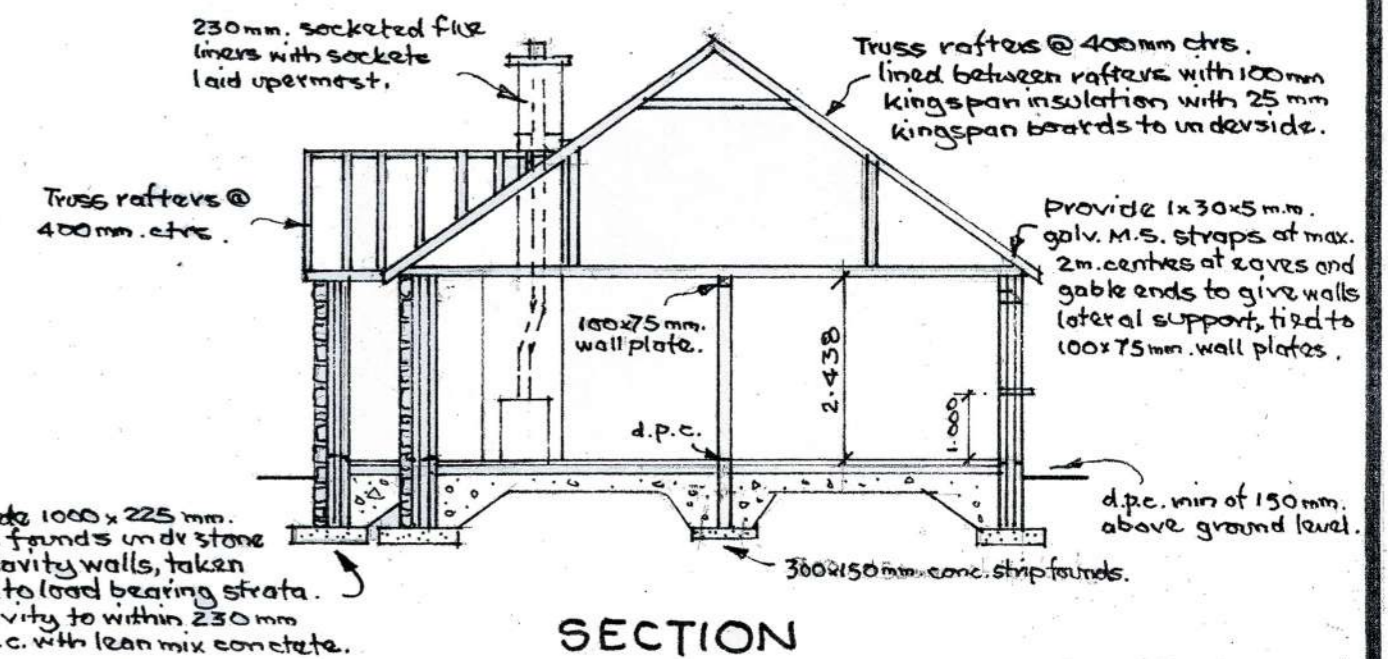
GROUND FLOOR PLAN



WEST ELEVATION

Stonework to be tied to outer leaf with G.S. tie bars.
 d.p.c.
 1200 Visqueen Radon Barrier. Provide weep holes above Radon Barrier every 3rd block.
 Lay 60mm screed on 100mm concrete on 100mm kingspan on 150mm compacted hd base. Provide 25mm insulation to edges of floor slab at external perimeters.

Bedrooms 1 and 2 to be fitted with escape/egress type windows. Cill height to be between 800-1100mm from floor level. Min. unobstructed opening size to be 650mm high x 500mm wide.



SECTION

**PROPOSED BUNGALOW ON LAND
 ADJ. TO HENDRE FARM, BETWS. Y. COED**

Scales: 1/50 & 1/100

Drawn: Len Roberts.

PLAN 1 of 2

Snowdonia National Park Authority Date: 08-Mar-2023
– Planning & Access Committee

Application Number: NP5/52/258B

Date Application Registered: 26/05/22

Community: Arthog

Grid Reference: 265730 314337

Case Officer: Mrs. Iona Roberts

Location:

Car Park adjacent to Llynau Cregennan,
Arthog.

Applicant:

Mr David Smith,
National Trust
Craflwyn
Beddgelert
Caernarfon
Gwynedd
LL55 4NG

Description:

Installation of pay & display machine

Summary of the Recommendation:

Approve subject to conditions:

- Commence work within 5 years
- Compliance with approved plans
- Installation of parking bollards/timber posts prior to first use of machine

Reason(s) Application Reported to Committee:

Scheme of Delegation

Objection received from Community Council, contrary to Officer recommendation to approve.

Environmental Impact Assessment (EIA):

The development has been subject to a screening opinion which concluded that the development is not EIA development.

Land Designations / Constraints:

Open countryside
ELDP Area of Natural Beauty
Open Access Land
CADW historic landscape

Site Description:

The site is located within the National Trust car park adjacent to Llynnau Cregennen in an isolated location less than 1 mile East of the village of Arthog and approx. 5 miles south-west of Dolgellau. The site is accessed via a single track road from both directions.

Proposed Development:

The proposal seeks consent to erect a pay and display machine immediately in front of the existing toilet block in the north-west corner of the car park. The pay and display machine will be of steel construction, finished in black and stand at 1765mm tall. The machine will be powered by a small solar photovoltaic cell located at the top of the machine.

The applicant has confirmed that the revenue from the pay and display machine will be used to maintain the car park, clearing litter, cleaning and servicing the toilets as well as maintenance of the footpaths.

Development Plan Policies:

Eryri Local Development Plan 2016-2031

- Strategic Policy A: National Park Purposes and Sustainable Development
- Strategic Policy D: Natural Environment
- Development Policy 1: General Development Principles
- Development Policy 2: Development and the Landscape

Supplementary Planning Guidance (SPG)

- SPG 14: Obtrusive Lighting (Light Pollution)

National Policy/Guidance:

- Planning Policy Wales (PPW), Edition 11 February 2021
- Future Wales: The National Plan 2040

Consultations:

Arthog Community Council	Object – introducing parking charges will exacerbate instances of dangerous parking on the verges of the road
--------------------------	---

Gwynedd Council - Highways	<p>Initial comments - Proposal could potentially increase parking issues in the area. Visitors wishing to avoid the parking charge would likely park inconsiderately along and adjacent to the highway, which could affect road safety and traffic flows.</p> <p>Follow up comments - the proposal to install bollards at locations where vehicles are able to park would alleviate concerns, and we would not object to the application.</p>
NRW	No comments
CADW - Planning Consultations	No response received

Response to Publicity:

The application has been publicised by way of site notice. No comments have been received as a result of publicity.

Assessment:

1. *Principle of Development*
 - 1.2 Based on the policy context of Development Policy 1 the installation of pay and display machine will be permitted providing that all the criteria of the policy are met.

2. *Planning Assessment*
 - 2.1 Officers are of the opinion that the visual impact of the development on the wider landscape would be minimal given the scale and location of the pay and display machine. There is also no lighting proposed as part of the proposal. There would therefore be no conflict with the objectives of Development Policy 1 and 2 to protect the landscape and the National Park's Dark Skies Reserve designation.

- 2.2 Concerns and objections were raised by Highways and the Community Council with regards to the potential consequences of installing a pay and display machine on highway safety grounds (see summary of their response earlier in the report). The applicant responded to these concerns and confirmed that they are aware of the potential for displacement and have already placed oak posts (as means of parking bollards) along the verges on approach to the car park. The National Trust has been installing posts on the upper side of the road for the last two or three years; the posts on the lower side of the road have been in place for around 20 years. There are also stones that have been placed on the verges which the applicant confirms have been there for as long as the car park has existed.
- 2.3 In light of the objections received the applicant now proposes to install additional timber posts to further prevent parking along the road, the location of these are shown on the submitted plan 'Rhwystrau Parcio Cregennan'. Further consultation has been carried out in this regard and whilst the Community Council maintain their objection, Highways are now satisfied that the installation of the additional posts would alleviate their concerns and they would no longer object to the application. Officers are now satisfied that there would be no conflict with Development Policy 1 with regards to highway safety and the visual impact of these posts would be minimal and assimilate well within the landscape where there are existing posts and timber fencing in the vicinity. All posts will be located on land in the applicant's ownership.
- 2.4 It is noted that no biodiversity enhancement has been proposed as part of the application. Given the modest scale of the proposal, and the sites location within a wild landscape, it is considered unrealistic that suitable measures could be designed to make a meaningful enhancement proportionate to the scale and impact of the proposed works in this instance.

3. Conclusion

- 3.1 Whilst the installation of a pay and display machine may result in some members of the public trying to park along the road to avoid paying, the installation of additional posts along roadside verges to deter dangerous parking is considered to be sufficient to overcome those concerns. Gwynedd Council Highways have confirmed that they would have no objection to the proposal with the installation of the additional posts. There would therefore be no conflict with the relevant policies of the Eryri Local Development Plan.
- 3.2 In light of the above it would be prudent to include a condition to ensure that the posts are put in place at the locations denoted in the submitted plan 'Rhwystrau Parcio Cregennan' before the machine is first brought into use.

Background Papers in Document Bundle No.1: No

RECOMMENDATION: To GRANT permission subject to the following conditions:

- 1) The development hereby permitted shall be commenced before the expiration of FIVE years from the date of this decision.**
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans:**
 - Drawing no. PDLC.09.05.22, Proposed Pay & Display Machine**
 - at Llyn Cregennan Car Park**
 - Location Plan 1:2500, dated 28/04/2022**
 - Site Plan 1:500, dated 28/04/2022**
 - Rhwystrau Parcio Cregennan, received 14/09/2022**
- 3) Before the pay and display machine is first brought into use, parking bollards in the form of timber posts shall be installed at the locations denoted in red on the approved plan 'Rhwystrau Parcio Cregennan'.**

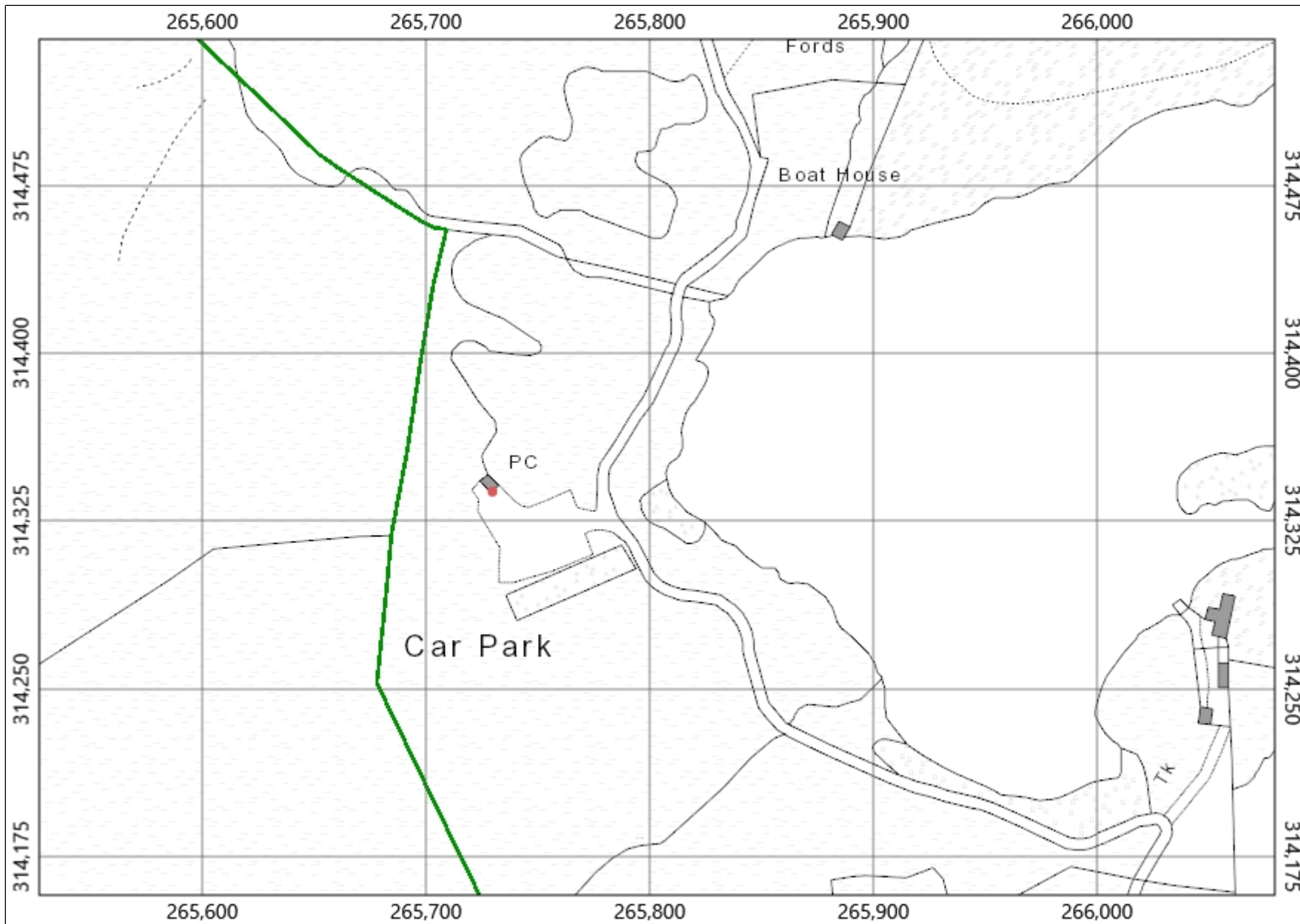
Reasons:

- 1) To Comply with Section 91 (as amended) of the Town and Country Planning Act 1990.**
- 2) To define the permission and for the avoidance of doubt.**
- 3) In the interest of highway safety having regard to the need to prevent dangerous parking of vehicles on road verges.**



Proposed pay and display machine at Llyn Cregennan car park
Grid Ref SH657 143 Date 28/04/2022

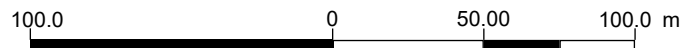
CAIS RHIF / APPLICATION
NO. NP5/52/258B



Legend

- NT Ownership (GB)
- NT Leasehold (GB)

1: 2,500



British_National_Grid
© Crown copyright and database rights 2021 Ordnance Survey 100023974

This map is a user generated static output from an Intranet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

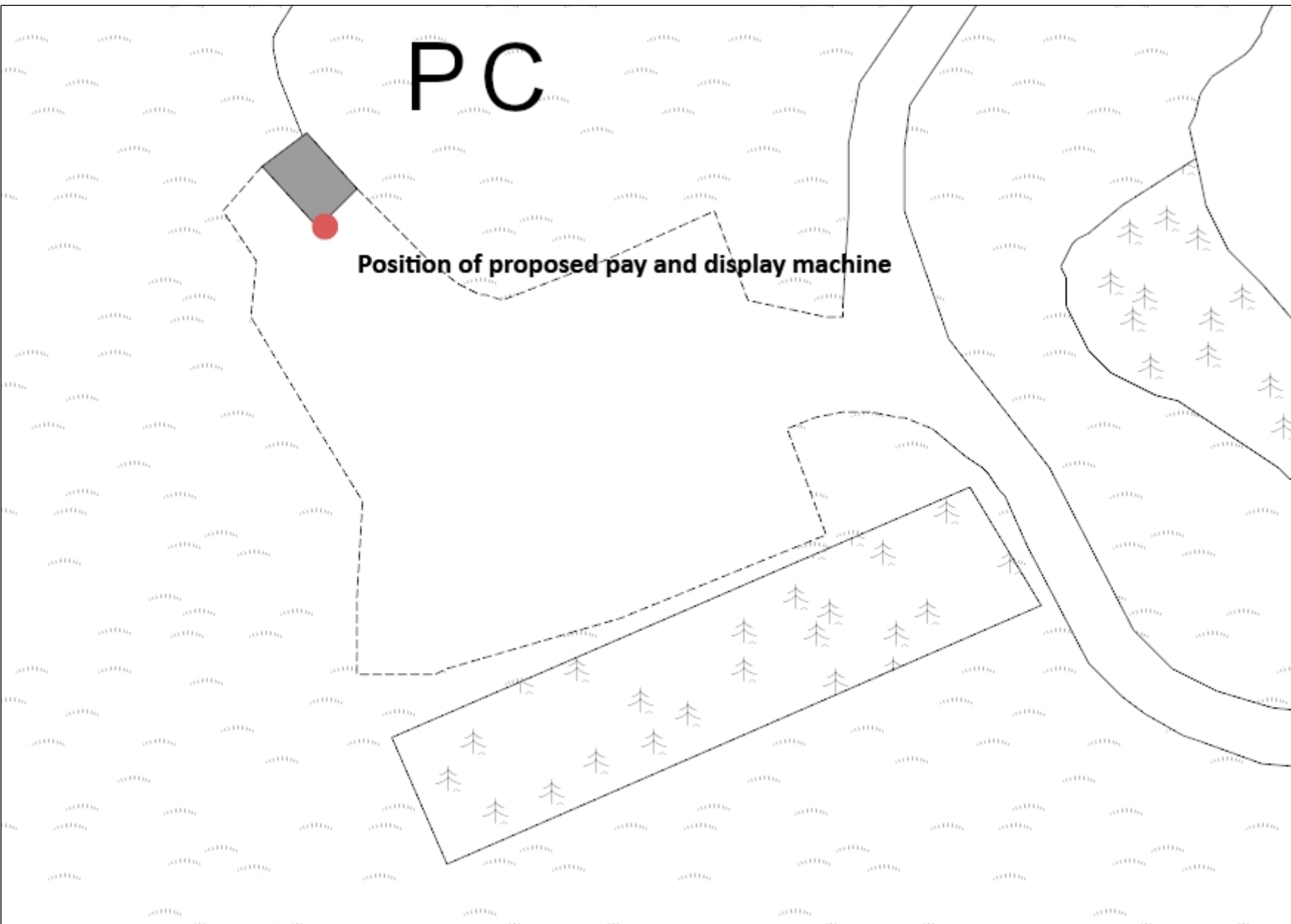
Notes

This map was automatically generated using the National Trust GIS Browser



Proposed pay and display machine at Llyn Cregennan car park

Grid Ref SH657 143 Date 28/04/2022



Legend

- NT Ownership (GB)
- NT Leasehold (GB)

1: 500



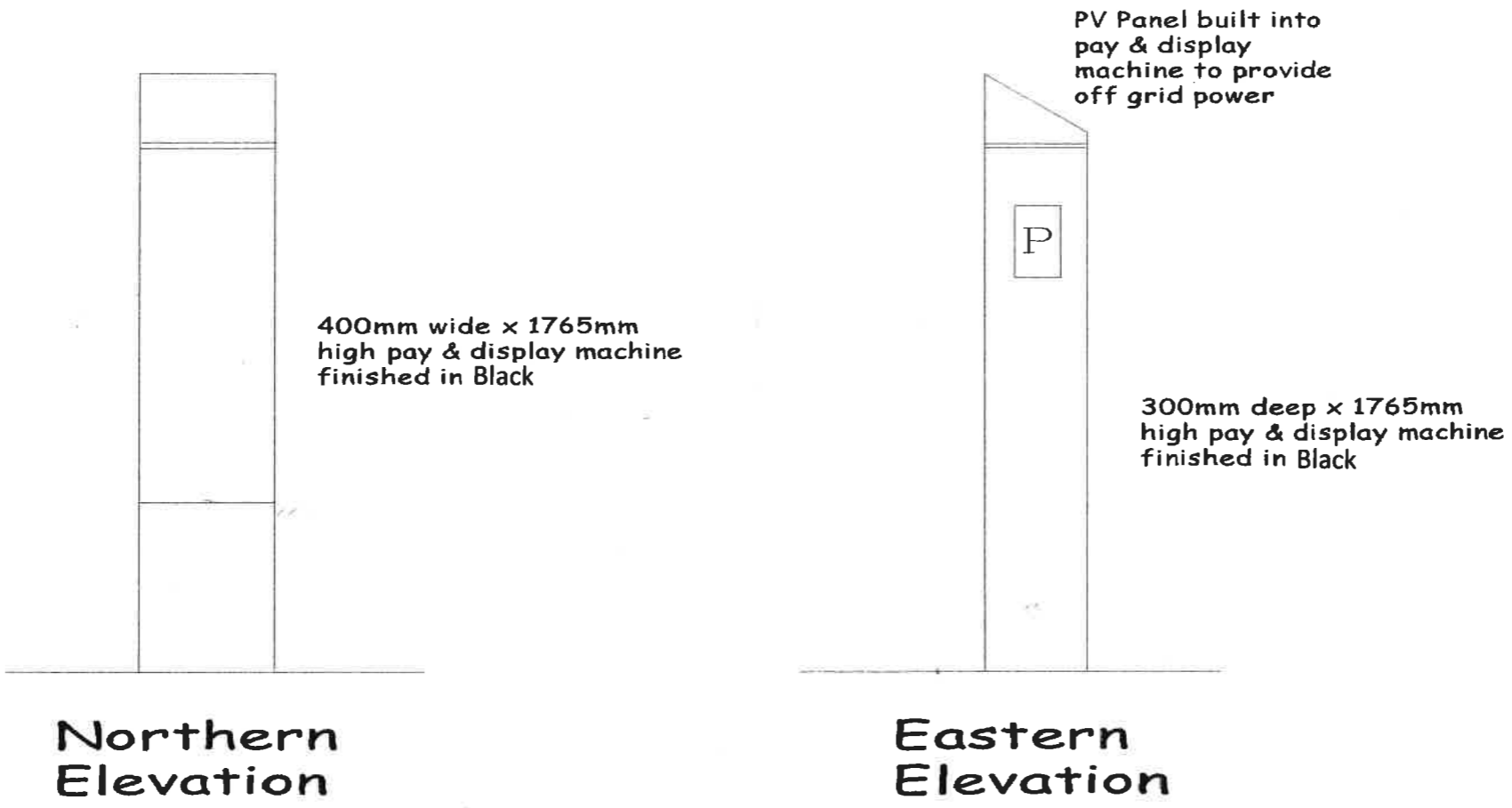
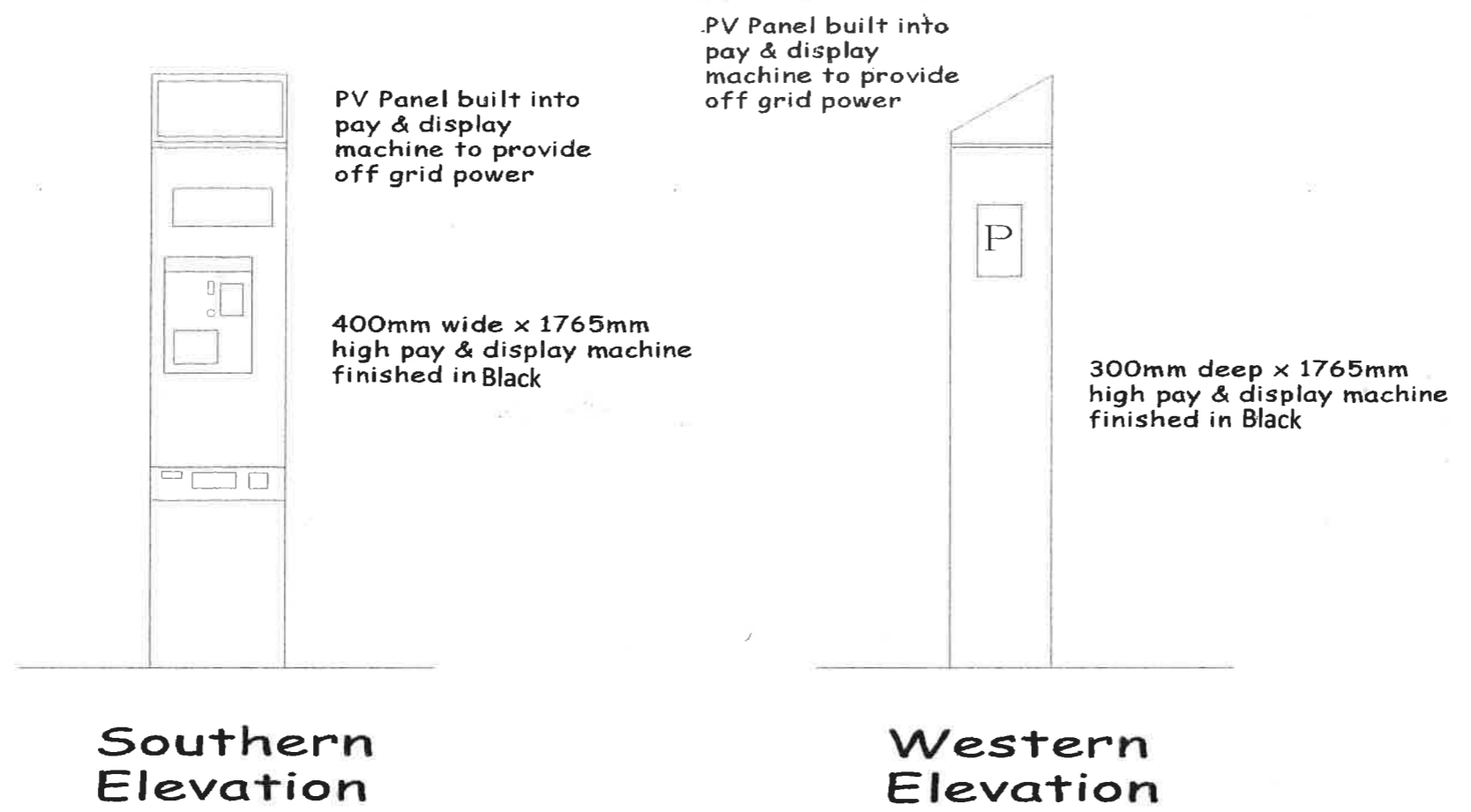
British_National_Grid
© Crown copyright and database rights 2021 Ordnance Survey 100023974

This map is a user generated static output from an Intranet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.


THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

This map was automatically generated using the National Trust GIS Browser



SCALE 1 : 20



YR YMDDIRIEDOLAETH GENEDLAETHOL
THE NATIONAL TRUST

SWYDDFA GOGLEDD ORLLEWIN CYMRU.
NORTH WEST WALES AREA OFFICE
DINAS, BETWS Y COED, CONWY, LL24 0HG
Ffon 01690 713300

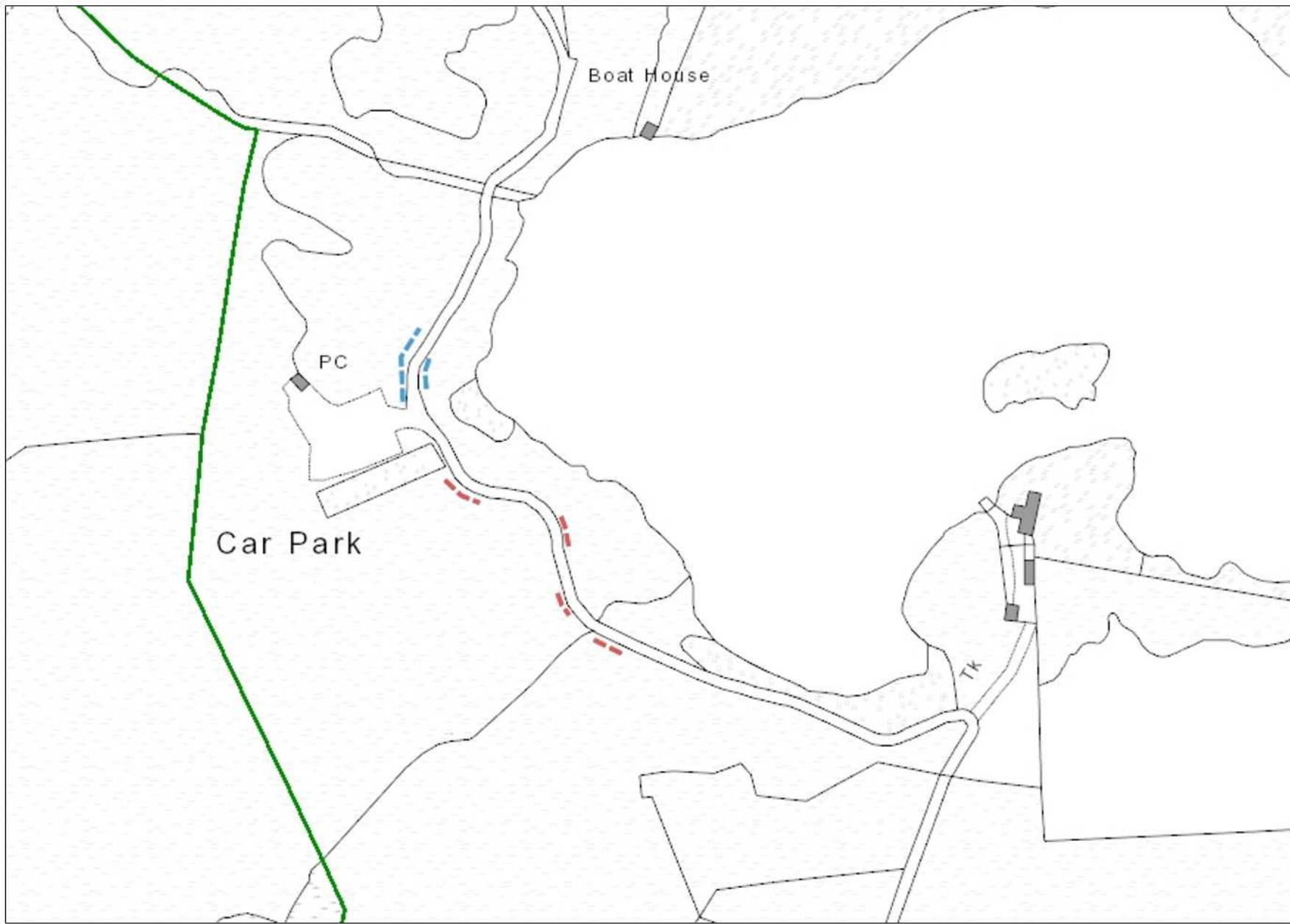
DATE	SCALE	DRAWN
05.22	1:20	Em

TITLE
Proposed Pay & Display Machine at Llyn Cregennan Car Park, Cregennan

DRWG No PDLC. 09.05.22



Rhwystrau parcio Cregennan



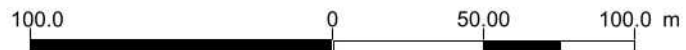
Legend

- NT Ownership (GB)
- NT Leasehold (GB)

--- Bollard present

--- Lle mae'n bosib parcio a bod angen rhwystrau

1: 2,500



British_National_Grid
© Crown copyright and database rights 2021 Ordnance Survey 100023974

This map is a user generated static output from an Intranet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

This map was automatically generated using the National Trust GIS Browser

Snowdonia National Park Authority Date: 08-Mar-2023
– Planning & Access Committee

Application Number: NP5/72/250B

Date Application Registered: 28/10/22

Community: Llanycil, Llandderfel

Grid Reference: 288305.8 340322.9

Case Officer: Mr Aled Lloyd

Location:

Llyn Celyn Reservoir, Frongoch. LL23 7NU

Applicant:

Dŵr Cymru / Welsh Water
 Linea
 Fortran Road
 St Mellons
 Cardiff
 CF3 0LT

Description:

Construction of an auxiliary spillway, catchwater channel and below ground flow measurement chamber, reconfiguration of the existing car park and the diversion of a below ground high voltage cable, including landscape and ecological mitigation measures, together with enabling works including the provision of haul roads, materials storage/set down areas, localised road improvements, site compound and welfare facilities and vehicle parking

To GRANT Planning Permission with the following conditions, (subject to no adverse observations being received following an assessment of the Habitat Regulations – comments currently awaited by ecologist to be presented during committee)

- Standard time condition
- In accordance with the Plans
- Submission of updated Construction Environment Management Plan (CEMP)
- Submission of Landscape Environment Management Plan (LEMP)
- Approval of Stonework
- Working Hours
- Archaeology

**Reason(s) Application Reported to Committee:
 Scheme of Delegation**

The application is one that the Director of Planning and Land Management considers to be Major Development or requires an Environmental Impact Statement.

Environmental Impact Assessment (EIA):

The proposed scheme constitutes schedule 2 development under The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 1999, subsequently updated to The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017, therefore an Environmental Statement (ES) has been submitted to support the planning application. The EIA Regulations require this environmental information, as well as representations received about the environmental effects of the scheme, to be taken into account in the determination of the planning application.

Habitats Regulations Assessment (HRA):

As the 'Competent Authority' for the purposes of the Conservation of Habitats and Species Regulations 2017 this Authority is required to undertake a Habitats Regulations Assessment.

An Assessment under the Habitats Regulations has been undertaken, and at the time of writing this committee report the views of the Authority's Ecologist currently awaited. A verbal update will be provided during the committee.

Land Designations / Constraints:

Open Countryside

Site is in the vicinity of

- Migneint-Arenig-Dduallt Special Area of Conservation (SAC), Special Protection Area (SPA) and Site of Special Scientific Interest (SSSI)
- Afon Dyfrdwy a Llyn Tegid (River Dee and Bala Lake) SAC
- Afon Dyfrdwy (River Dee) SSSI

Site Description:

The application site is located on the east side of Llyn Celyn and is accessed by the A4212. The wider area comprises the remainder of Llyn Celyn reservoir and adjacent embankment grassland, steeply sloping open access land to the south and north, and agricultural land and the Afon Tryweryn to the east.

The landscape is characterised by a small-scale field pattern bounded by stock proof fencing, dilapidated dry stone walls, hedges and a small woodland block.

Pylons, overhead powerlines and a small substation lie immediately north of the A4212 that forms the visitor car park's northern boundary.

Proposed Development:

The proposed development is for full planning permission for the construction of an

- auxiliary spillway,
 - catchwater channel and below ground flow measurement chamber,
 - reconfiguration of the existing car park,
 - diversion of a below ground high voltage cable,
 - landscape and ecological mitigation measures, including enhancements by additional planting
 - enabling works including the provision of temporary haul roads,
 - materials storage/set down areas,
 - localised road improvements,
 - Temporary site compound and welfare facilities and vehicle parking
-
- The proposed development will consist of the construction of an auxiliary spillway at the north (left hand side when viewing downstream) of the existing dam, with a new auxiliary overflow weir positioned on the north shoreline of the reservoir.
 - In flood events of magnitude greater than 1 in 10,000 years, the auxiliary overflow weir will allow flood water to enter the auxiliary spillway channel and be conveyed to an outfall point downstream of the dam.
 - The auxiliary spillway channel will be culverted through the dam to limit the visual impact of the structure and to maintain access across the dam crest.
 - The auxiliary spillway will be approximately 260 metres long and will include a 66.6metres long narrow rectangular overflow weir located at the northern shore. The auxiliary spillway wall will vary between 3 metre and 4metres in height.
 - The upstream forebay section of the spillway will be an open channel, with lined internal walls; exposed external walls will be clad with stone. The spillway channel will be culverted through the dam to the outfall. The dam crest tarmac road will be reinstated on the culverted section. The remainder of the culvert walls and roof will be backfilled with site won material, where possible, topsoiled and planted.
 - Fuse gates will be installed to ensure that the auxiliary spillway only operates during an extreme flood event. The fuse gates will be located across the full width of the spillway channel. In an extreme flood event only, the auxiliary spillway would discharge water directly onto the hillside before flowing down to the Afon Tryweryn.

- The existing stone wave wall at the dam crest will be reinstated with a similar stone wall.
- Upon completion of the proposed development, access from the A4212 to the auxiliary spillway and to the existing car park adjacent to the spillway will be reinstated.
- The existing gauge house and channel will be demolished to facilitate the construction of the auxiliary spillway.
- Comprehensive landscaping and ecological mitigation and enhancement measures will be implemented as part of the proposed development.

Enabling works

In order to facilitate the construction of the auxiliary spillway a series of enabling works will be undertaken. The key elements are.

- The private access road from the southern side of the dam will be refurbished and the associated road bridge over the Afon Tryweryn will be strengthened. This will enable alternative access to third party land during the construction works but will remain in place following the works.
- An additional temporary access track will be constructed as part of the works between the existing power station and the proposed auxiliary spillway.
- A series of passing bays will be formed along the site access road from the A4212, via the white water rafting centre, and a former haul road that runs in a south westerly direction from the site access road will be re-opened.
- Materials stockpiles and set down areas will be established on areas of relatively level ground on the northern side of the Afon Tryweryn valley. Smaller stockpile areas will also be established at the existing car park on the northern side of the dam and also at the southern end of the dam.
- A temporary site compound comprising portacabin offices and car parking will be provided to the north and east of the existing power station building.
- Secondary welfare facilities will also be provided at the existing car park on the northern side of the dam

- Following the completion of the proposed development, the temporary haul roads, stockpile and set down areas, site compound and secondary welfare facilities will be removed and the land reinstated, as appropriate.

Background

Identified need and justification for the proposed development

The Reservoirs Act 1975 requires large, raised reservoirs, such as Llyn Celyn, to be inspected at least once every 10 years. The Act states that the inspection report should include recommendations as to measures that should be taken “in the interests of safety”, where applicable. The latest report by the inspecting engineer, Llyn Celyn Reservoir was confirmed as falling within dam category A, as the consequence of a breach of the dam could result in catastrophic damage and potential significant loss of life downstream.

The reservoir and its spillway arrangements need to be designed to safely convey the 1 in 10,000-year event and safety checked against the Probable Maximum Flood.

The auxiliary spillway development now proposed responds to the recommendations arising from the most recent inspection.

Major Development

Section 17 of the Planning (Wales) Act 2015 and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO), as amended, require applicants to carry out pre-application consultation for major development. Major development includes development carried out “on a site having an area of 1 hectare or more” and, thus, the proposed development falls within the pre-application consultation requirement. This should not be confused with the definition of ‘Major Development’ in Strategic Policy B of the LDP – which refers to developments which are of major significance in a UK context e.g. major road building programmes or major energy projects.. This proposal is not considered to be major in that specific context.

The pre-application consultation in respect of the proposed development commenced on 18th July 2022 and closed on 16th September 2022.

Environmental Impact Assessment

The proposed scheme falls under schedule 2 development under The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 1999, (subsequently updated to The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017). In October 2021 the Authority confirmed that the proposed scheme had the potential to give rise to likely significant environmental effects and issued its formal screening opinion stating that due to size (over 1 Hectare) and location within a sensitive area (National Park) the proposed scheme would require an Environmental Impact Assessment (EIA).

A Scoping Report was submitted to the Authority on the 24th January 2022 which set out the proposed approach to the EIA. Following consultation with Natural Resources Wales, Cadw, Gwynedd Archaeological Planning Services and Welsh Government the scope of the EIA was agreed, and the EIA covers the following range of topics:

- Biodiversity and Ecology
- Historic Environment
- Landscape and Visual
- Other Environmental Disciplines

The EIA concluded that the proposed improvements to Llyn Celyn are necessary and there would be no significant Environmental Effects.

Conversely the EIA concluded that there would be adverse effects on the local environment but that these would be mitigated, as far as possible, through the design of the scheme and appropriate mitigation.

Relevant Planning Policies:

Eryri Local Development Plan 2016-2031

SP A:	National Park Purposes and sustainable Development
SP B:	Major Development
SP C:	Spatial Development Strategy
DP 1:	General Development Principles
DP 2:	Development and the Landscape
SP D:	Natural Environment
SP Ff:	Historic Environment
DP 6:	Sustainable Design and Materials
DP 8:	Protection of Non-Designated sites
DP 18:	The Welsh Language and the Social and Cultural Fabric of Communities
SP L:	Accessibility and Transport

Supplementary Planning Guidance

- SPG 1: Sustainable Design in the National Parks of Wales
- SPG 2: General Development Considerations
- SPG 3: Planning and the Welsh Language
- SPG 6: Nature Conservation & Biodiversity
- SPG 13: Landscapes and Seascapes of Eryri
- SPG 14: Obtrusive Lighting

National Policy

- Future Wales: The National Plan 2040
- Planning Policy Wales (Edition 11) 2021

Technical Advice Note 5: Nature Conservation and Planning

Technical Advice Note 12: Design

Technical Advice Note 20: Development and Flood Risk

Technical Advice Note 24: The Historic Environment

Consultations:

Llanycil Community Council	No response
Llandderfel Community Council	No response
NRW	No objection, subject to conditions on Construction and Environmental Management Plan (CEMP) and Landscape Environmental Plan (LEMP)
Gwynedd Highways	No response
Environmental Health	No response
Dŵr Cymru	No comments
GAPS	Comments regarding the submission of method statement. Include conditions on any permission
SaB	Suds approval granted
Ecology	A response to the Habitat Regulation's Assessment is being prepared and will be reported to members during the Committee meeting.

Response to Publicity:

The application has been publicised by way of a site notice, press notice and notification letters to 17 residential properties surrounding the site.

At the time of writing this report, no representations had been received.

Response from Consultees include a response from NRW, who have no objection subject to the imposition of conditions in relation to Construction and Environmental Management Plan (CEMP) and Landscape Environmental Plan (LEMP).

NRW agree with the developer that the proposals are unlikely to result in and adverse effect on site integrity of the SAC's and SPA providing the measures detailed in the application are appropriately secured and implemented. Therefore, there is no objection to the assessment carried out under the Habitat Regulations Assessment legislation. However, this Authority is the competent Authority and the HRA is currently awaited by the Local Planning Authority. The response will be reported verbally to Members during the Committee meeting.

No response has been received from Gwynedd Highways, although the applicant has been discussing the proposal with the Highways Department.

In terms of highways there is an existing access off the A4212 which meets highway standards. The submission includes a Construction Traffic Management Plan which details the measures for controlling construction traffic. The plan has been discussed with Highway Officers.

In view that there is an existing access from the A4212 on to the site there is unlikely to be any highway issues.

2.0 Principle of Development

2.1 Strategic Policy C is generally the policy applied to ascertain the appropriateness of developing in open countryside locations such as this. However, it does not refer to every potential development scenario – and the policy is, perhaps unsurprisingly, silent on engineering works to upgrade existing reservoir infrastructure. However, based on the need for the proposal under the Reservoir Act, officers are satisfied that the principle of the development is considered acceptable.

3.0 Planning Assessment Strategic Policy A

3.1 Strategic Policy A includes reference to the purposes, duty, and 'Special Qualities of the National Park. These purposes are to conserve and enhance the natural beauty, wildlife and cultural heritage of the area, and to promote opportunities for the understanding and enjoyment of the 'Special Qualities of the area by the public. The Authority has a duty in taking forward these purposes to seek to foster the economic and social wellbeing of local communities within the National Park. The 'Special Qualities' which are of most relevance to the proposal include its high-quality landscape, the opportunity to understand and enjoy the National Park, and its varied biodiversity.

3.2 The delivery of the Scheme will enable Dŵr Cymru / Welsh Water to address extreme flood events to ensure the integrity of the dam and protect downstream communities. The Scheme would provide the local community protection from the impacts of flooding.

3.3 The proposal will not have a detrimental effect on the 'Special Qualities' of the National Park

Strategic Policy D – Natural Environment

3.4 It has been designed to protect and where practicable enhance the local natural environment, taking public views and other landscape features into account.

3.5 The applicant has carried out an Appropriate Assessment of the proposal within the HRA that concludes that there will be no adverse effect on the integrity of the SACs and SPA near the site. Taking into account mitigation, the ES concludes that the proposal would have a neutral and not significant effect on statutory designated sites and non-statutory designated sites. NRW broadly agree with this conclusion. However, as the statutory 'Competent Authority' under the Habitats Regulations Assessment legislation, the National Park Authority must confirm that they are satisfied that the proposal will not have any likely significant effects on the integrity of the SAC. At the time of writing, I have yet to receive this response – although I hope to be able to verbally present this on the day.

3.6 The proposed development will result in the loss of 2.94ha of existing habitats, however ecological mitigation is proposed, and the residual impacts following their implementation is considered to be 'not significant' for all habitats, except one.

3.7 The proposed development will impact on the following Habitats of Principal Importance:

3.8 The proposed development will result in the loss of 2.94ha of existing habitats, however ecological mitigation is proposed, and the residual impacts following their implementation is considered to be 'not significant'

3.9 The proposed development will result in the loss of 2.94ha of existing habitat for breeding bird habitat, such as trees, scrub, hedgerow and ground nesting bird habitat, such as grassland, which are all abundant in the wider area. However, ecological mitigation is proposed and the residual impacts following their implementation is considered to be 'not significant'

- 3.10 Disturbance impacts will be short-term, during the construction period only. Habitat loss will be temporary, with grasslands and wetlands being affected medium term. However, loss of breeding bird habitat within scrub and trees would be longer term c.3-5 years following post construction, re-establishment time.
- 3.11 In terms of bats, no roosts will be permanently lost due to construction activities. There will be foraging and commuting habitat loss during construction. However, given the amount of suitable connecting habitat available around the construction site, fragmentation of foraging and commuting routes will not be realised. Habitat loss will result in a temporary minor negative adverse impact on the bat assemblage at the national level. This will lead to a potential effect that is Moderate Adverse and Significant.
- 3.12 The proposed development will deliver the following ecological mitigation measures.
- A 2:1 replacement ratio for trees lost will be implemented;
 - Native woody vegetation species will be planted which are in keeping with the character of the surrounding landscape and habitat;
 - Brush piles will be created in areas outside the immediate footprint of works to provide some nesting and cover resources for birds to use immediately;
 - Installation of nest boxes to support nesting redstart, swifts and pied flycatcher;
 - Creation of log piles for the creation of dead wood habitat and refugia for invertebrates and improve foraging opportunities for bats;
 - Installation of bat boxes; and
 - Creation of refugia and hibernacula for reptiles, such as piles of arisings from vegetation clearance, loosely stacked timber or brush.
- 3.13 The residual impact on all habitats (with the exception of Lowland dry acid grassland) following implementation of these mitigation measures is considered to be 'not significant'.
- 3.14 The proposed development has been designed to mitigate against ecological impacts as far as reasonable possible, however given the location of the proposed development cannot be changed, the adverse impact upon Lowland dry acid grassland is considered unavoidable.

- 3.15 It is acknowledged that there will be a loss of habitat, which is unavoidable. However, there are significant ecological mitigation and enhancement which in officers' opinion outweighs the loss. This element of the proposal is considered acceptable and complies with the requirements of the policy.

Strategic Policy Ff – Historic Environment

- 3.16 Through careful design, the Scheme would respect the site and surroundings in terms of the siting, layout, scale, form, character, design, materials and aspect. It has been designed to protect and where practicable enhance the historic environment.
- 3.17 The location of the spillway and its outfall have been positioned as such to avoid the Grade II listed buildings (Tŷ Uchaf and the barn range at Tŷ Uchaf), should the spillway operate.

Development Policy 1 – General Development Considerations

- 3.18 Development Policy DP1 sets out general development principles and states that in order to conserve and enhance the 'Special Qualities' and purposes of the National Park, development proposals must satisfy the detailed criteria of the policy.
- 3.19 In relation to this proposal criteria i, iv, v, vi, xi, ix and iv, are relevant.
- 3.20 I am satisfied that the proposal is compliant with the above criteria and therefore satisfies the requirements of the policy and will not have a permanent harm on the 'Special Qualities' of this part of the National Park.
- 3.21 The proposal complies to the relevant criteria of DP1

Development Policy 2 – Development and the Landscape

- 3.22 A Landscape and Visual impact Assessment has been undertaken to assess the visual impact of the works upon the local landscape.
- 3.23 The assessment predicts Moderate adverse landscape effects (temporary) during the construction phase and Minor adverse landscape effects during the operational phase. Effects upon visual amenity are predicted to be Moderate adverse, reducing to Minor adverse with embedded and post construction mitigation measures. Having assessed these, I would agree that in my opinion this would appear to be a reasonable conclusion. NRW as statutory advisor are also in agreement with the developer's conclusion on this issue.

- 3.24 The landscape and visual implications of the proposed scheme have been considered through a landscape and visual impact assessment. The site lies within the Dark Sky Reserve. The proposal responds to this context through careful siting and design, such that the proposals would be well integrated with the site locality and would result in only minor alteration to local landscape character and views of the area.
- 3.25 A significant length of the spillway is to be culverted, resulting in a minimal visual impact on the landscape.
- 3.26 Dark skies reserve will not be impacted by the scheme post construction as no artificial lighting is to be constructed as part of these works.
- 3.27 The construction of the Scheme is anticipated to start in Spring 2023 and be completed by 2025.

Potential landscape impacts

The potential landscape impacts during construction include:

- The temporary presence of construction traffic, construction plant and equipment;
- Excavation resulting in temporary and permanent change in the landform;
- The temporary presence of construction compounds and temporary security fencing;
- The temporary presence of construction activity, leading to elevated noise and movement; and
- The temporary presence of floodlighting for work during hours of darkness.

Potential visual impacts

The potential visual impacts during construction include:

- The temporary presence of construction traffic, construction plant and equipment in views;
- The temporary presence of floodlighting for work during hours of darkness; and
- The temporary presence of construction compounds and temporary security fencing in views.

- 3.28 Mitigation to minimise the effects of the scheme on landscape character and visual amenity were developed through consultation with NRW's Landscape Officer and iterative design. In terms of retaining the local character and protecting the visual amenity, the key elements of design consideration for the proposed development include:
- Proposing a covered culvert, as opposed to open channel;
 - The design and use of appropriate materials and finishes; and
 - Topographic reinstatement and planting that reflects the landscape character setting.
- 3.29 The location, size and volume of the culvert is dictated by the overflow water capacity needed. A review of the originally designed shallow, open, concrete channel, was undertaken following a landscape site survey. The subsequent design evolution resulted in the following alterations to limit potential landscape and visual impacts:
- The spillway outfall has been located at the top of the hillside, instead of the conventional solution of extending it to the River Tryweryn, resulting in a significantly smaller footprint;
 - The open channel has been lowered in elevation and a significant length of the spillway is to be culverted, resulting in a minimal visual impact on the landscape;
 - Construction of an above ground structure to replace the existing Hesgyn catchwater gauge house has been avoided with a below ground only solution;
 - Other hard engineering elements have been reviewed and removed where possible e.g., pen stocks;
 - Protective barrier railings and walls have been reduced to the minimum and replaced with stock proof fencing where possible;
 - Exterior wall finishes where more visible will be of stone cladding, and internal wall finishes will be concrete form lined using a pattern to match existing; and
 - Site derived boulders (unknown quantities) are included to: – Match existing boulders placed at regular centres demarcating the road;
- 3.30 Officers concur with the assessment of effects and conclusions in that there will be some noticeable landscape and visual disturbance would occur during the construction phase, but on scheme completion and re-establishment of grass slopes, scrub and tree planting, we expect the scheme to integrate reasonably well with the valley and existing reservoir infrastructure, with no residual significant effects on the landscape character of the National Park.

Development Policy 6 – Sustainable Design and Materials

- 3.31 The spillway outfall has been located at the top of the hillside, resulting in a smaller footprint. The footprint of the spillway has been reduced through the construction of a physical hydraulic model, reducing the overall spillway length and the width of the channel. This has reduced the extent of excavation required and the volume of concrete required.
- 3.32 A significant length of the spillway is to be culverted, resulting in a minimal visual impact on the landscape.
- 3.33 Site won materials are to be reused on site where possible, enhanced by the section of culverted spillway. This has reduced both offsite disposal of materials and imported materials. The proposal will reuse excavated boulders to demarcate boundaries where possible.
- 3.34 Reuse of excavated boulders to demarcate boundaries where possible.
- 3.35 In consideration that sustainable design has been a key to the proposals will involve a smaller footprint of the slipway. This and in consideration that re-use excavated materials where possible, officers are satisfied that the proposal complies to DP 6

Development Policy 7 – Listed and Traditional Buildings

- 3.36 During the construction of the Scheme, there are likely to be temporary impacts to the heritage value/significance of the Barn Range at Tŷ Uchaf and Ciltalgarth and adjoining Agricultural buildings resulting from changes to their setting. This is owing to increased noise and vibration levels during the construction of the Scheme and from the presence of construction vehicles and compounds.
- 3.37 Tŷ Uchaf and associated buildings are Listed Grade II buildings. The property is located 250 metres from the application site. Ciltalgarth is a Grade II Listed Building located over 500m from the application site.
- 3.38 There will be no permanent effect on the setting of the Listed Buildings as a result of the proposal, and I am satisfied that the proposal complied with Development Policy 7

Development Policy 8 – Protection of Non-Designated Sites

- 3.39 This assessment concluded that there is low potential for archaeological remains dating to the prehistoric to medieval period. There is medium potential for archaeological remains relating to the post-medieval period. There is a medium to high potential for archaeological remains relating to construction of the reservoir itself, which comprises most of the Tryweryn Valley

- 3.40 Gwynedd Archaeological Planning Service have recommended that Archaeological mitigation needs to take place in the form of a targeted watched brief and appropriate conditions will be imposed to ensure that archaeological investigation takes place. I am therefore satisfied that this will satisfy the requirements of DP 8.

DP18 - The Welsh Language and the Social and Cultural Fabric of Communities

- 3.41 The history of the reservoir and associated events are important to local and national identity and continue to elicit emotional responses for many today. This has been taken into consideration throughout the Scheme's lifetime and has been discussed through consultation with Authority.
- 3.42 The supporting Planning Statement identifies enhancement measures that will be incorporated as part of the proposed development (i.e., Bilingual information boards outlining the history of the reservoir and providing information regarding the natural history of the area).
- 3.43 It is considered that the enhancement measures complies with the requirement of the policy.

Strategic Policy L: Accessibility and Transport

- 3.44 The known recreational routes located around the site have been identified. The Scheme would not disrupt the existing recreational route that runs along the southern boundary of the reservoir.
- 3.45 With regards to accessibility and transport there would be no impact from the Scheme during the operational phase.
- 3.46 During the construction phase, there would be a temporary short term increase in traffic flows due to the delivery of plant and construction materials, construction vehicles as well as construction employee vehicles.
- 3.47 The traffic flows as detailed in the Construction Traffic Management indicate the following Aggregate 20/week (peak 15/day), Concrete 18 months 20/week (peak 35/day), Reinforcement (to site) 3/month, Site Traffic (cars/vans) 15/day Site Traffic (materials 36/day (peak) Waste Disposal 8/day
- 3.48 Construction vehicles movements (materials, goods, and workers) would be managed to minimise disruption to other road users. This includes use of the dedicated construction routes, as well as dedicated staff parking areas to reduce impact upon the local community.
- 3.49 A Construction Traffic Management Plan has been produced for the Scheme in agreement with Gwynedd County Council Highways

3.50 Whilst no response has been received from Gwynedd Council Highways, they have been involved with the Construction Traffic Management Plan and on this basis I am satisfied that the temporary impacts of movements to and from the site are acceptable

4.0 Conclusion

4.1 It has been confirmed following an inspection of the dam at Llyn Celyn Reservoir it has been categorised as dam category A, which means that the consequence of a breach of the dam could result in catastrophic damage and potential significant loss of life downstream. Under this classification, the reservoir and its spillway arrangements need to be designed to safely convey the 1 in 10,000-year event and safety checked against the Probable Maximum Flood. The development proposed responds to recommendations arising from the most recent statutory inspection.

4.2 The proposed development involves significant ecological and landscape mitigation and the adverse impacts of the proposed development have been mitigated as far as possible.

4.3 Whilst it is recognised that the proposed development will give rise to an adverse impact on a Habitat of Principle Importance (Lowland dry acid grassland), this harm is outweighed by the benefits of the scheme which will provide significant ecological mitigation and biodiversity enhancement to deliver an overriding community benefit in terms of public safety.

4.4 There will be some noticeable landscape and visual disturbance during the construction phase, but on scheme completion and re-establishment of grass slopes, scrub and tree planting, it is expected the scheme to integrate reasonably well with the valley and existing reservoir infrastructure, with no residual significant effects on the landscape character of the National Park.

4.4 There have been no statutory or third party objections to the proposal and it is recognised that in consideration of the need for the proposed development and there is no conflict with adopted policies it is recommended that conditional permission is granted.

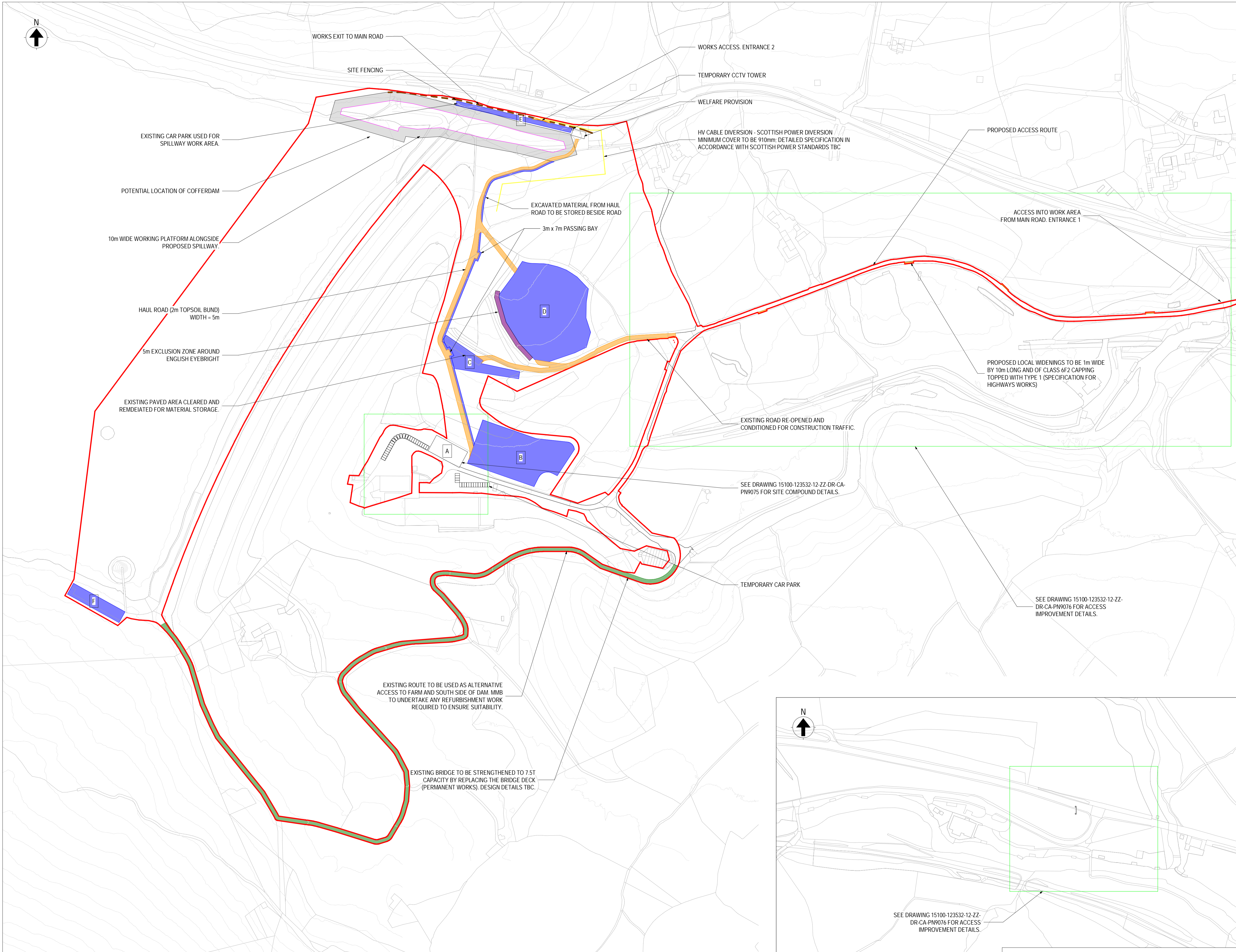
RECOMMENDATION: To Authorise the Director of Planning and Land Management to grant conditional planning permission, subject to no adverse observations being received as a result of an assessment under the Habitat Regulations

NOTES:

1. ALL DIMENSIONS ARE SHOWN IN MILLIMETRES (mm) UNLESS NOTED OTHERWISE.
2. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING.
3. DRAWING FOR PLANNING APPLICATION TO SNOWDONIA NATIONAL PARK AUTHORITY ONLY. NOT TO BE USED FOR ANY OTHER PURPOSE.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH INFORMATION PROVIDED AS PART OF THE PLANNING APPLICATION FOR THE WORKS.

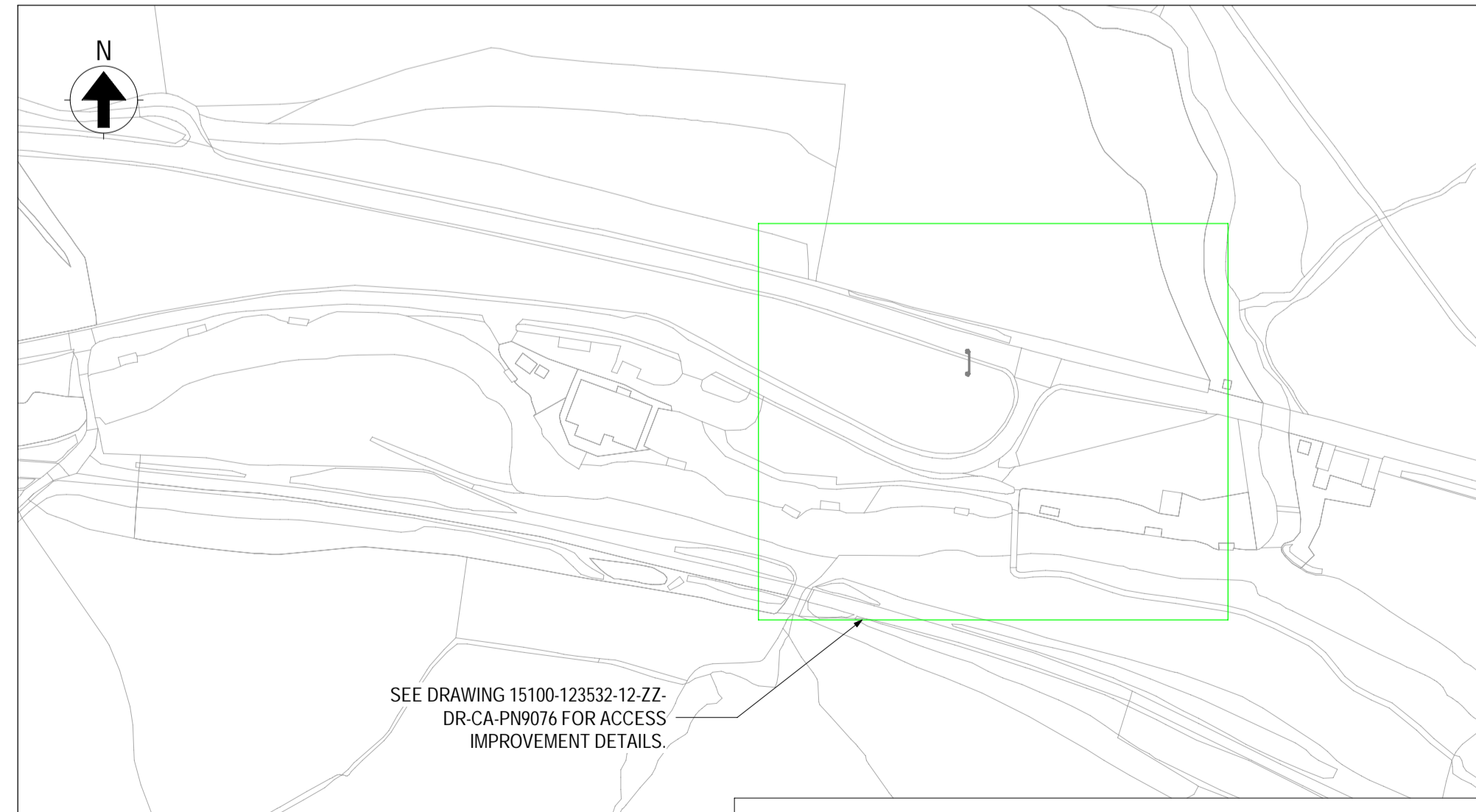
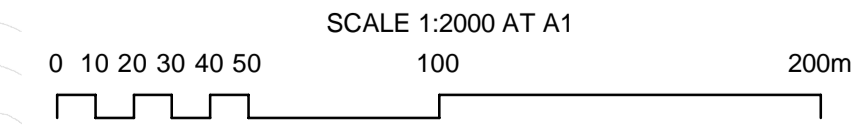
KEY:

- TEMPORARY HAUL ROAD TO BE CONVERTED FOLLOWING THE WORKS TO A ROUGH SEEDED ACCESS TRACK
- TEMPORARY STOCKPILE/STORE AREA WITH LETTERS AS REFERENCED IN THE MATERIALS MANAGEMENT PLAN
- TEMPORARY SITE HOARDING
- PLANNING APPLICATION SITE BOUNDARY
- PROPOSED SPILLWAY OUTLINE



ENABLING WORKS PLAN

1 : 2000



ENABLING WORKS - SITE ENTRANCE

1 : 2000

P06	27.06.22	LE	FOR INFORMATION	SRG	MJM	07.10.22
P05	27.06.22	LE	FOR INFORMATION	SRG	RE	27.06.22
P04	09.06.22	LE	FOR INFORMATION	SRG	MJM	24.06.22
P03	08.03.22	LE	FOR INFORMATION	SRG	MJM	20.05.22
P02	02.12.21	LE	FOR INFORMATION	JE	MJM	25.01.22
P01	02.12.21	DR	FOR INFORMATION	JE	MJM	07.12.21
Rev.	Date.	BIM.	Description.	Chk.	App.	Iss Date.



Project Name: LLYN CELYN SECTION 10 MITIOS WORKS

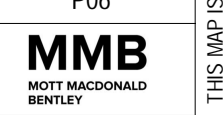
Drawing Title: ENABLING WORKS

Suitability: FOR INFORMATION Suitability Code: S2

Originator: LE Designer: JJ Date: 27.10.21

Internal Project Number: ST39 Scale: 1 : 2000 @ A1 Rev: P06

Drawing Number: B15100-123532-12-ZZ-DR-CA-PN9008



Our Cymru Cyl gives this information as to the position of its underground apparatus by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus and any onus of locating the apparatus before carrying out any excavations rests entirely on you. It must be understood that the furnishing of this information is entirely without prejudice to the provisions of the New Roads and Streetworks Act 1991 and of the Company's right to be compensated for any damage to its apparatus.

Our Cymru Cyl has no duty to identify private apparatus and the information as to the position of the private apparatus is given by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to the correctness is relied upon. Not all private apparatus is identified but their presence should be anticipated.

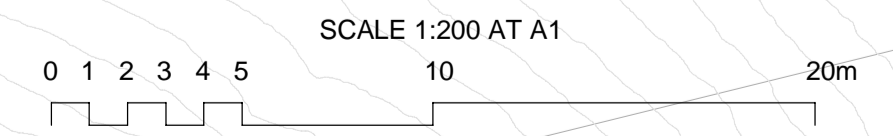
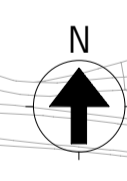
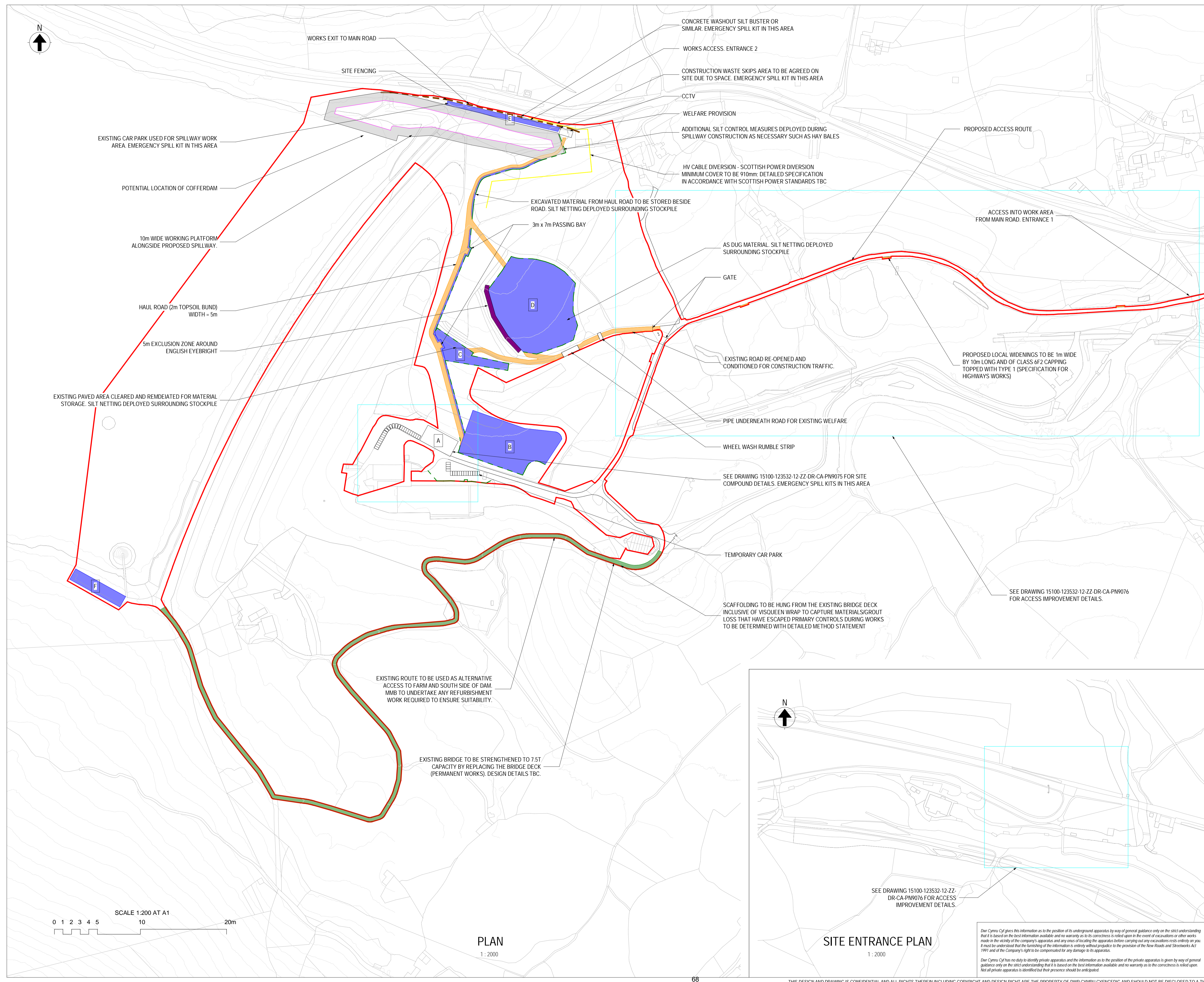
THIS MAP IS BASED UPON THE ORDNANCE SURVEY MATERIAL WITH THE PERMISSION OF HER MAJESTY'S STATIONARY OFFICE. © CROWN COPYRIGHT 2015. LICENSE NUMBER: 10011934

NOTES:

1. ALL DIMENSIONS ARE SHOWN IN MILLIMETRES (mm) UNLESS NOTED OTHERWISE.
2. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING.
3. DRAWING FOR PLANNING APPLICATION TO SNOWDONIA NATIONAL PARK AUTHORITY ONLY. NOT TO BE USED FOR ANY OTHER PURPOSE.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH INFORMATION PROVIDED AS PART OF THE PLANNING APPLICATION FOR THE WORKS.

KEY:

- TEMPORARY HAUL ROAD TO BE CONVERTED FOLLOWING THE WORKS TO A ROUGH SEEDED ACCESS TRACK
- TEMPORARY STOCKPILE/STORE AREA WITH LETTERS AS REFERENCED IN THE MATERIALS MANAGEMENT PLAN
- TEMPORARY SITE HOARDING
- PLANNING APPLICATION SITE BOUNDARY
- PROPOSED SPILLWAY OUTLINE
- POLLUTION PREVENTION MEASURES SILT NETTING



PLAN
1 : 2000

SITE ENTRANCE PLAN
1 : 2000

P01	09.08.22	LE	FOR INFORMATION	KM	MJM	10.10.22
Rev.	Date.	BIM.	Description.	Chk.	App.	Iss Date.



Project Name: LLYN CELYN SECTION 10 MITIOS WORKS

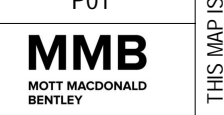
Drawing Title: POLLUTION PREVENTION PLAN SITE WIDE AREA

Suitability: FOR INFORMATION Suitability Code: S2

Originator: LE Designer: GLC Date: 09.08.22

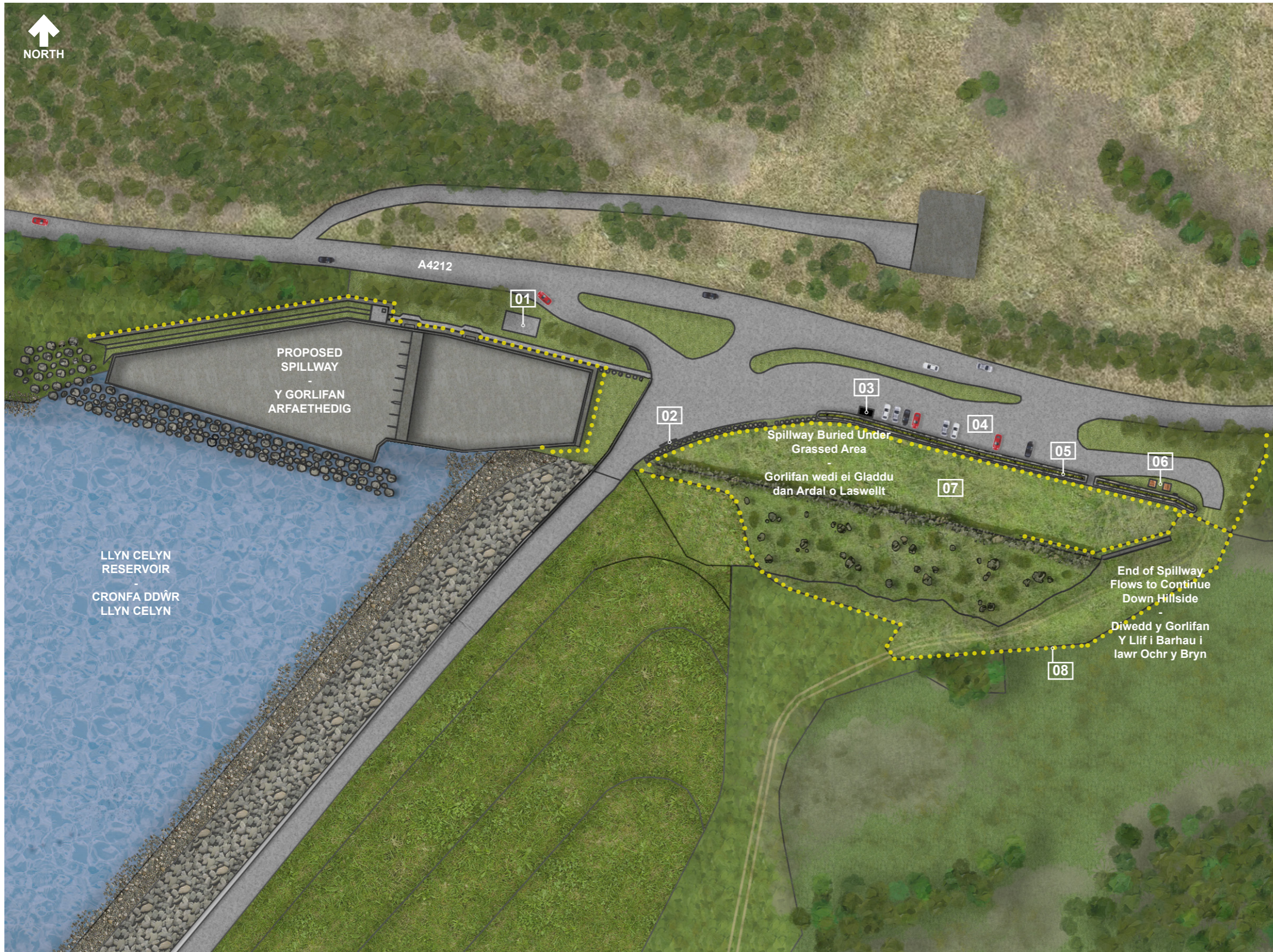
Internal Project Number: ST39 Scale: 1 : 2000 @ A1 Rev: P01

Drawing Number: B15100-123532-12-ZZ-DR-CA-SE9106



Our Cymru Cyl gives this information as to the position of its underground apparatus by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus and any onus of locating the apparatus before carrying out any excavations rests entirely on you. It must be understood that the furnishing of the information is entirely without prejudice to the provision of the New Roads and Streetworks Act 1991 and of the Company's right to be compensated for any damage to its apparatus.

Our Cymru Cyl has no duty to identify private apparatus and the information as to the position of the private apparatus is given by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to the correctness is relied upon. Not all private apparatus is identified but their presence should be anticipated.



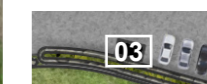
Potential Memorial Area
Future memorial to be covered within a separate planning application



Ardal Bosibl i Godi Cofeb
Y gofeb i ddod o fewn cwmpas cais cynllunio ar wahân yn y dyfodol



Proposed Information Sign
Location for 3 x A0 information signs exact location and design to be confirmed



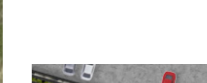
Hysbysfwrdd Arfaethedig
Lleoliad 3 x hysbysfwrdd arddangos maint A0, yr union lleoliad a dyluniad i'w cadarnhau



Proposed Bike Rack
Location for bike rack in car parking area



Rhestl Beics Arfaethedig
Lle i osod rhestl beics yn y maes parcio



Existing Car Parking Area
Car park area return to existing condition after construction period



Y Maes Parcio Cyfredol
Y maes parcio i'w ddychwelyd i'w gyflwr presennol ar ddiwedd y cyfnod adeilad

Spillway Buried Under Grassed Area

Gorliffan wedi ei Gladdu dan Ardal o Laswellt

End of Spillway Flows to Continue Down Hillside

Diwedd y Gorliffan Y Llif i Barhau i lawr Ochr y Bryn



Proposed Clawdd
Clawdd wall with native hedge to demarcate edge of car parking area

Clawdd Arfaethedig
Wal glawdd â pherth brodorol i nodi ymyl y maes parcio

Proposed Picnic Area
Picnic tables located in this area with litter bins

Ardal Bicnic Arfaethedig
Gosodir byrddau picnic yn yr ardal hon ynghyd â biniau sbwriel

Proposed Wildflower Seeding
Area to be seeded with wildflower mix covering culvert

Hadu Blodau Gwyllt Arfaethedig
Yr ardal i'w hadu â chymysgedd o flodau gwyllt i orchuddio'r cwlfer

Proposed Stock Proof Fencing Ffens Atal Da Byw Arfaethedig

Wider Scheme Planting Areas
Proposals to plant 142 trees Common Oak (*Quercus robur*).

Ardaloedd Plannu'r Cynllun Ehangach
Mae cynnig i blannu 142 o Goed Derw Coedynnog (*Quercus robur*).

Llyn Celyn Reservoir

Public Visuals

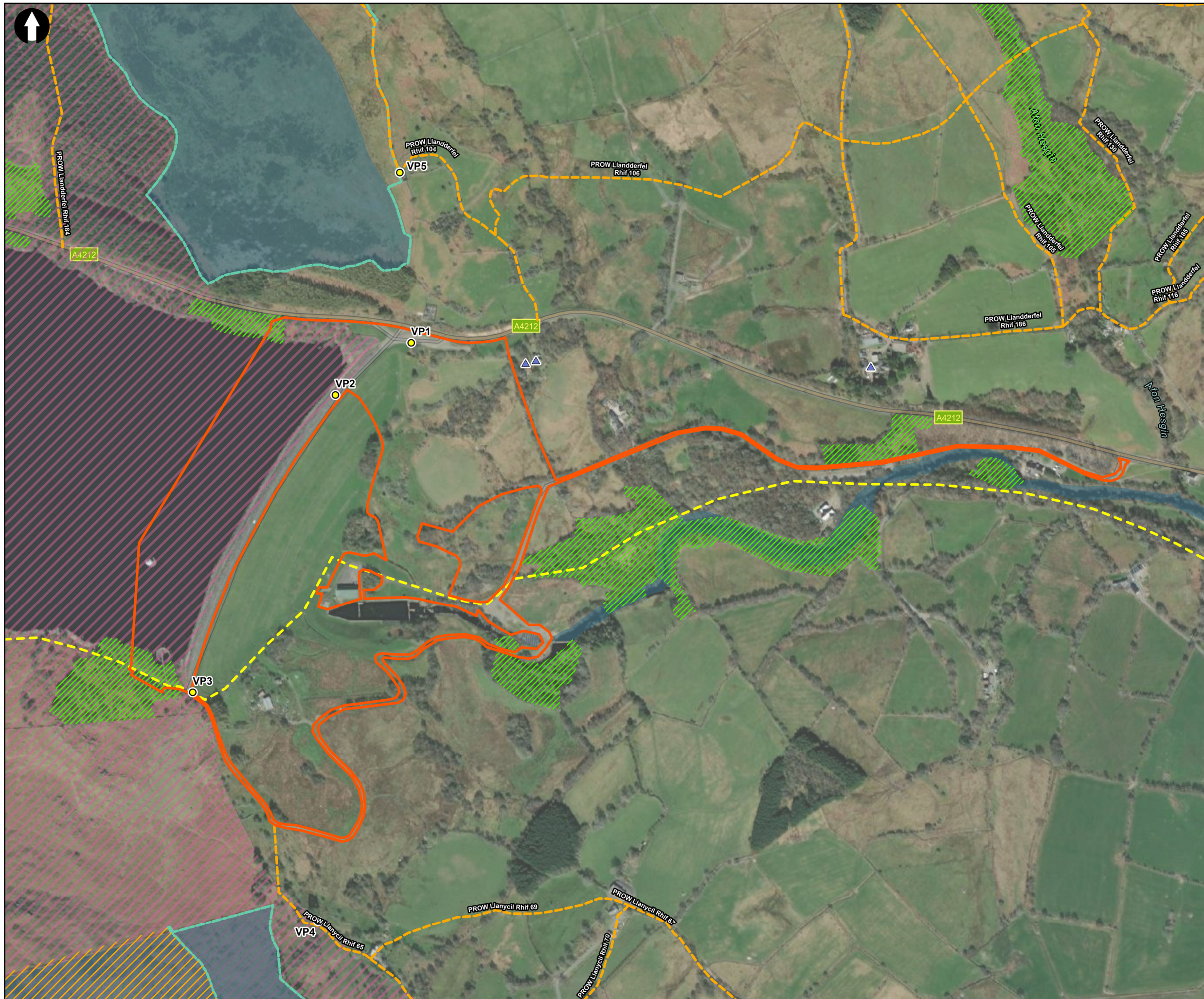
B15100-102365-12-ZZ-DR-LA-PN9107



NOTES:
Landscape Plan based on B15100-123532-12-ZZ-DR-CA-PN9077 (14.04.22)
No dimensions are to be scaled from this drawing.
Drawing for Planning Application to Snowdonia National Park Authority only. Not to be used for any other purpose.
This drawing should be read in conjunction with information provided as part of the planning application for the works.

Rev	Date	Drawn	Description
P1	30.08.2022	MW	First issue
P2	29.09.2022	OJ	Welsh language added
P3	12.10.2022	OJ	Updated to client comments

Checked	Approved
OJ	PW
OJ	PW
OJ	PW



Key to Symbols

- Landscape Viewpoints
- Application Boundary
- Bala - Trawsfynydd Recreational Route
- Public Right of Way (PROW)
- Open Access - Open Country - Other Statutory Land
- Open Access - Open Country
- ▲ Listed Building - Grade II
- Ancient Woodland
- Special Area of Conservation
- Dark Sky Reserve Core Zone

Notes

Esri, Intermap, NASA, NGA, USGS, Maxar, Microsoft, Esri Community Maps Contributors, Esri UK, Esri, HERE, Garmin, Foursquare, GeoTechnologies, Inc, METI/ NASA, USGS, Esri UK, Esri, HERE, Garmin, Foursquare, METI/NASA, USGS

Data Source:
Mott MacDonald (2022); Landscape Viewpoints, Application Boundary, Bala - Trawsfynydd Recreational Route and Dark Sky Reserve
Natural Resources Wales (2022); Public Rights of Way, Open Access, Listed Buildings, Ancient Woodland, Special Area of Conservation and National Park

Rev	Date	Drawn	Description	Ch'k'd	App'd
01	24/06/2022	OJ	For Information	MB	PW

MOTT MACDONALD

Mott MacDonald, Floor 3
1 Whitehall Riverside
Leeds
LS1 4BN
T +44 (0)113 3946700
W mottmac.com

Client

Capital Delivery Alliance
 Cynghrair Cyflawni Cyfalaf

Title

Llyn Celyn Reservoir
Landscape and Visual Considerations
Plan

Designed	O Judge	Check	M Brewster
Drawn	O Judge	Coordination	M Brewster
GIS Check	O Judge	Approved	P Wyeth
Scale at A3	Status	Rev	Security
1:10,000	PLANNING	01	STD

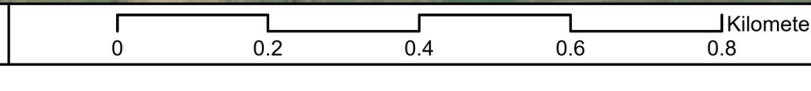
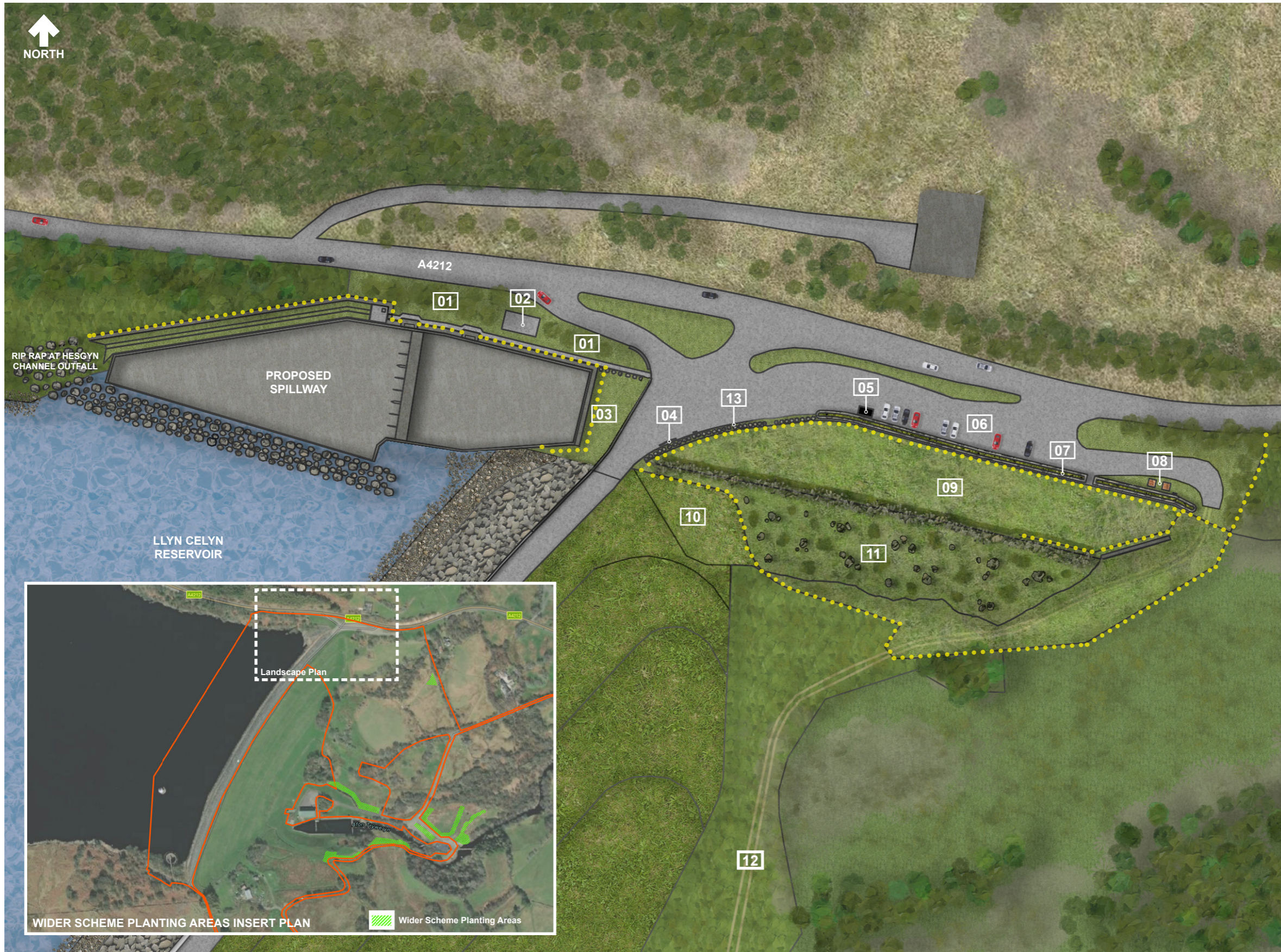






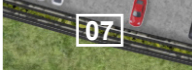
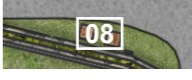








Figure Reference
B15100-102365-12-ZZ-DR-NA-PN9091



-  **Proposed Native Planting**
Planting to screen the proposed spillway from the A4212 and join existing woodland belt
-  **Potential Memorial Area**
Future memorial to be covered within a separate planning application
-  **Proposed Grassed Area**
Area to be seeded and mowed resulting in a short grass finish to this space
-  **Proposed Information Sign**
Location for 3 x A0 information signs exact location and design to be confirmed
-  **Proposed Bike Rack**
Location for bike rack in car parking area
-  **Existing Car Parking Area**
Car park area return to existing condition after construction period
-  **Proposed Clawdd**
Clawdd wall with native hedge to demarcate edge of car parking area
-  **Proposed Picnic Area**
Picnic tables located in this area with litter bins
-  **Proposed Wildflower Seeding**
Area to be seeded with wildflower mix covering culvert
-  **Proposed Short Grass**
Area to be filled to embankment face and grass to be maintained to match
-  **Backfilled Spillway Planting**
Finished through wildflower seeding, native shrub planting and exposed boulders to match context
-  **Proposed Access Track**
Rough access track to provide access, details and exact route TBC
-  **Boulders To Match Existing Demarcating Road Edge**
-  **Proposed Stock Proof Fencing**

Wider Scheme Planting Areas
Proposals to plant 142 trees Common Oak (*Quercus robur*) in the areas as shown in the Wider Scheme Planting Areas Insert Plan, to the specification below.

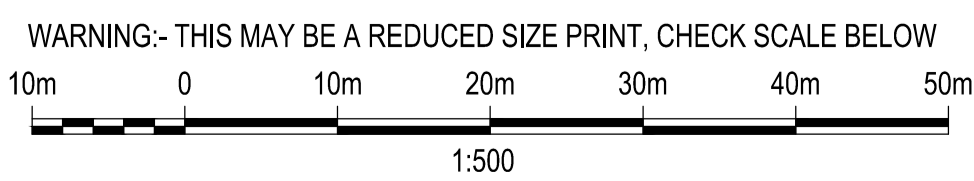
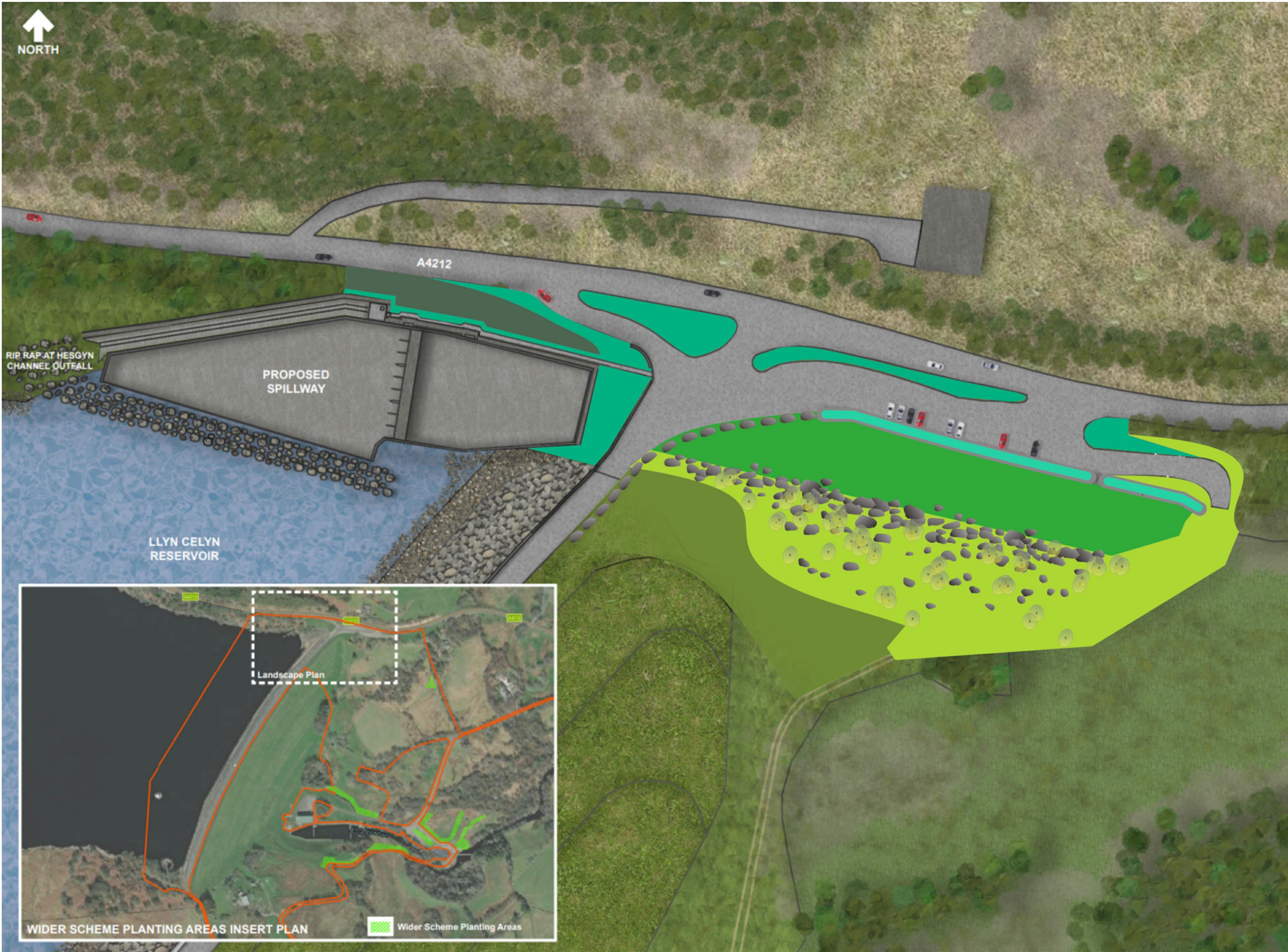
Girth (cm)	Height (cm)	Root Zone	Specification
6-8	250-300	Bare root	2x; Light Standard; clear stem 150-175cm; 3 breaks

NOTES:

1. ALL DIMENSIONS ARE SHOWN IN MILLIMETRES (mm) UNLESS NOTED OTHERWISE.
2. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING.
3. DRAWING FOR PLANNING APPLICATION TO SNOWDONIA NATIONAL PARK AUTHORITY ONLY. NOT TO BE USED FOR ANY OTHER PURPOSE.
4. REFER TO PLANNING APPLICATION FOR FURTHER INFORMATION.
5. THIS DRAWING TO BE READ IN CONJUNCTION WITH LLYN CELYN LANDSCAPE SPECIFICATION, DOCUMENT REF: B15100-123532-12-XX-SF-NA-EI0249

LEGEND:

- TREE AND SHRUB MATRIX PLANTING @ 1 PLANT/m² IN SPECIES GROUPS OF 3. OVERALL AREA 412m².
- AGRICULTURAL GRASS SEED TO AREAS OF MAKING GOOD. TOPSOILED WITH RIDGED SURFACE APPROXIMATE. OVERALL AREA 1510m².
- SHORT AMENITY GRASS SEED ON TOPSOIL WITH SMOOTH SURFACE TO REINSTATED CAR PARK AREAS APPROXIMATE. OVERALL AREA 1170m².
- GREEN HAY SPREAD ON SUBSOIL WITH RIDGED SURFACE. OVERALL AREA 3180m².
- SITE STRIPPED TURF LAID ON SUBSOIL WITH RIDGED SURFACE. OVERALL AREA 2085m².
- EMBANKMENT PLANTING IN RANDOM GROUPS OF 1 TO 5. OVERALL 53No
- COLLAPSED DRY STONE WALLING
- ROAD DEMARCATION BOULDERS APPROXIMATE OVERALL LENGTH 140 lin m
- CLAWDD. OVERALL LENGTH 100 lin m



PLAN
SCALE - 1:500

P01	05.10.22	LE	FOR INFORMATION	KM	MJM	10.10.22
Rev.	Date	BIM	Description	Chk.	App.	Iss Date

Capital Delivery Alliance
Cynghrair Cyflawni Cyfalaf
Ty Awen, Spooner Close, Coed Kernew, Newport, NP108FZ

Project Name: LLYN CELYN SECTION 10 MITIOS WORKS

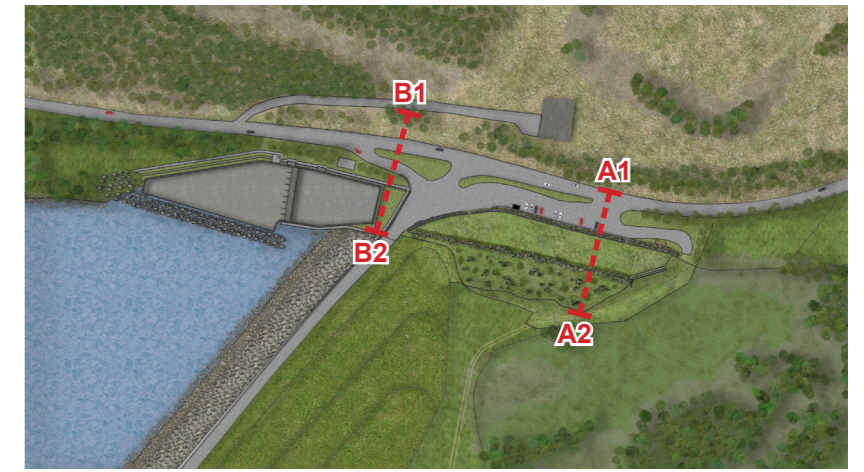
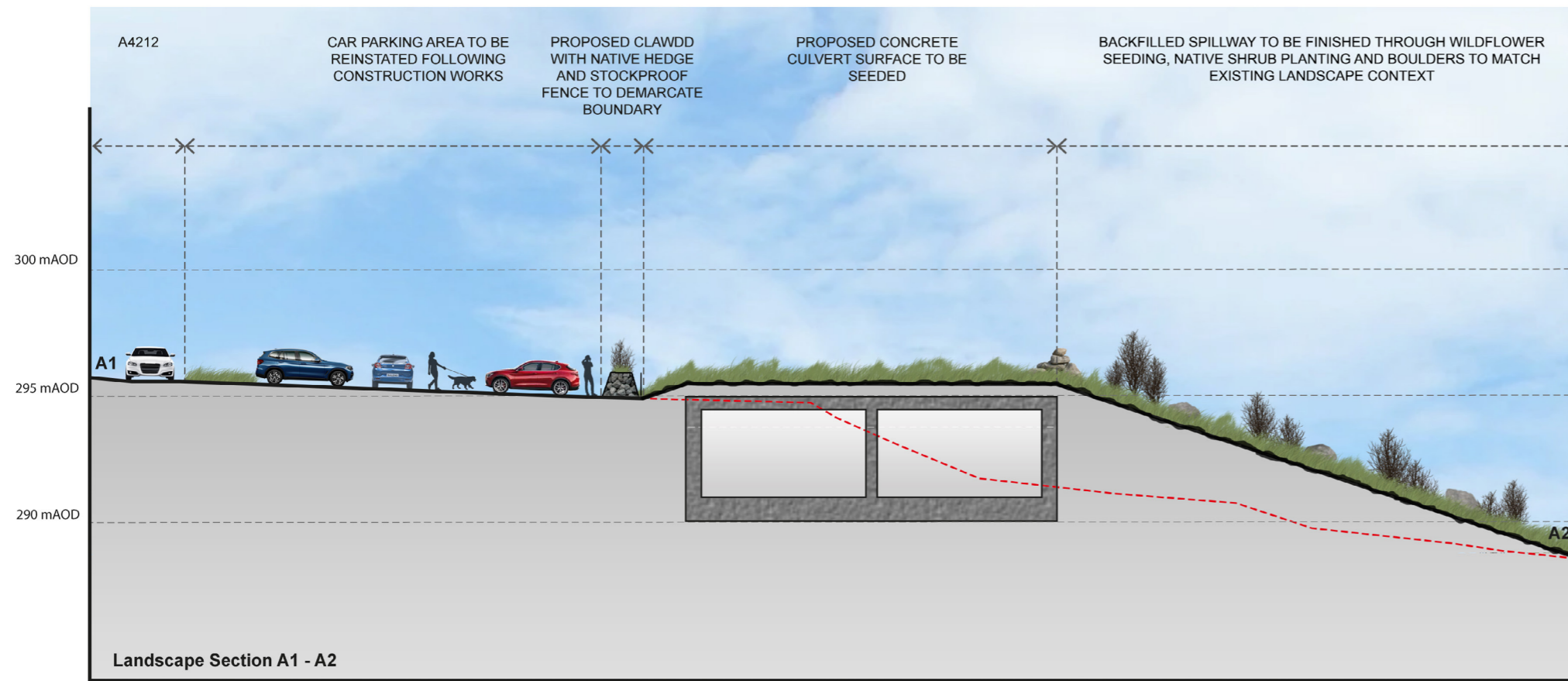
Drawing Title: DETAILED PLANTING PLAN

Suitability:	FOR INFORMATION	Suitability Code:	S2
--------------	-----------------	-------------------	----

Originator:	LE	Designer:	SRG	Date:	05.10.22
Internal Project Number:	ST39	Scale:	1:500 @ A1	Rev.	P01
Drawing Number:	B15100-123532-12-ZZ-DR-NA-PN8117				

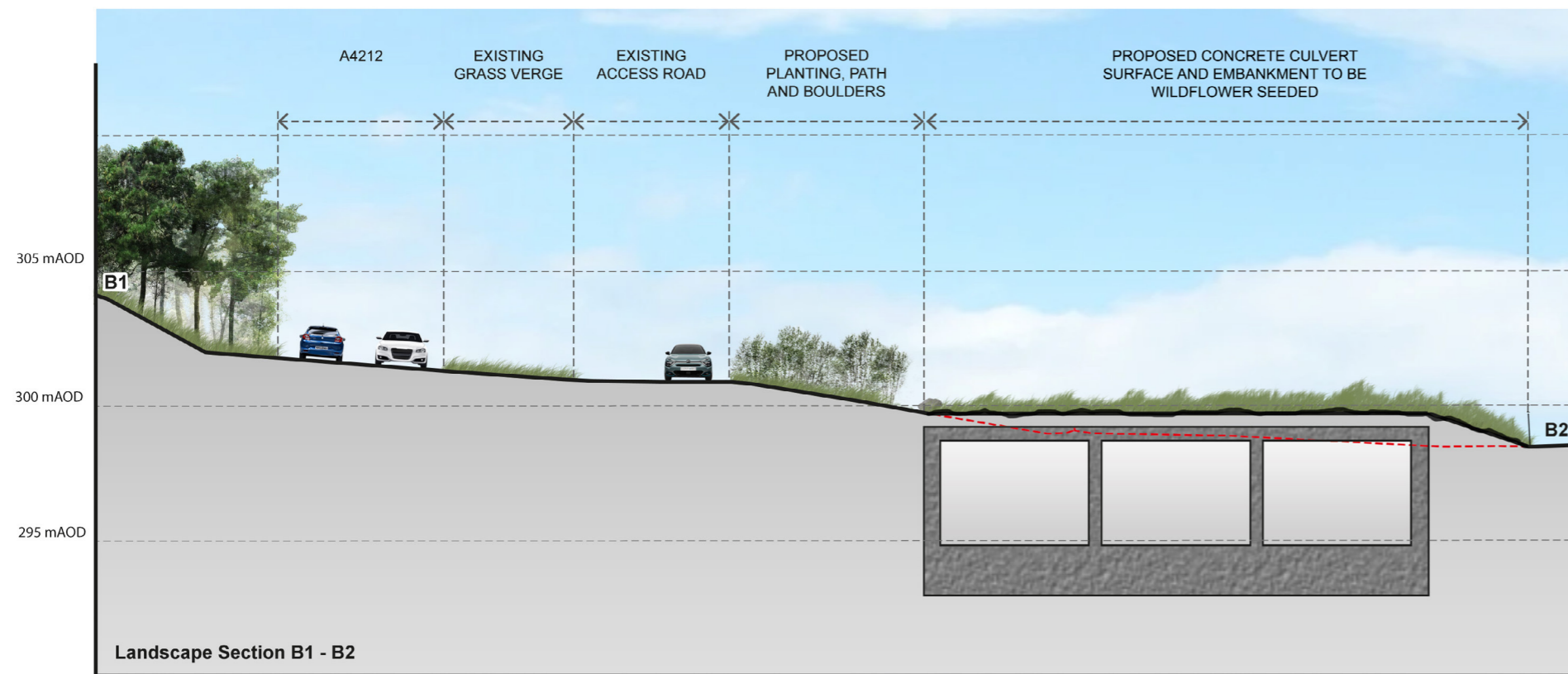
Dwr Cymru Cyl gives this information as to the position of its underground apparatus by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus and any onus of locating the apparatus before carrying out any excavations rests entirely on you. It must be understood that the furnishing of the information is entirely without prejudice to the provision of the New Roads and Streetworks Act 1991 and of the Company's right to be compensated for any damage to its apparatus.

Dwr Cymru Cyl has no duty to identify private apparatus and the information as to the position of the private apparatus is given by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon. Not all private apparatus is identified but their presence should be anticipated.



Section Location Plan

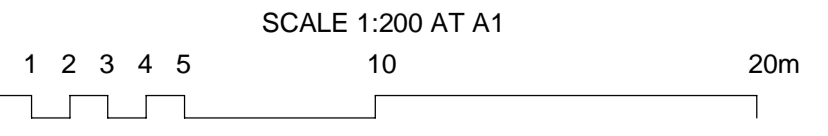
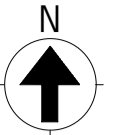
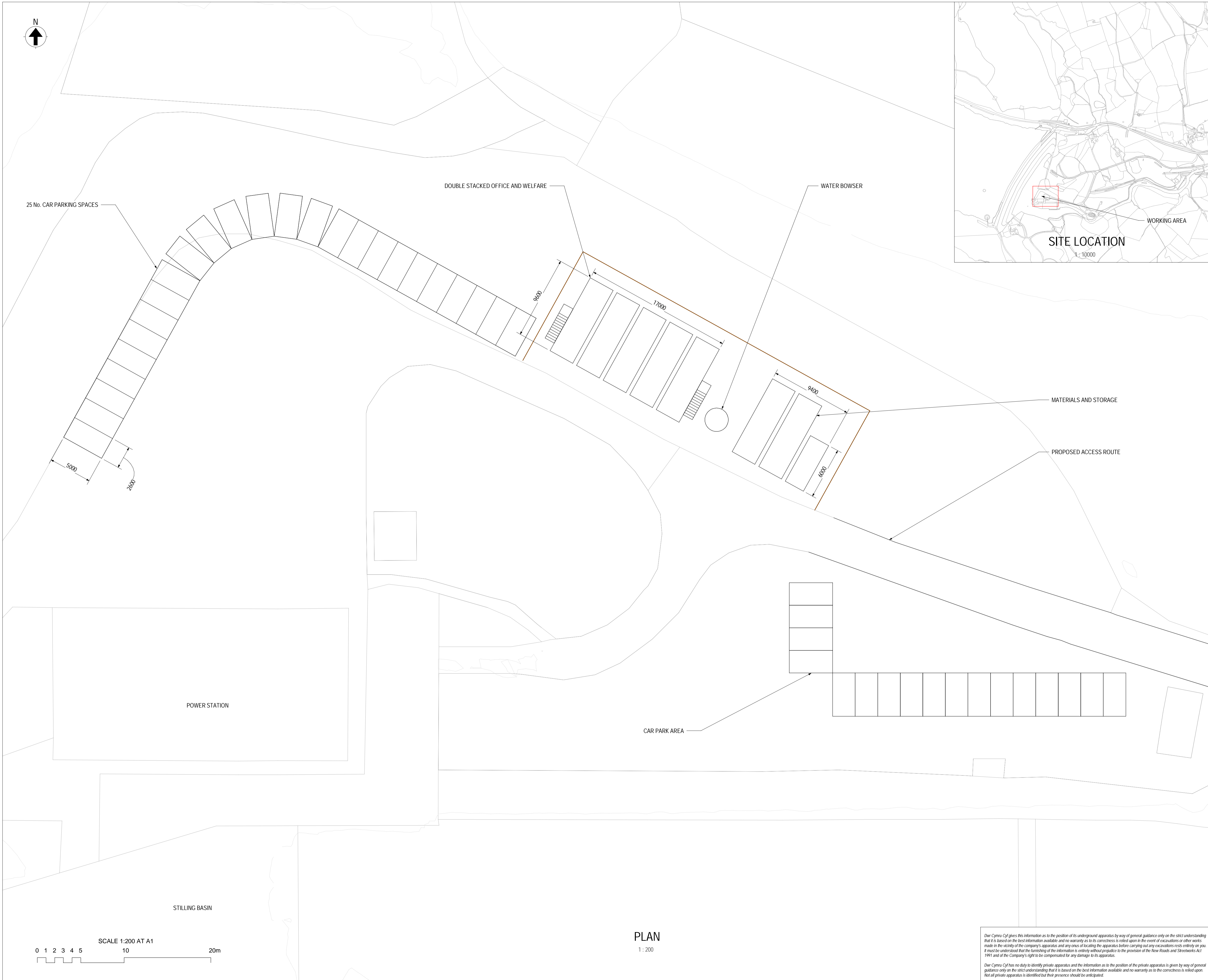
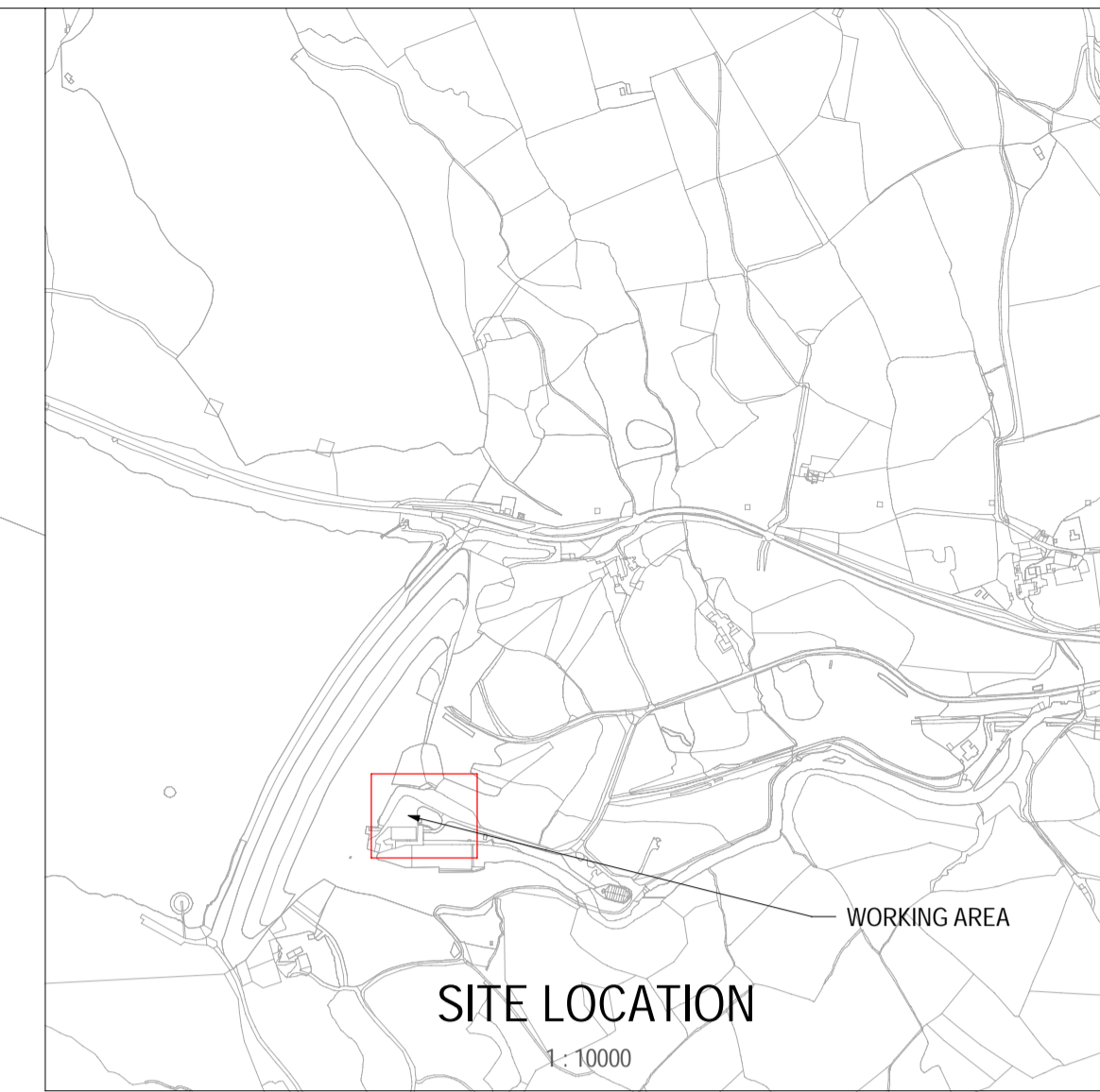
EXISTING GROUND LEVELS



EXISTING GROUND LEVELS

NOTES:

1. ALL DIMENSIONS ARE SHOWN IN MILLIMETRES (mm) UNLESS NOTED OTHERWISE.
2. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING.
3. DRAWING FOR PLANNING APPLICATION TO SNOWDONIA NATIONAL PARK AUTHORITY ONLY. NOT TO BE USED FOR ANY OTHER PURPOSE.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH INFORMATION PROVIDED AS PART OF THE PLANNING APPLICATION FOR THE WORKS.



PLAN
1:200

PO2	14.06.22	LE	FOR INFORMATION	SG	MJM	24.06.22
PO1	07.01.22	LE	FOR INFORMATION	SG	MJM	20.05.22
Rev.	Date.	BIM.	Description.	Chk.	App.	Iss Date.



Project Name: LLYN CELYN SECTION 10 MITIOS WORKS

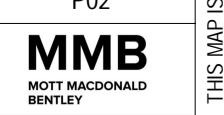
Drawing Title: ENABLING WORKS - SITE COMPOUND - PLAN VIEW

Suitability: FOR INFORMATION
Suitability Code: S2

Originator: LE Designer: JJ Date: 07.01.22

Internal Project Number: ST39 Scale: As indicated @ A1 Rev: PO2

Drawing Number: B15100-123532-12-ZZ-DR-CA-PN9075



Dear Cymru Cyf gives this information as to the position of its underground apparatus by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus and any onus of locating the apparatus before carrying out any excavations rests entirely on you. It must be understood that the furnishing of the information is entirely without prejudice to the provision of the New Roads and Streetworks Act 1991 and of the Company's right to be compensated for any damage to its apparatus.







Dear Cymru Cyf has no duty to identify private apparatus and the information as to the position of the private apparatus is given by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to the correctness is relied upon. Not all private apparatus is identified but their presence should be anticipated.

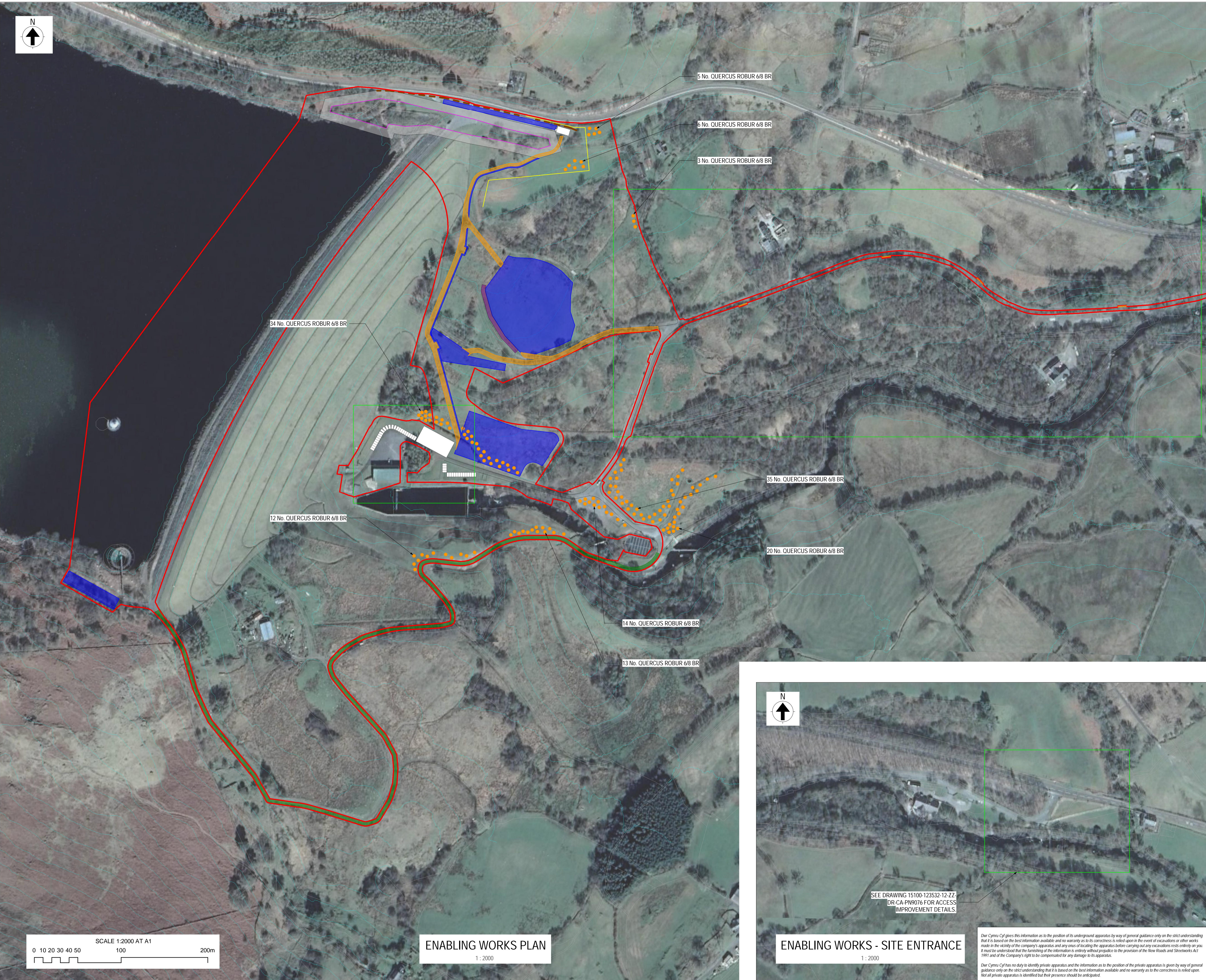
THIS MAP IS BASED UPON THE ORDNANCE SURVEY MATERIAL WITH THE PERMISSION OF ORDNANCE SURVEY MATERIAL ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE. © CROWN COPYRIGHT 2015 LICENSE NUMBER 10019534

NOTES:

1. ALL DIMENSIONS ARE SHOWN IN MILLIMETRES (mm) UNLESS NOTED OTHERWISE.
2. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING.
3. DRAWING FOR PLANNING APPLICATION TO SNOWDONIA NATIONAL PARK AUTHORITY ONLY. NOT TO BE USED FOR ANY OTHER PURPOSE.
4. REFER TO PLANNING APPLICATION FOR FURTHER INFORMATION.
5. THIS DRAWING TO BE READ IN CONJUNCTION WITH LLYN CELYN LANDSCAPE SPECIFICATION, DOCUMENT REF: B15100-123532-12-XX-SF-NA-E0249

KEY:

-  TEMPORARY HAUL ROAD TO BE CONVERTED FOLLOWING THE WORKS TO A ROUGH SEEDED ACCESS TRACK
-  TEMPORARY STOCKPILE/STORE AREA WITH LETTERS AS REFERENCED IN THE MATERIALS MANAGEMENT PLAN
-  TEMPORARY SITE HOARDING
-  PLANNING APPLICATION SITE BOUNDARY
-  PROPOSED SPILLWAY OUTLINE
-  PROPOSED TREE PLANTING. IF SERVICES ARE ENCOUNTERED, ADJUST LOCATION TO ALLOW MINIMUM EASEMENT APPROPRIATE TO SERVICE PROVIDER.



PO2	10.10.22	LE	FOR INFORMATION	SRG	MJM	10.10.22
PO1	28.09.22	LE	FOR INFORMATION	KM	MJM	06.10.22
Rev.	Date.	BIM.	Description.	Chk.	App.	Iss Date.

 Capital Delivery Alliance
Cynghair Cyflawni Cyfalaf

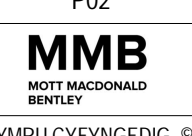
Project Name: LLYN CELYN SECTION 10 MITIOS WORKS

Drawing Title: WIDER AREA PLANTING PLAN

Suitability: FOR INFORMATION
Suitability Code: S2

Originator: LE Designer: MB Date: 27.10.21

Internal Project Number: ST39 Scale: 1:2000 @ A1 Rev: PO2

Drawing Number: B15100-123532-12-ZZ-DR-NA-PN9116


ENABLING WORKS - SITE ENTRANCE

Dear Cymru Cyf gives this information as to the position of its underground apparatus by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus and any ones of locating the apparatus before carrying out any excavations rests entirely on you. It must be understood that the furnishing of the information is entirely without prejudice to the provision of the New Roads and Streetworks Act 1991 and of the Company's right to be compensated for any damage to its apparatus.

Dear Cymru Cyf has no duty to identify private apparatus and the information as to the position of the private apparatus is given by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to the correctness is relied upon. Not all private apparatus is identified but their presence should be anticipated.

NOTES:

- 1. ALL DIMENSIONS ARE SHOWN IN MILLIMETRES (mm) UNLESS NOTED OTHERWISE.
- 2. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING.
- 3. DRAWING FOR PLANNING APPLICATION TO SNOWDONIA NATIONAL PARK AUTHORITY ONLY. NOT TO BE USED FOR ANY OTHER PURPOSE.
- 4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH INFORMATION PROVIDED AS PART OF THE PLANNING APPLICATION FOR THE WORKS.



P02	14.06.22	LE	FOR INFORMATION	SG	MJM	24.06.22
P01	07.01.22	LE	FOR INFORMATION	SG	MJM	20.05.22
Rev.	Date.	BIM.	Description.	Chk.	App.	Iss Date.

Capital Delivery Alliance
Cynghair Cyflawni Cyfalaf

Project Name: LLYN CELYN SECTION 10 MITIOS WORKS

Drawing Title: ENABLING WORKS - ACCESS IMPROVEMENT WORKS - PLAN VIEW

Suitability: FOR INFORMATION
Suitability Code: S2

Originator: LE Designer: JJ Date: 06.01.22

Internal Project Number: ST39 Scale: As indicated @ A1 Rev: P02

Drawing Number: B15100-123532-12-ZZ-DR-CA-PN9076

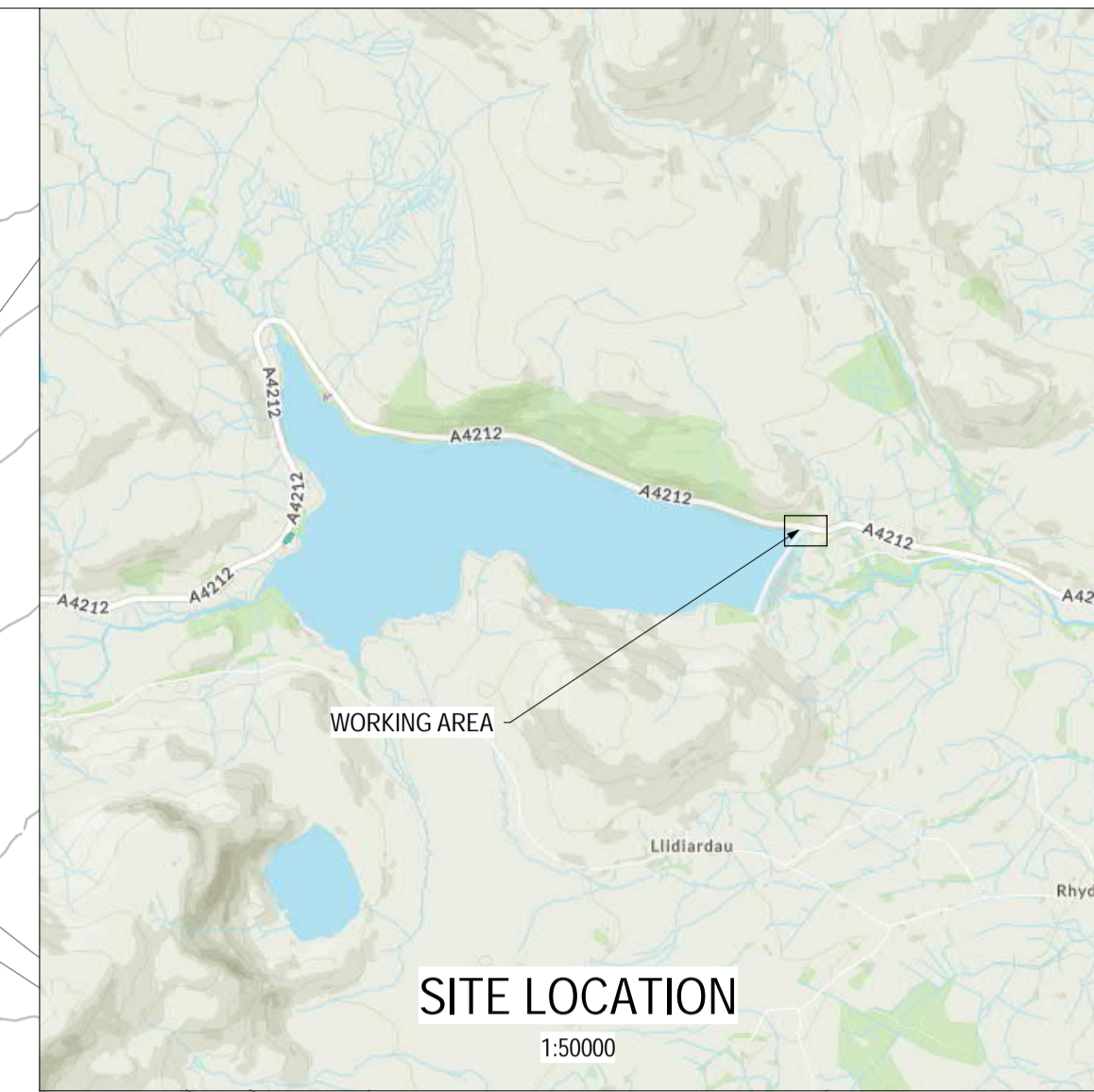


Our Cymru Cyl gives this information as to the position of its underground apparatus by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus and any ones of locating the apparatus before carrying out any excavations rests entirely on you. It must be understood that the furnishing of the information is entirely without prejudice to the provision of the New Roads and Streetworks Act 1993 and of the Company's right to be compensated for any damage to its apparatus.

Our Cymru Cyl has no duty to identify private apparatus and the information as to the position of the private apparatus is given by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to the correctness is relied upon. Not all private apparatus is identified but their presence should be anticipated.

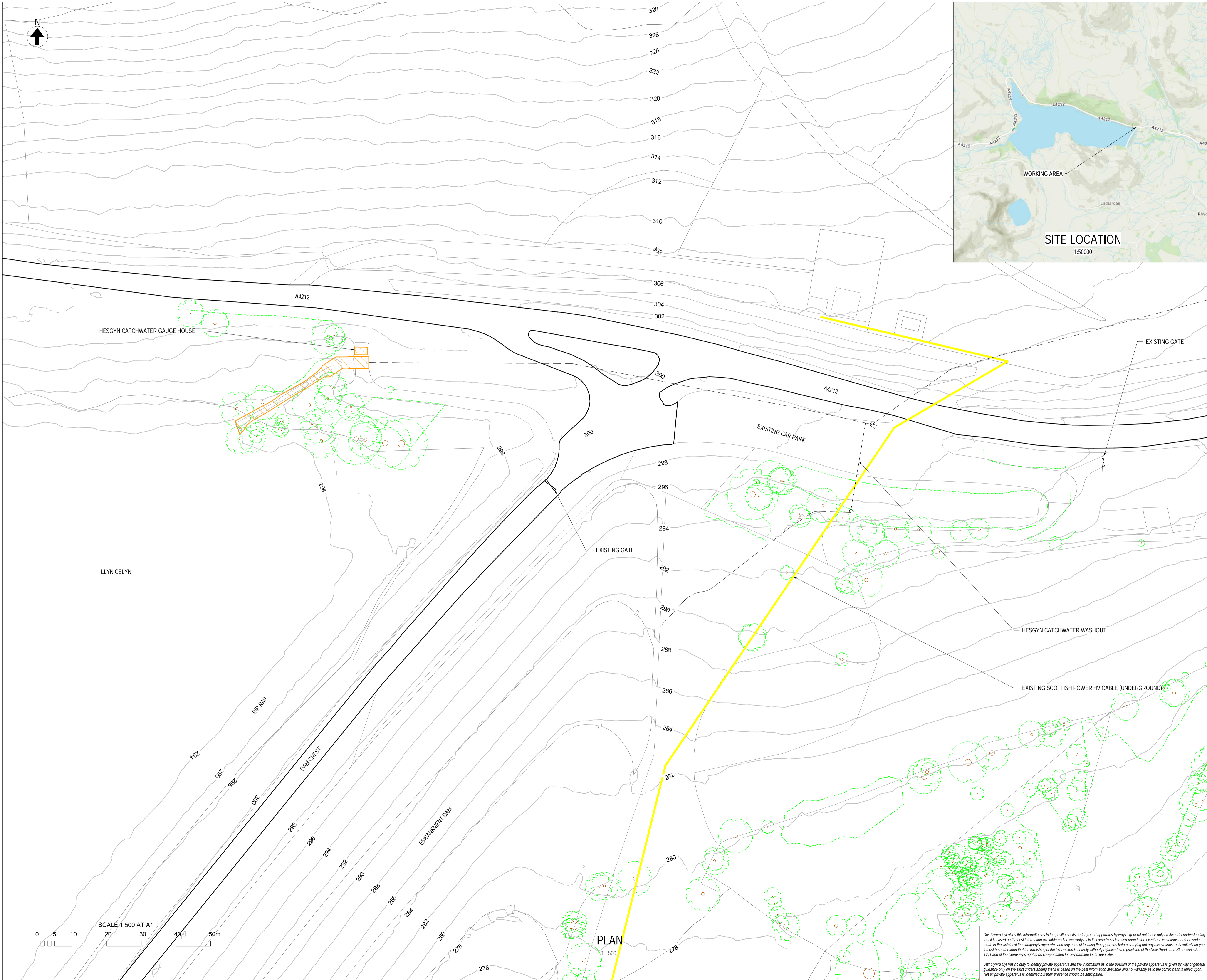
NOTES:

1. ALL DIMENSIONS ARE SHOWN IN MILLIMETRES (mm) UNLESS NOTED OTHERWISE.
2. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING.
3. DRAWING FOR PLANNING APPLICATION TO SNOWDONIA NATIONAL PARK AUTHORITY ONLY. NOT TO BE USED FOR ANY OTHER PURPOSE.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH INFORMATION PROVIDED AS PART OF THE PLANNING APPLICATION FOR THE WORKS.



LEGEND:

- - - HESGYN CATCHWATER ROUTE (UNDERGROUND)
- EXISTING HIGH VOLTAGE CABLE (UNDERGROUND)
- ▨ HESGYN CATCHWATER ROUTE
- VEGETATION EXTENTS



Rev.	Date	BIM	Description	Chk.	App.	Iss Date
P02	15.06.22	LE	FOR INFORMATION	SG	MJM	24.06.22
P01	02.03.22	LE	FOR INFORMATION	SG	MJM	20.05.22



Project Name: LLYN CELYN SECTION 10 MITIOS WORKS

Drawing Title: EXISTING SITE PLAN

Suitability: FOR INFORMATION
Suitability Code: S2

Originator: LE Designer: GLC Date: 02.03.22

Internal Project Number: ST39 Scale: As indicated @ A1 Rev: P02

Drawing Number: B15100-123532-12-ZZ-DR-CA-PN9087



Our Cymru Cyf gives this information as to the position of its underground apparatus by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to its correctness is rolled upon in the event of excavations or other works made in the vicinity of the company's apparatus and any ones of locating the apparatus before carrying out any excavations rests entirely on you. It must be understood that the furnishing of the information is entirely without prejudice to the provision of the New Roads and Streetworks Act 1991 and of the Company's right to be compensated for any damage to its apparatus.

Our Cymru Cyf has no duty to identify private apparatus and the information as to the position of the private apparatus is given by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to the correctness is rolled upon. Not all private apparatus is identified but their presence should be anticipated.

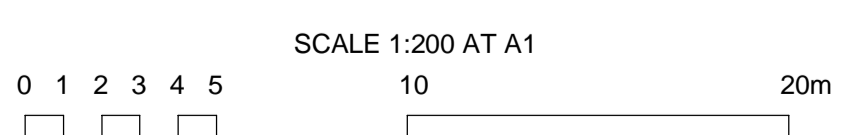
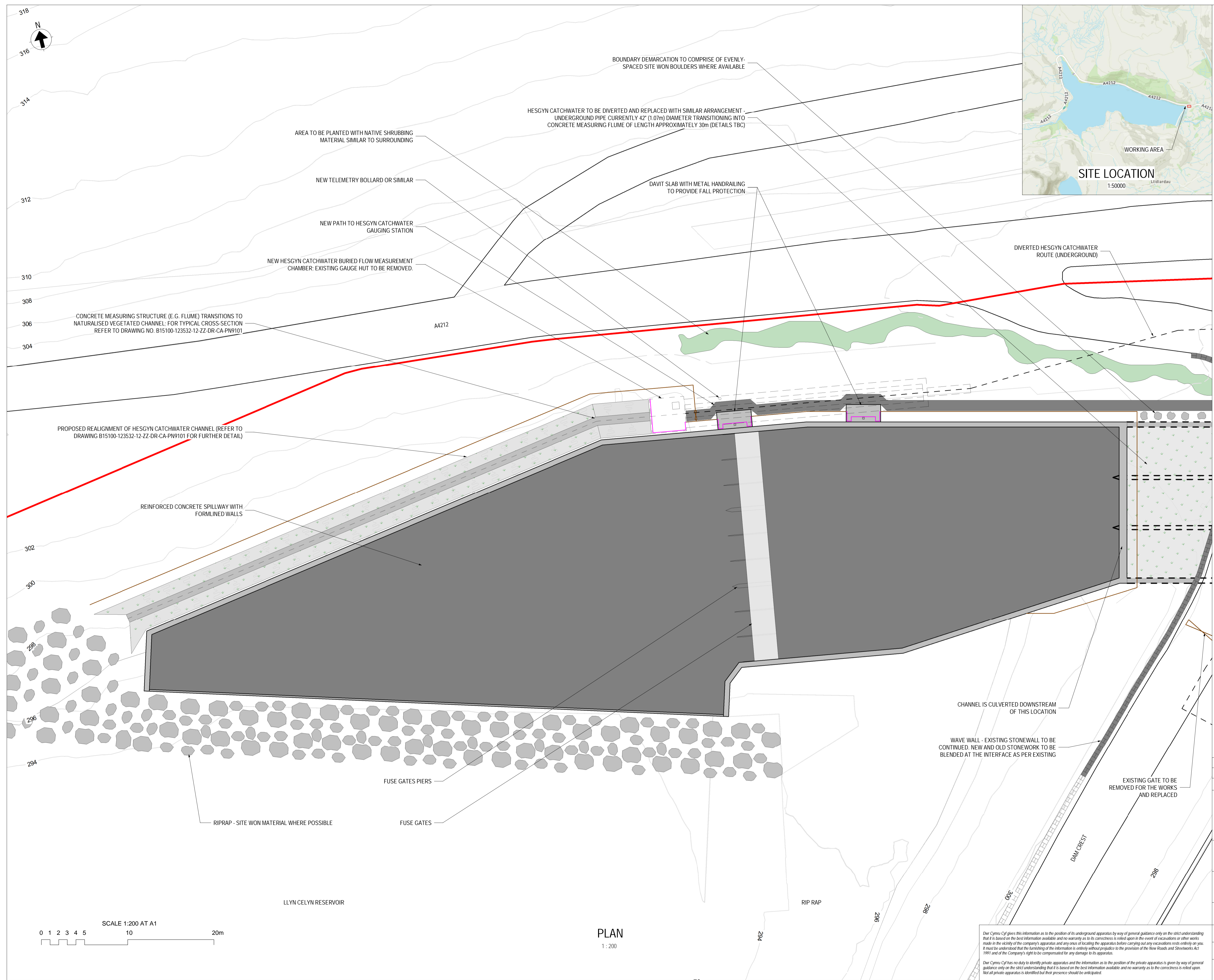
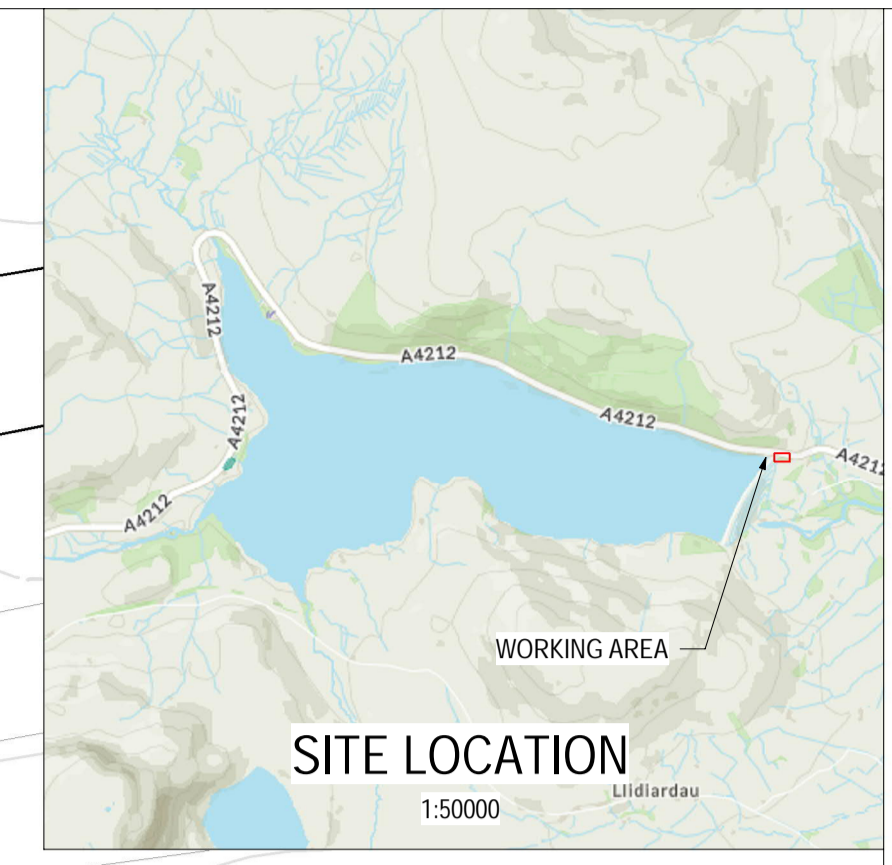
THIS MAP IS BASED UPON THE ORDNANCE SURVEY MATERIAL WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE. © CROWN COPYRIGHT 2015. LICENSE NUMBER: 10011934

NOTES:

- 1. ALL DIMENSIONS ARE SHOWN IN MILLIMETRES (mm) UNLESS NOTED OTHERWISE.
- 2. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING.
- 3. DRAWING FOR PLANNING APPLICATION TO SNOWDONIA NATIONAL PARK AUTHORITY ONLY. NOT TO BE USED FOR ANY OTHER PURPOSE.
- 4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH INFORMATION PROVIDED AS PART OF THE PLANNING APPLICATION FOR THE WORKS.
- 5. CONTOURS SHOWN ARE PROPOSED: REFER TO DRAWING B15100-123532-12-ZZ-DR-CA-PN9087 AND CROSS SECTIONS FOR EXISTING LEVELS.

LEGEND:

- STOCKPROOF FENCING
- METAL HANDRAILING
- APPLICATION BOUNDARY



PLAN
1:200

PO2	14.06.22	LE	FOR INFORMATION	SG	MJM	24.06.22
PO1	02.03.22	LE	FOR INFORMATION	SG	MJM	06.05.22
Rev.	Date.	BIM.	Description.	Chk.	App.	Iss Date.



Project Name: LLYN CELYN SECTION 10 MITIOS WORKS

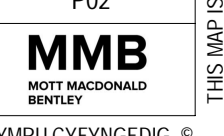
Drawing Title: PROPOSED SITE PLAN - TUMBLE BAY (SHEET 1 OF 3)

Suitability: FOR INFORMATION Suitability Code: S2

Originator: LE Designer: GLC Date: 02.03.22

Internal Project Number: ST39 Scale: As indicated @ A1 Rev: P02

Drawing Number: B15100-123532-12-ZZ-DR-CA-PN9088



Dear Cymru Cyf gives this information as to the position of its underground apparatus by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus and any onus of locating the apparatus before carrying out any excavations rests entirely on you. It must be understood that the furnishing of the information is entirely without prejudice to the provision of the New Roads and Streetworks Act 1991 and of the Company's right to be compensated for any damage to its apparatus.

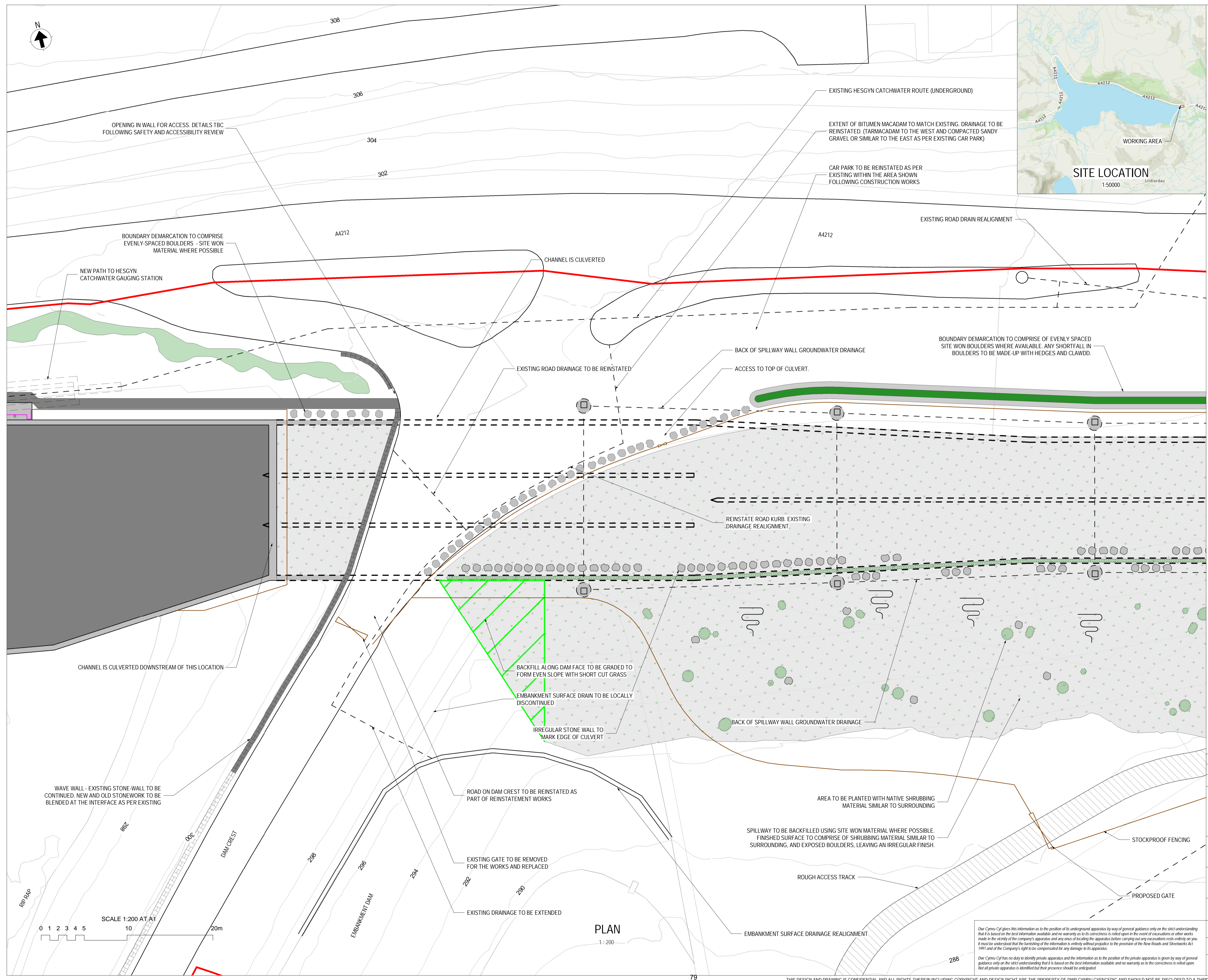
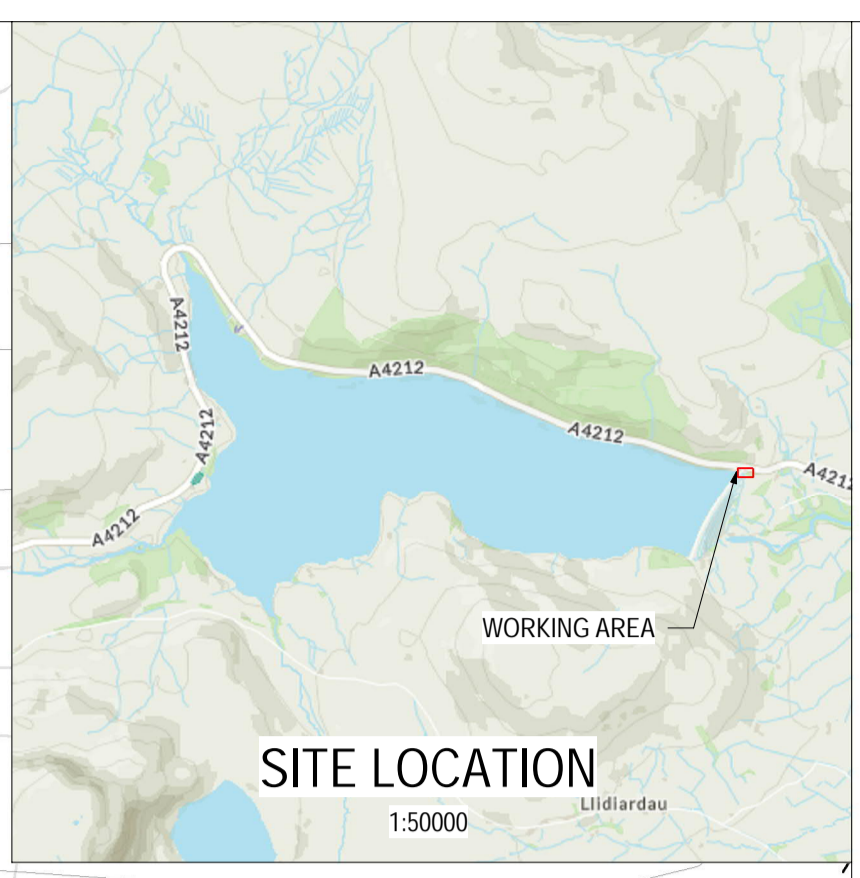
Dear Cymru Cyf has no duty to identify private apparatus and the information as to the position of the private apparatus is given by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to the correctness is relied upon. Not all private apparatus is identified but their presence should be anticipated.

NOTES:

1. ALL DIMENSIONS ARE SHOWN IN MILLIMETRES (mm) UNLESS NOTED OTHERWISE.
2. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING.
3. DRAWING FOR PLANNING APPLICATION TO SNOWDONIA NATIONAL PARK AUTHORITY ONLY. NOT TO BE USED FOR ANY OTHER PURPOSE.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH INFORMATION PROVIDED AS PART OF THE PLANNING APPLICATION FOR THE WORKS.
5. CONTOURS SHOWN ARE PROPOSED: REFER TO DRAWING B15100-123532-12-ZZ-DR-CA-PN9087 AND CROSS SECTIONS FOR EXISTING LEVELS.

LEGEND:

- STOCKPROOF FENCING
- METAL HANDRAILING
- APPLICATION BOUNDARY
- WILDFLOWER SEEDING, NATIVE SHRUBBING AND EXPOSED BOULDERS



PO2	14.06.22	LE	FOR INFORMATION	SG	MJM	24.06.22
PO1	02.03.22	LE	FOR INFORMATION	SG	MJM	06.05.22
Rev.	Date.	BIM.	Description.	Chk.	App.	Iss Date.



Project Name: LLYN CELYN SECTION 10 MITIOS WORKS

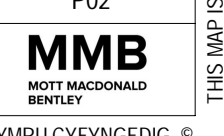
Drawing Title: PROPOSED SITE PLAN - CULVERT (SHEET 2 OF 3)

Suitability: FOR INFORMATION Suitability Code: S2

Originator: LE Designer: GLC Date: 02.03.22

Internal Project Number: ST39 Scale: As indicated @ A1 Rev: PO2

Drawing Number: B15100-123532-12-ZZ-DR-CA-PN9089



Our Cymru Cyf gives this information as to the position of its underground apparatus by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus and any onus of locating the apparatus before carrying out any excavations rests entirely on you. It must be understood that the furnishing of the information is entirely without prejudice to the provision of the New Roads and Streetworks Act 1991 and of the Company's right to be compensated for any damage to its apparatus.

Our Cymru Cyf has no duty to identify private apparatus and the information as to the position of the private apparatus is given by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to the correctness is relied upon. Not all private apparatus is identified but their presence should be anticipated.

PLAN
1:200

SCALE 1:200 AT A1
0 1 2 3 4 5 10 20m

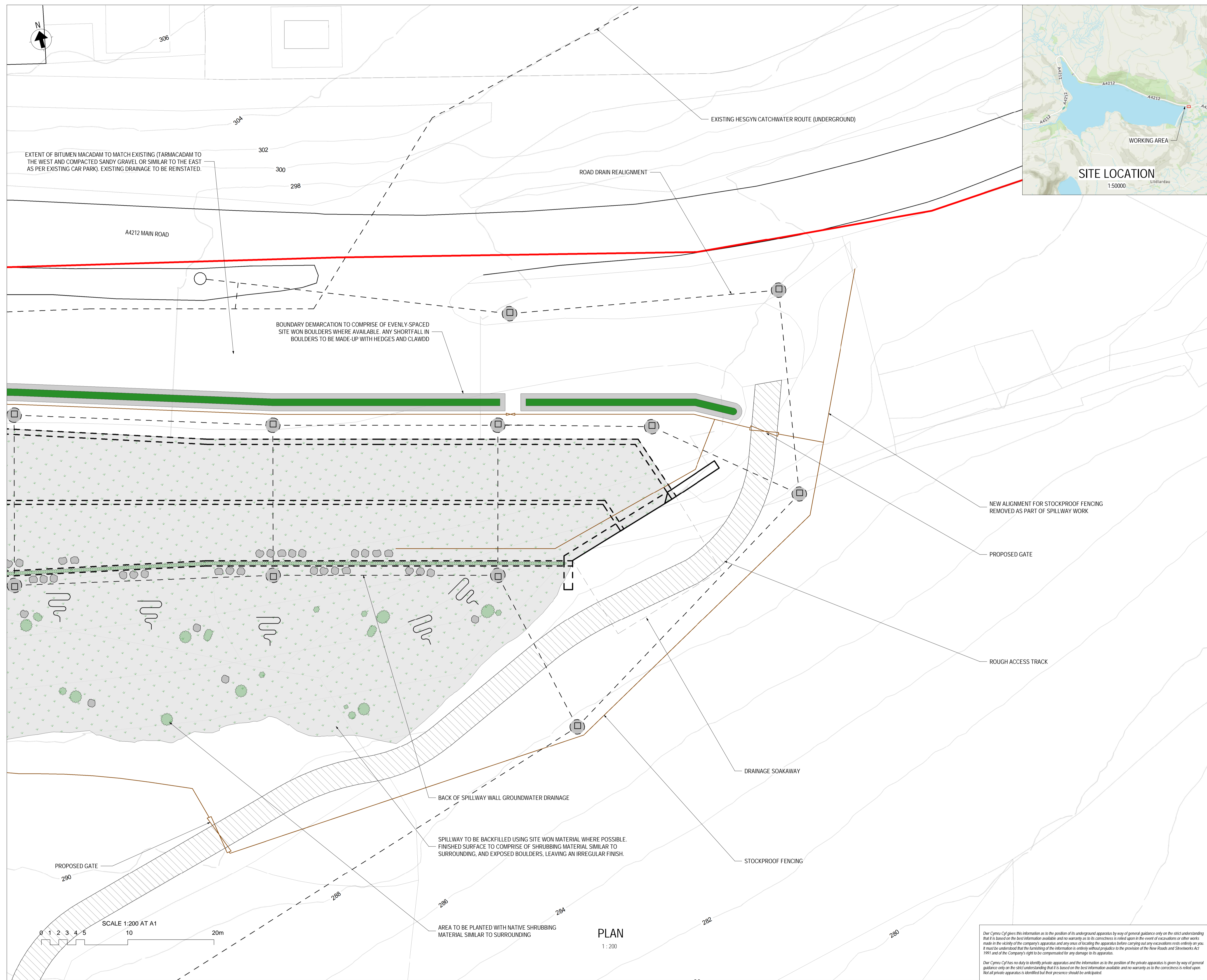
NOTES:

- 1. ALL DIMENSIONS ARE SHOWN IN MILLIMETRES (mm) UNLESS NOTED OTHERWISE.
- 2. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING.
- 3. DRAWING FOR PLANNING APPLICATION TO SNOWDONIA NATIONAL PARK AUTHORITY ONLY. NOT TO BE USED FOR ANY OTHER PURPOSE.
- 4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH INFORMATION PROVIDED AS PART OF THE PLANNING APPLICATION FOR THE WORKS.
- 5. CONTOURS SHOWN ARE PROPOSED: REFER TO DRAWING B15100-123532-12-ZZ-DR-CA-PN9087 AND CROSS SECTIONS FOR EXISTING LEVELS.



LEGEND:

- STOCKPROOF FENCING
- METAL HANDRAILING
- APPLICATION BOUNDARY
- WILDFLOWER SEEDING, NATIVE SHRUBBING AND EXPOSED BOULDERS



EXTENT OF BITUMEN MACADAM TO MATCH EXISTING (TARMACADAM TO THE WEST AND COMPACTED SANDY GRAVEL OR SIMILAR TO THE EAST AS PER EXISTING CAR PARK). EXISTING DRAINAGE TO BE REINSTATED.

BOUNDARY DEMARCATION TO COMPRISE OF EVENLY-SPACED SITE WON BOULDERS WHERE AVAILABLE. ANY SHORTFALL IN BOULDERS TO BE MADE-UP WITH HEDGES AND CLAWDD

NEW ALIGNMENT FOR STOCKPROOF FENCING REMOVED AS PART OF SPILLWAY WORK

PROPOSED GATE

ROUGH ACCESS TRACK

DRAINAGE SOAKAWAY

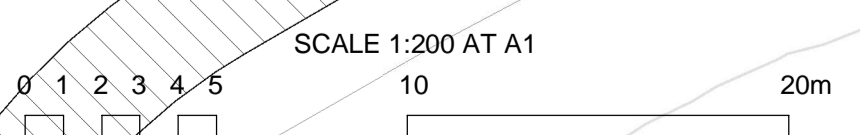
BACK OF SPILLWAY WALL GROUNDWATER DRAINAGE

SPILLWAY TO BE BACKFILLED USING SITE WON MATERIAL WHERE POSSIBLE. FINISHED SURFACE TO COMPRISE OF SHRUBBING MATERIAL SIMILAR TO SURROUNDING, AND EXPOSED BOULDERS. LEAVING AN IRREGULAR FINISH.

STOCKPROOF FENCING

AREA TO BE PLANTED WITH NATIVE SHRUBBING MATERIAL SIMILAR TO SURROUNDING

PLAN
1:200



P03	28.06.22	LE	FOR INFORMATION	SG	RE	28.06.22
P02	14.06.22	LE	FOR INFORMATION	SG	MJM	24.06.22
P01	02.03.22	LE	FOR INFORMATION	SG	MJM	06.05.22
Rev.	Date.	BIM.	Description.	Chk.	App.	Iss Date.



Project Name: LLYN CELYN SECTION 10 MITIOS WORKS

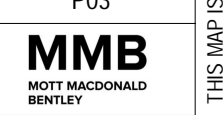
Drawing Title: PROPOSED SITE PLAN - OUTLET (SHEET 3 OF 3)

Suitability: FOR INFORMATION Suitability Code: S2

Originator: LE Designer: GLC Date: 02.03.22

Internal Project Number: ST39 Scale: As indicated @ A1 Rev: P03

Drawing Number: B15100-123532-12-ZZ-DR-CA-PN9090



Dwr Cymru Cyf gives this information as to the position of its underground apparatus by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus and any onus of locating the apparatus before carrying out any excavations rests entirely on you. It must be understood that the furnishing of the information is entirely without prejudice to the provision of the New Roads and Streetworks Act 1993 and of the Company's right to be compensated for any damage to its apparatus.

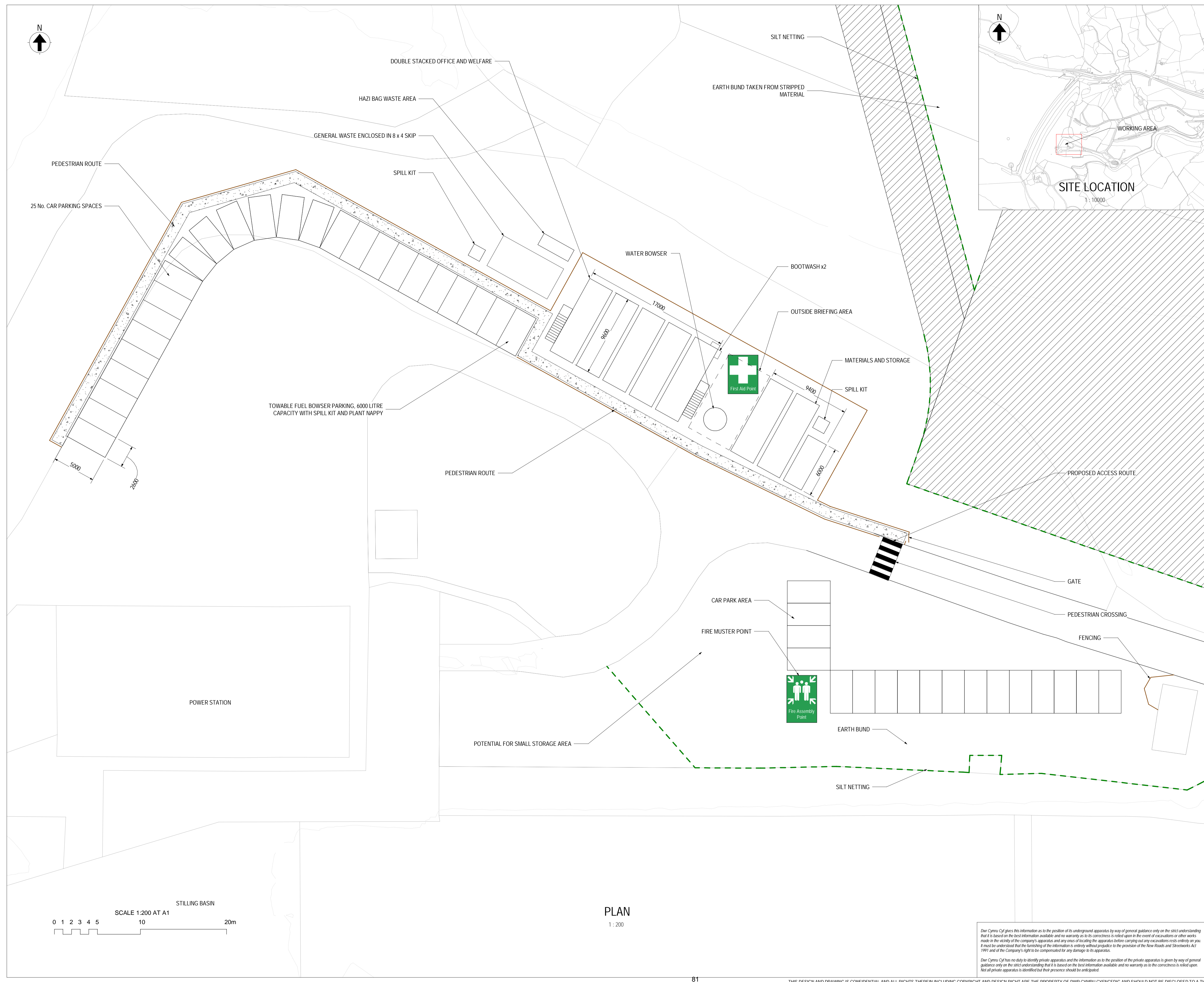
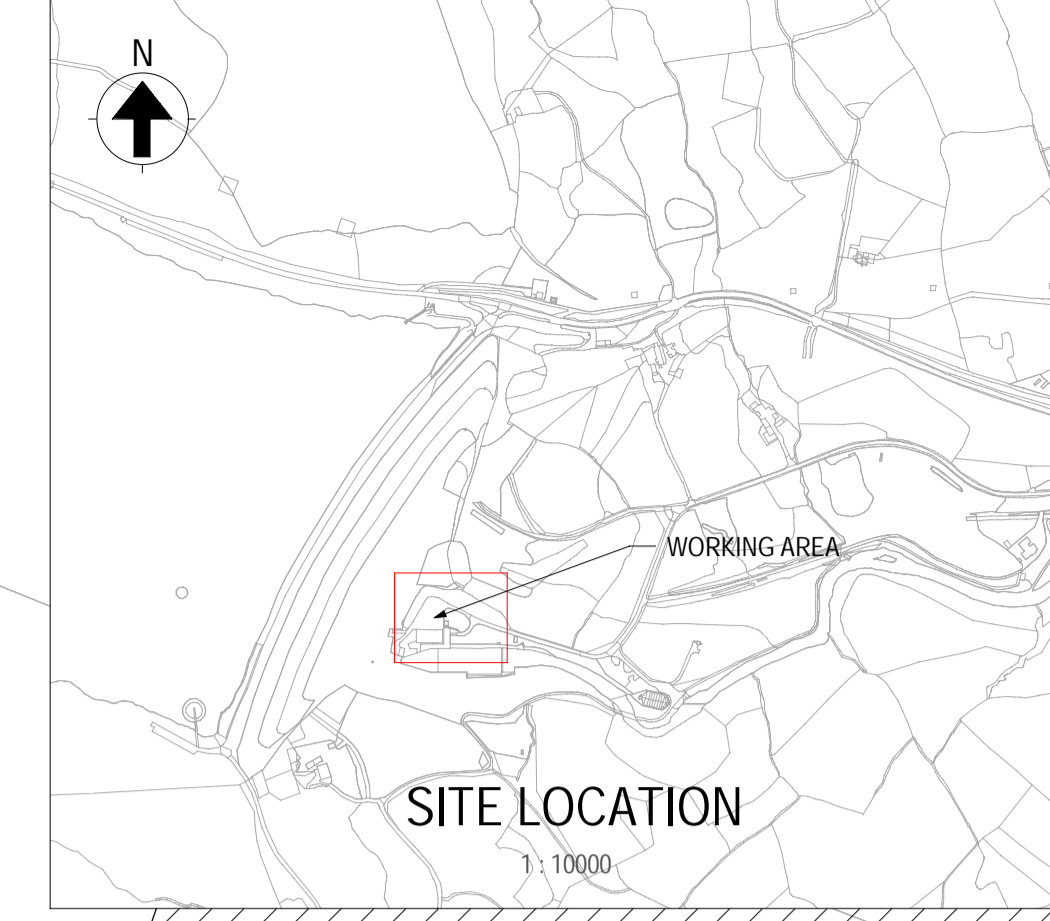
Dwr Cymru Cyf has no duty to identify private apparatus and the information as to the position of the private apparatus is given by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to the correctness is relied upon. Not all private apparatus is identified but their presence should be anticipated.

NOTES:

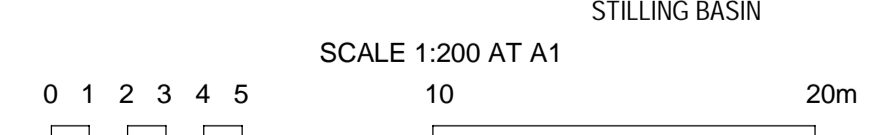
- 1. ALL DIMENSIONS ARE SHOWN IN MILLIMETRES (mm) UNLESS NOTED OTHERWISE.
- 2. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING.
- 3. DRAWING FOR PLANNING APPLICATION TO SNOWDONIA NATIONAL PARK AUTHORITY AND ASSOCIATED SITE WORKS. NOT TO BE USED FOR ANY OTHER PURPOSE.
- 4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH INFORMATION PROVIDED AS PART OF THE PLANNING APPLICATION FOR THE WORKS.

KEY:

- POST AND RAIL FENCE
- POLLUTION PREVENTION MEASURES SILT NETTING
- STOCKPILE / HAUL ROAD AREAS



PLAN
1:200



Rev.	Date	BIM	Description	Chk.	App.	Iss Date
P01	09.08.22	LE	FOR INFORMATION	KM	MJM	10.10.22



Project Name: LLYN CELYN SECTION 10 MITIOS WORKS

Drawing Title: POLLUTION PREVENTION PLAN SITE COMPOUND SETUP

Suitability: FOR INFORMATION Suitability Code: S2

Originator: LE	Designer: GLC	Date: 09.08.22
Internal Project Number: ST39	Scale: As indicated @ A1	Rev: P01

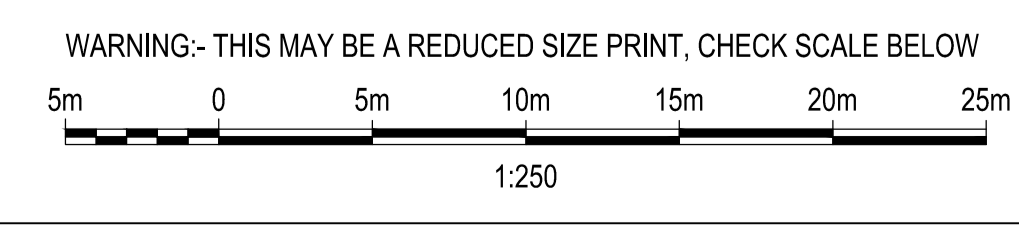
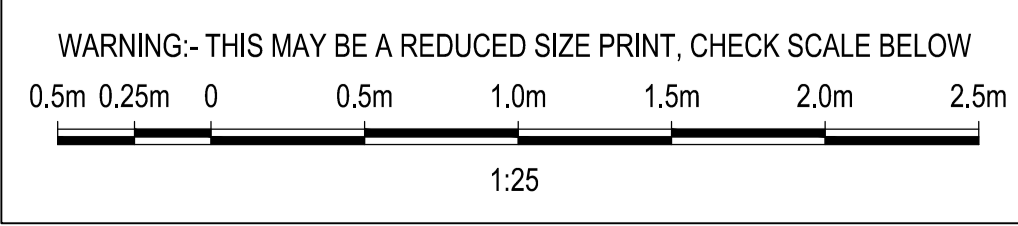
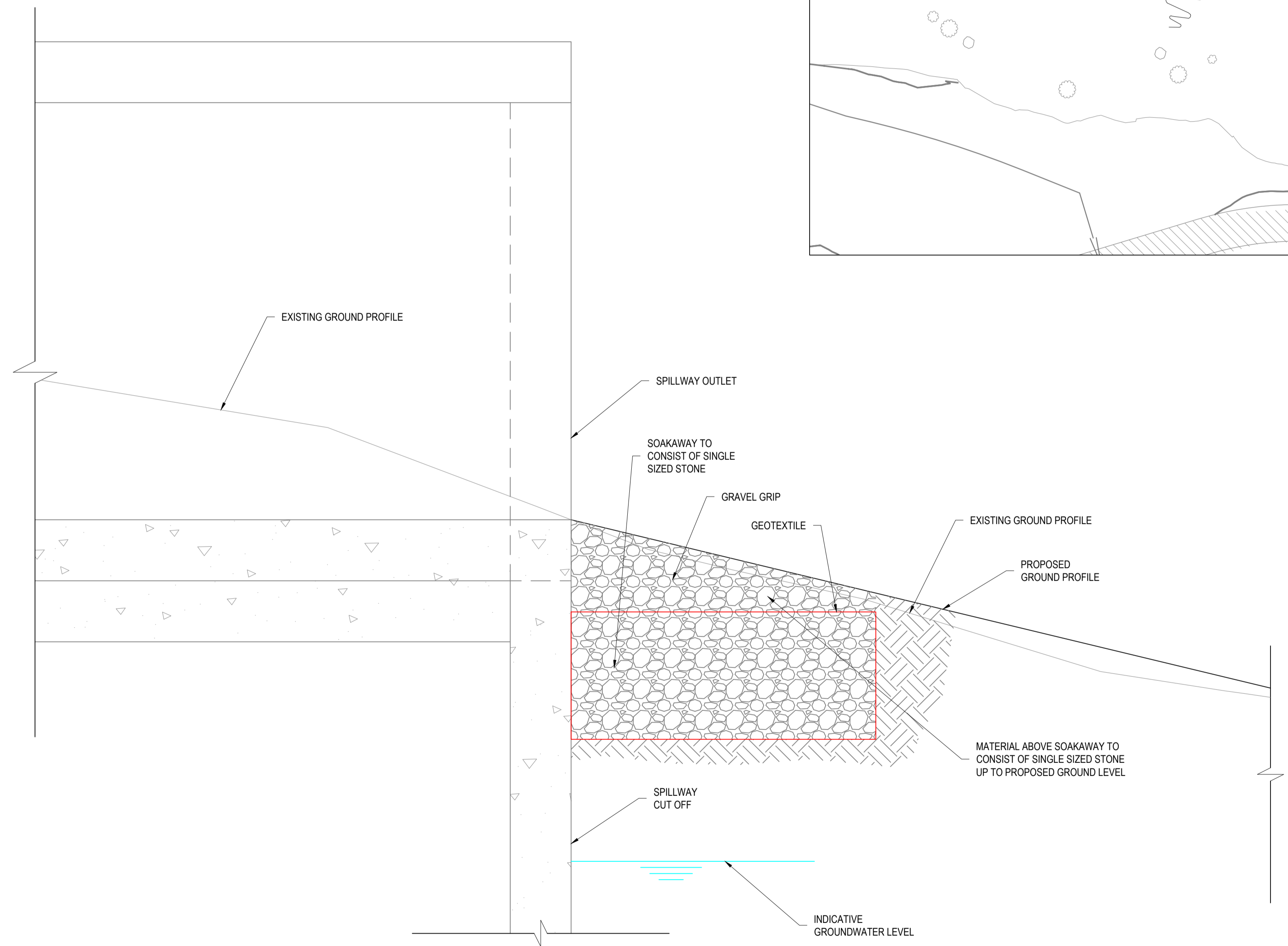
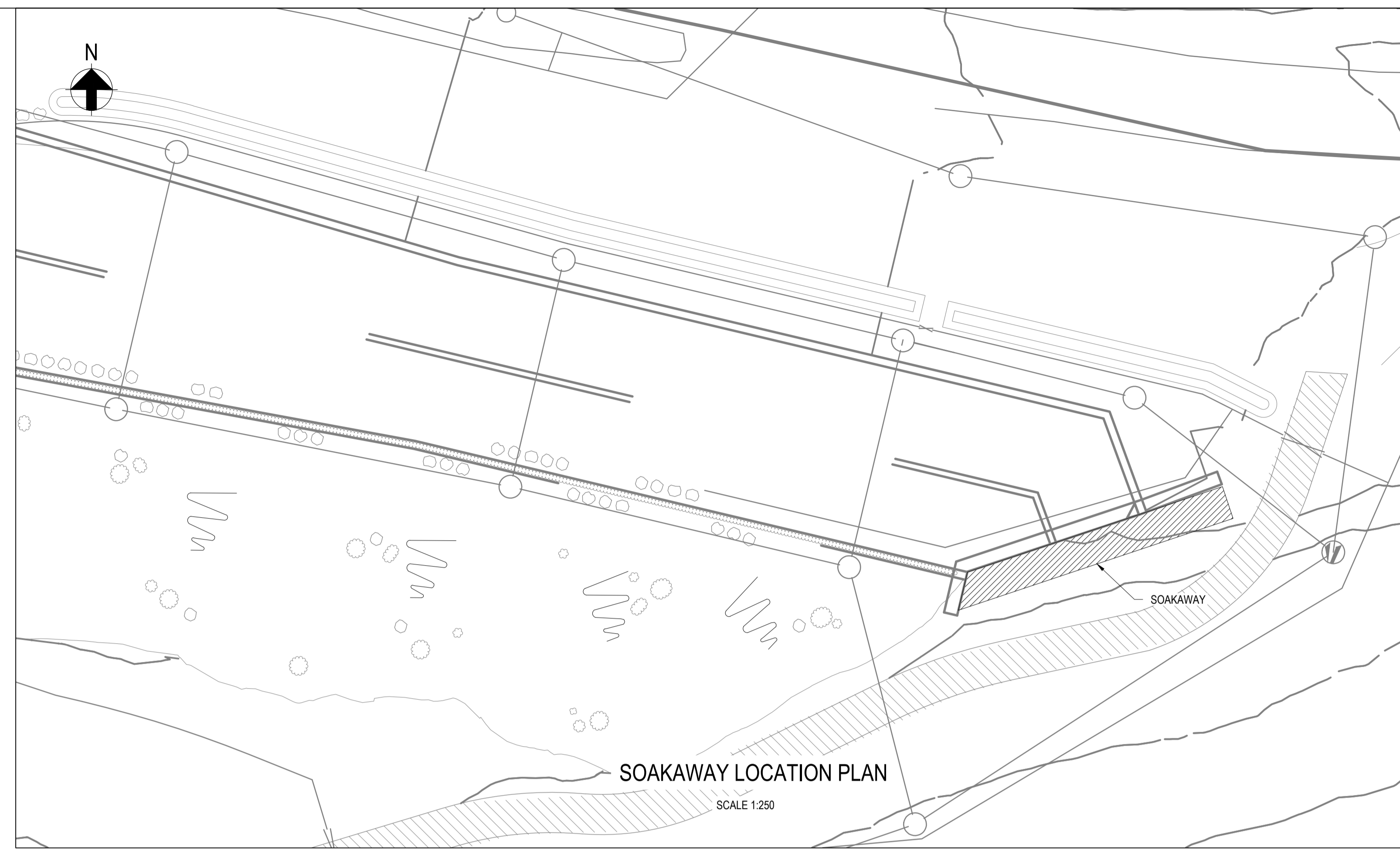
Drawing Number: B15100-123532-12-ZZ-DR-CA-SE9105

Dear Cymru Cyf gives this information as to the position of its underground apparatus by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus and any ones of locating the apparatus before carrying out any excavations rests entirely on you. It must be understood that the furnishing of the information is entirely without prejudice to the provision of the New Roads and Streetworks Act 1991 and of the Company's right to be compensated for any damage to its apparatus.

Dear Cymru Cyf has no duty to identify private apparatus and the information as to the position of the private apparatus is given by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to the correctness is relied upon. Not all private apparatus is identified but their presence should be anticipated.

THIS MAP IS BASED UPON THE ORDNANCE SURVEY MATERIAL WITH THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE. © CROWN COPYRIGHT 2015. LICENSE NUMBER: 10011934

- NOTES:
1. ALL DIMENSIONS ARE SHOWN IN MILLIMETRES (mm) UNLESS NOTED OTHERWISE.
 2. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING.
 3. DRAWING FOR SAB CONSENT ONLY. NOT TO BE USED FOR ANY OTHER PURPOSE.
 4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH INFORMATION PROVIDED AS PART OF THE SAB CONSENT FOR THE WORKS.
 5. REFER TO PLANNING APPLICATION FOR FURTHER INFORMATION.



Dwr Cymru Cŷf gives this information as to the position of its underground apparatus by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus and any onus of locating the apparatus before carrying out any excavations rests entirely on you. It must be understood that the furnishing of the information is entirely without prejudice to the provision of the New Roads and Streetworks Act 1991 and of the Company's right to be compensated for any damage to its apparatus.

Dwr Cymru Cŷf has no duty to identify private apparatus and the information as to the position of the private apparatus is given by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon. Not all private apparatus is identified but their presence should be anticipated.

P01	12.09.22	LE	FOR INFORMATION	SRG	MJM	04.10.22
Rev.	Date.	BIM.	Description.	Chk.	App.	Iss Date.

Capital Delivery Alliance
Cynghair Cyflawni Cyfalaf

Ty Awen, Spooner Close, Coed Kernew, Newport, NP108FZ.

Project Name: LLYN CELYN SECTION 10 MITIOS WORKS

Drawing Title: SOAKAWAY DETAIL

Suitability: FOR INFORMATION
Suitability Code: S2

Originator: LE	Designer: GLC	Date: 12.09.22
Internal Project Number: ST39	Scale: AS INDICATED @ A1	Rev: P01

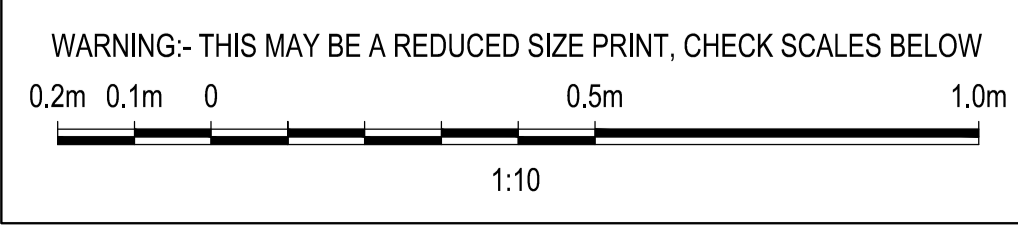
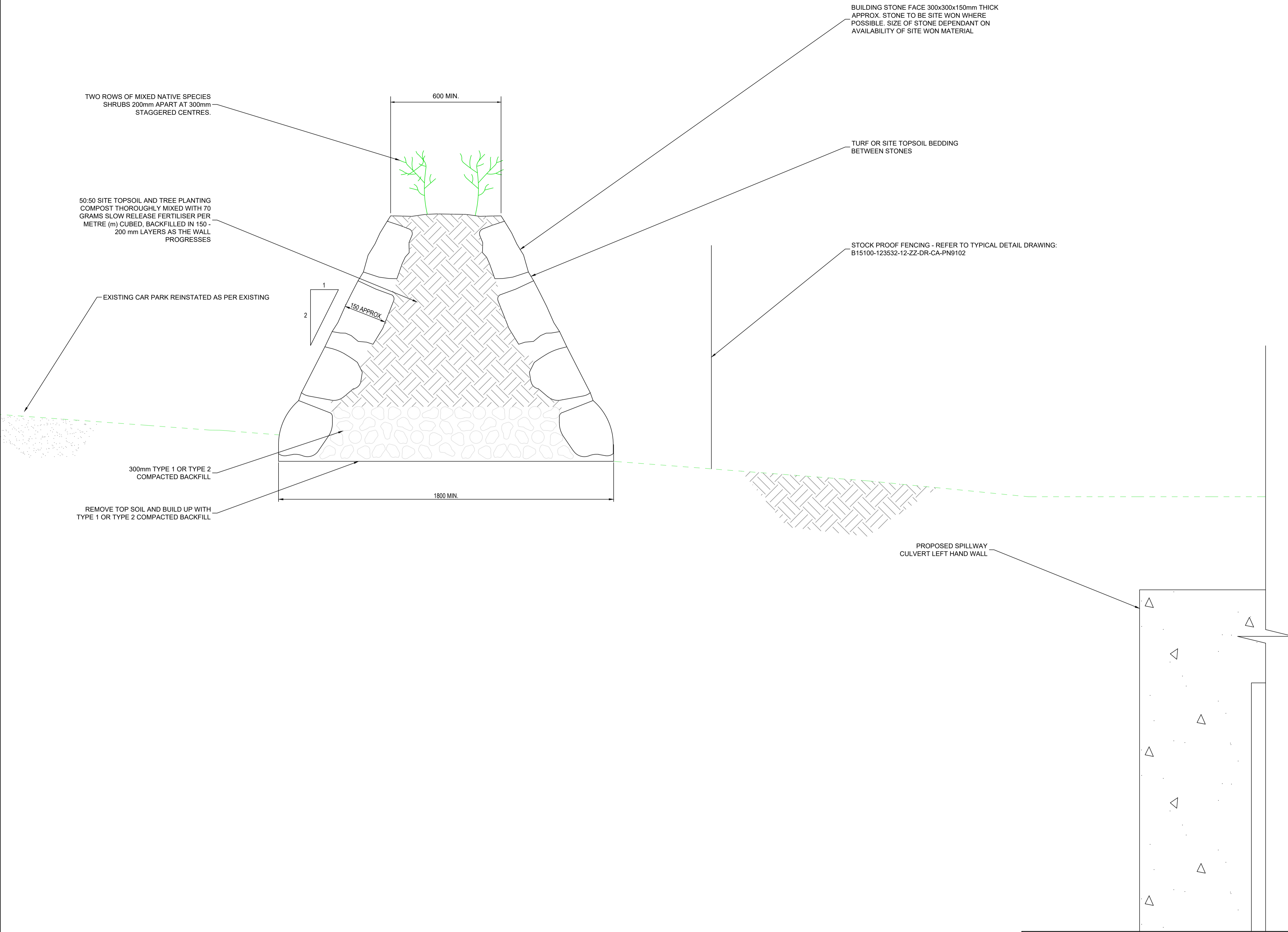
Drawing Number: B15100-123532-12-ZZ-DR-NA-PN9114

MMB
MORTON MACDONALD
BENTLEY

- NOTES:**
1. ALL DIMENSIONS ARE SHOWN IN MILLIMETRES (mm) UNLESS NOTED OTHERWISE.
 2. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING.
 3. DRAWING FOR PLANNING APPLICATION TO SNOWDONIA NATIONAL PARK AUTHORITY ONLY. NOT TO BE USED FOR ANY OTHER PURPOSE.
 4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH INFORMATION PROVIDED AS PART OF THE PLANNING APPLICATION FOR THE WORKS.
 5. DRAWING TO BE READ IN CONJUNCTION WITH LLYN CELYN LANDSCAPE SPECIFICATION - B15100-123532-12-XX-SP-NA-EI0249

LEGEND:

----- PROPOSED GROUND LEVEL



CROSS SECTION
SCALE 1:10

P01	27.09.22	LE	FOR INFORMATION	SRG	MJM	04.10.22
Rev.	Date.	BIM.	Description.	Chk.	App.	Iss Date.

Capital Delivery Alliance
Cynghair Cyflawni Cyfalaf

Ty Awen, Spooner Close, Coed Karnew, Newport, NP108FZ.

Project Name: LLYN CELYN SECTION 10 MITIOS WORKS

Drawing Title: CLAWDD TYPICAL CROSS SECTION

Suitability: FOR INFORMATION
Suitability Code: S2

Originator: LE	Designer: SRG	Date: 27.09.22
Internal Project Number: ST39	Scale: 1:10 @ A1	Rev: P01
Drawing Number: B15100-123532-12-ZZ-DR-NA-PN9115	MJM MORTON MACDONALD MOTLEY	

Dwr Cymru Cŷf gives this information as to the position of its underground apparatus by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus and any onus of locating the apparatus before carrying out any excavations rests entirely on you. It must be understood that the furnishing of the information is entirely without prejudice to the provision of the New Roads and Streetworks Act 1991 and of the Company's right to be compensated for any damage to its apparatus.

Dwr Cymru Cŷf has no duty to identify private apparatus and the information as to the position of the private apparatus is given by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon. Not all private apparatus is identified but their presence should be anticipated.

ITEM NO. 6

MEETING	Planning and Access Committee
DATE	March 8th 2023
TITLE	Draft Review Report on the Eryri Local Development Plan
REPORT BY	Principal Planning Policy Officer
PURPOSE	To approve the Draft Review Report for stakeholder engagement

1 BACKGROUND

- 1.1 The revised Eryri Local Development Plan 2016-2031 (LDP) was adopted on the 6th of February 2019. The adopted Eryri LDP sets out the Authority's planning policies for the development and use of land in the National Park up to 2031.
- 1.2 Local Planning Authorities are required to review their LDP at least every four years from the date of adoption to ensure that LDPs and their supporting evidence base are kept up to date to provide a sound and effective basis for making planning decisions.
- 1.3 This draft Review Report sets out where the Eryri LDP is delivering and performing well, as well as identifying areas that are not being implemented or delivered as intended.
- 1.4 The strategy and policies in the adopted Eryri LDP have been reviewed having regard to:
 - Annual Monitoring Report findings (AMR 2020, 2021 and 2022)
 - Other contextual changes and changes in evidence base
 - Changes in National legislation and National, Regional and Local Policy
 - Engagement with relevant officers within the Authority
- 1.5 This draft Review Report is an opportunity to obtain the views of key stakeholders on what should be considered as part of the review.

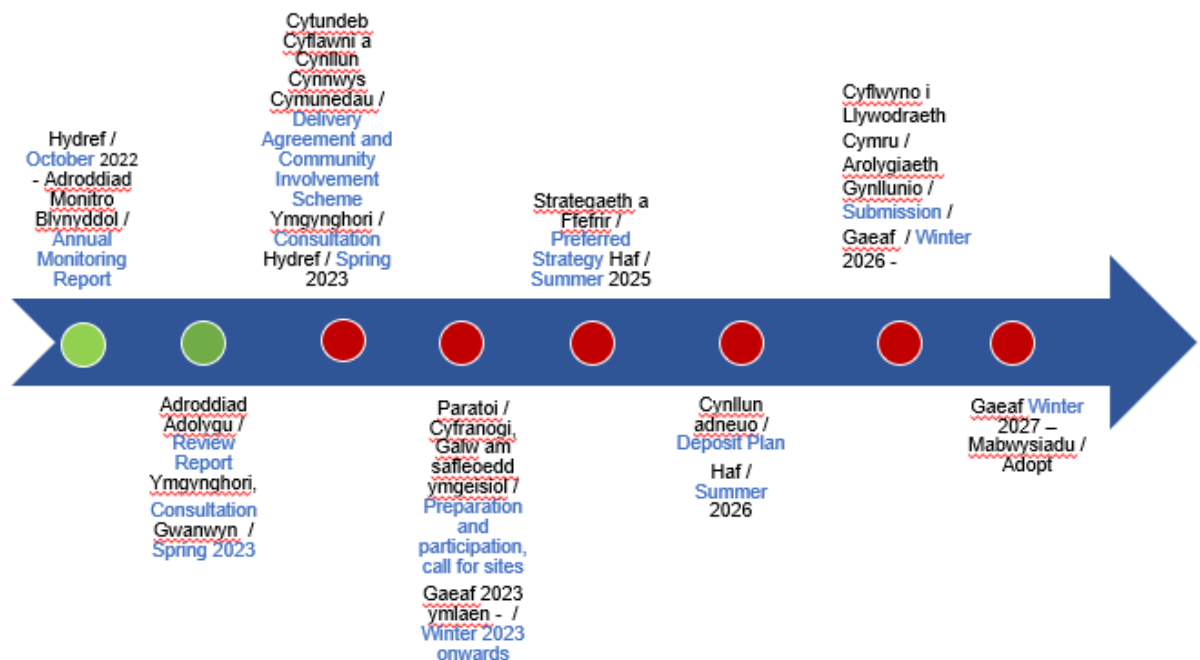
2 MAIN FINDINGS FROM THE REVIEW REPORT

2.1 The main findings from the Review Report are:

- The evidence provided within the Eryri LDP's third Annual Monitoring Report (AMR) (October 2022) highlighted that certain LDP policies and proposals were not being implemented as intended. In particular the Eryri LDP housing requirement figures and the affordable housing target set out in the LDP were not being delivered as intended.
- Significant changes have also occurred in the planning policy context particularly at a national level with the publication of Future Wales and updated editions of Planning Policy Wales. The Eryri LDP's issues and considerations, vision, objectives, strategic and development policies will need to be reconsidered to incorporate the concept of placemaking and promote the National Sustainable Placemaking Outcomes.
- It's fundamental that the replacement Plan Strategy provides a clear steer to actively reduce carbon, address the causes and effects of climate change and responds to the nature emergency
- The environmental, social and economic impacts of the coronavirus have also had far reaching consequences and raise significant issues for future policy making in Eryri.
- Changes will also be needed to individual policies to reflect the revised Strategy and to take into account updated national policy and guidance and relevant evidence.
- The Eryri LDP's evidence base will need to be updated in line with the latest requirements of national planning policy and guidance to ensure an up to date and robust evidence base to inform the strategy, policies and proposals of the Replacement Eryri LDP.
- The Eryri LDP's Sustainability Appraisal, including Strategic Environmental Assessment, and Habitat Regulations Assessment, together with other impact assessments, will need to be reviewed.
- The Authority will continue to work collaboratively with other LPA's and explore further opportunities to undertake a joint evidence base to ensure consistency in approach to assist with future policy development at a local and regional level.
- The Eryri LDP will need to undertake a Full Revision procedure, rather than a Short Form Revision procedure to respond to strategic issues raised and significant changes in the planning policy context particularly at a national level with the publication of Future Wales and updated editions of Planning Policy Wales (PPW).

3 NEXT STEPS

- 3.1 Members' input was received and changes were made to the draft review report following the Authority's Members Working Group in January. The Draft Review Report will be presented to members of the Eryri Forum prior to consultation with key stakeholders. Following engagement with key stakeholders, the draft report will be reviewed to take into account any additional considerations raised before being agreed and adopted by the Authority. The final Review Report will form an important part of the evidence base for the Revised Eryri LDP.
- 3.2 Following the submission of the Review Report to Welsh Government the next step will be to prepare a Delivery Agreement which will set out the timetable and resources for revising the Local Development Plan including a Community Involvement Scheme. The diagram below sets out a draft indicative timetable and the steps for revising the Eryri LDP:



4 RECOMMENDATION

- 4.1 To approve the Draft Review Report for stakeholder engagement

5 BACKGROUND PAPERS

As per the report.

DRAFT REVIEW REPORT ON THE ERYRI LOCAL DEVELOPMENT PLAN

January 2023

CONTENTS

1	Summary	3
2	Introduction.....	10
3	Annual Monitoring Report Findings.....	12
4	Other Contextual Changes and changes in evidence base	20
5	Changes in National legislation and National, Regional and Local Policy	27
6	LDP issues and considerations, vision, objectives and strategy	51
7	LDP topic area review.....	57
8	New or updated evidence base requirements	72
9	Reconsideration of the SA/SEA and HRA	74
10	Opportunities for collaborative working	76
11	Conclusion	78
	Appendix 1: Key stakeholders	79
	Appendix 2: Progress on Allocated Housing Sites	87
	Appendix 3: SA Monitoring.....	89

1 SUMMARY

- 1.1 This draft Review Report sets out the findings and conclusions of the Authority's review of the Eryri LDP (2016-2031) which was adopted on the 6th of February 2019. Local Planning Authorities are required to review their LDP at least every four years from the date of adoption to ensure that LDPs and their supporting evidence base are kept up to date to provide a sound and effective basis for making planning decisions.
- 1.2 This draft Review Report sets out where the Eryri LDP is delivering and performing well, as well as identifying areas that are not being implemented or delivered as intended. This draft Review Report is an opportunity to obtain the views of key stakeholders on what should be considered as part of the review.
- 1.3 The strategy and policies in the adopted Eryri LDP have been reviewed having regard to:
- Annual Monitoring Report findings (AMR 2020, 2021 and 2022)
 - Other contextual changes and changes in evidence base
 - Changes in National legislation and National, Regional and Local Policy
 - Engagement with relevant officers within the Authority
- 1.4 The main findings from the Review Report are:
- The evidence provided within the Eryri LDP's third Annual Monitoring Report (AMR) (October 2022) highlighted that certain LDP policies and proposals were not being implemented as intended. In particular the Eryri LDP housing requirement figures and the affordable housing target set out in the LDP were not being delivered as intended.
 - Significant changes have also occurred in the planning policy context particularly at a national level with the publication of Future Wales and updated editions of Planning Policy Wales. The Eryri LDP's issues and considerations, vision, objectives, strategic and development policies will need to be reconsidered to incorporate the concept of placemaking and promote the National Sustainable Placemaking Outcomes.
 - It's fundamental that the replacement Plan Strategy provides a clear steer to actively reduce carbon, address the causes and effects of climate change and responds to the nature emergency
 - The environmental, social and economic impacts of the coronavirus have also had far reaching consequences and raise significant issues for future policy making in Eryri.
 - Changes will also be needed to individual policies to reflect the revised Strategy and to take into account updated national policy and guidance and relevant evidence.
 - The Eryri LDP's evidence base will need to be updated in line with the latest requirements of national planning policy and guidance to ensure an up to date and robust evidence base to inform the strategy, policies and proposals of the Replacement Eryri LDP.
 - The Eryri LDP's Sustainability Appraisal, including Strategic Environmental Assessment, and Habitat Regulations Assessment, together with other impact assessments, will need to be reviewed.
 - The Authority will continue to work collaboratively with other LPA's and explore further opportunities to undertake a joint evidence base to ensure consistency in approach to assist with future policy development at a local and regional level.

- The Eryri LDP will need to undertake a Full Revision procedure, rather than a Short Form Revision procedure to respond to strategic issues raised and significant changes in the planning policy context particularly at a national level with the publication of Future Wales and updated editions of Planning Policy Wales (PPW).
- The following table provides a summary of the review of each policy giving an overview of whether the policy is functioning effectively or whether it needs to be reconsidered. Chapter 6 and 7 elaborates on these policies.

Table 1: Summary of the review of each Eryri LDP policy

Policy	Summary of Review
Strategic Policy A: National Park Purposes and Sustainable Development	Will need to be reconsidered to incorporate the concept of placemaking and promote the National Sustainable Placemaking Outcomes
Strategic Policy B: Major Development	This policy is considered to be functioning effectively.
Strategic Policy C: Spatial Development Strategy	Reconsideration will need to be given as to how growth is distributed. The LDP will need to be revised to reflect the emphasis on the principles of placemaking and sustainable development, including the National Sustainable Placemaking Outcomes. The review of the Spatial Strategy will include stakeholder involvement and evidence gathering (including a revised settlement assessment). The Strategy will need to respond to the climate and nature emergencies, consider issues such as recovery from the Covid-19 pandemic and constraints such as future changes to TAN 15 flood development maps and phosphorous levels in Special Area of Conservation (SAC) riverine catchments.
Development Policy 1: General Development Principles	This policy is functioning effectively, however may need to be reconsidered to reflect updated national policies and guidance and to ensure consistency with other revised policies.
Strategic Policy Ch: Social and Physical Infrastructure in New Developments	Policy may need to be reconsidered to reflect updated national policies and guidance and updated evidence base. Need to ensure consistency with other revised policies.
Strategic Policy D: Natural Environment	Strategic Policy D will need to respond to the nature emergency. Will need to reconsider policy to reflect change from European Sites to National Site Network, along with changes to the national policy and guidance in relation to net benefit for biodiversity and the protection afforded to Sites of Special Scientific Interest and trees and woodlands, together with Green Infrastructure requirements. Will need to draw from the evidence base provided by the NRW Area Statements. Further consideration and assessments will also need to be undertaken regarding the issue of phosphates during the LDP review process.
Development Policy 2: Development and the Landscape	This policy is functioning effectively, however policy or more detailed guidance may need to be reconsidered to reflect updated Dark Skies guidance advice.

Strategic Policy Dd: Climate Change	Policy needs to be reconsidered to respond to climate emergency, national policy and guidance and evidence base.
Strategic Policy E (1): Minerals Safeguarding Policy	This policy is functioning effectively, will need to work closely with North Wales Minerals & Waste Planning Shared Service
Strategic Policy E (2): Large Scale Minerals Development	This policy is functioning effectively, will need to work closely with North Wales Minerals & Waste Planning Shared Service
Strategic Policy F: Waste	This policy is functioning effectively, will need to work closely with North Wales Minerals & Waste Planning Shared Service
Development Policy 4: Small-scale sites for household and inert waste	This policy is functioning effectively, will need to work closely with North Wales Minerals & Waste Planning Shared Service
Development Policy 5: Open Space and Green Wedges	This policy is functioning effectively. Consideration will need to be given towards 'Green Infrastructure Assessments' and the need to draw from the evidence base provided by the NRW Area Statements in order to consider how significant benefits can be delivered through green infrastructure. Need to consider the need for a specific policy on Green Infrastructure.
Strategic Policy Ff: Historic Environment	This policy is functioning effectively. Policy may need to be reconsidered to reflect any updates within the Historic Environment context. For instance, the previously Candidate World Heritage Site, The Slate Landscape of Northwest Wales, has since been designated as a World Heritage Site, as well as measures regarding the Climate Change Agenda, and any additional legislation and guidance.
Development Policy 6: Sustainable Design and Materials	Reconsider policy and elements within it in light of national planning policy/guidance, particularly in respect of sustainability and placemaking principles and the climate emergency.
Development Policy 7: Listed and Traditional Buildings	In reviewing the LDP, it will be necessary to consider appeal case APP/H954/A/21/3280822 and the 'Local Listing of Historic Buildings' letter, regarding Development Policy 7: Listed and Traditional Buildings.
Development Policy 8: Protection of Non Designated Sites	This policy is functioning effectively. Policy may need to be reconsidered in response to any amendments and developments within National Policy and Legislation.
Development Policy 9: Conversion and Change of Use of Rural Buildings	Amend to take into account new C3, C5, C6 Use Classes and updated evidence base. Consider affordable housing requirement, use of commuted sums and local market housing.
Development Policy 10: Advertisements and Signs	This policy is functioning effectively. This Policy may need to be amended to reflect any changes or updates within National and Local Policy, as well as the findings of the Conservation Areas Project in order to protect and improve the areas for the future. Ensure coherence with DP:18 in

	considering strengthening Welsh language policies in relation to Adverts and signs and new developments to promote the distinctive culture of Snowdonia and contribute to the Sense of Place.
Strategic Policy G: Housing	Revise policy to reflect reconsideration of the growth strategy and updated evidence of housing need within national and regional estimates and the Local Housing Market Assessment, alongside updated viability evidence. Reconsideration of allocations. Consider new policy approach of identifying affordable housing-led sites and local market housing.
Development Policy 30: Affordable Housing	Revise policy to reflect reconsideration of the strategy and updated evidence of housing need within national and regional estimates and the Local Housing Market Assessment, alongside updated viability evidence. Consider local market housing. Clarify policy on conversions within housing boundaries. Consider impact of new dwelling Use Classes. Re-examine housing development boundaries
Development Policy 11: Affordable Housing on Exception Sites	Consider exception sites options other than 100% affordable housing, such as open market or local market housing.
Development Policy 12: Residential Care Homes and Extra Care Housing	Consider Gwynedd and Conwy Housing Strategies and need.
Development Policy 13: Gypsy and Travellers Sites	Policy to reflect Gypsy and Traveller Needs Assessment. The policy is expected to continue to be supportive and flexible to the provision of sites where required.
Development Policy 14: Annexe Accommodation	This policy and supporting SPG is functioning effectively.
Development Policy 15: Extensions	Wording/interpretation of this policy may require reviewing and discussions are required with the Development Management Section on how the policy has been implemented.
Development Policy 16: Replacement of Existing Dwellings	Wording/interpretation of this policy may require reviewing and discussions are required with the Development Management Section on how the policy has been implemented. Consider amending criteria to make whole policy relevant to developments within settlements.
Development Policy 17: Removal of Agricultural and Holiday Accommodation Occupation Condition	Consider how policy interacts with new C3, C5 and C6 Use Classes and any Article 4 direction that is adopted.
Strategic Policy Ng: Community Services and Facilities	This policy is functioning effectively. Policy may require reviewing to reflect the principles of placemaking which includes the provision of community infrastructure. Consider reviewing policy to enable community led facilities and services.

Development Policy 18: The Welsh Language and the Social and Cultural Fabric of Communities	Consider strengthening Welsh language policies in relation to Adverts and signs and new developments to promote the distinctive culture of Snowdonia and contribute to the Sense of Place. Consider introducing wording on language enhancement (similar to that seen with biodiversity enhancement).
Strategic Policy H: A Sustainable Rural Economy	Consider how the land-use planning system can support the role of the foundational economy and home working and develop appropriate policies. Work has begun on a collaborative study (between Snowdonia National Park, Gwynedd Council and Anglesey Council) to look at reviewing and assessing the employment land provision to assist in forming the evidence base for the Eryri Local Development Plan. The results will help in forming the LDP's rural employment strategy and will indicate if the continuation of safeguarding employment sites is the way forward or if there is a need for additional sites or policy changes.
Development Policy 19: New Employment and Training Development	Work has begun on a collaborative study (between Snowdonia National Park, Gwynedd Council and Anglesey Council) to look at reviewing and assessing the employment land provision to assist in forming the evidence base for the Eryri Local Development Plan. The results will help in forming the LDP's rural employment strategy and to develop enabling policies.
Development Policy 27: Snowdonia Enterprise Zone	'Future Wales 2040' national plan highlights the potential of a SMR being located at Trawsfynydd in the future. It will be important for the Authority to be involved in future discussions about the possibility of the SMR being located in Trawsfynydd and the effects of the reactor and any associated developments on the character of the National Park's landscape, visual amenities, natural environment and biodiversity and cultural heritage of the National Park. Current ELDP policies recognise that this site could accept low carbon energy businesses and energy generation technologies, provided there are no negative effects on the landscape. Need to continue discussions and assess relevance of current policy.
Development Policy 20: Agricultural Diversification	This policy is functioning effectively. The uncertain future of the agricultural sector following Brexit and changes to the payment regime and their impact on communities within the National Park will need to be kept under review.

Strategic Policy I: Tourism	<p>There are developments within Policy and Legislation, as well as National, Regional and Local Context where this policy may need to be amended slightly in order to reflect the current guidance and context. It will be important that the following three core principles for a sustainable visitor economy as identified in Gwynedd and Eryri Sustainable Visitor Economy 2035: Strategic Plan are also reflected in future policies.</p> <ol style="list-style-type: none"> 1. Celebrate, Respect and Protect our Communities, Language, Culture and Heritage 2. Maintain and Respect our Environment 3. Ensure that the advantages to Gwynedd and Eryri communities outweigh any disadvantages
Development Policy 21: Tourism and Recreation	<p>There are developments within Policy and Legislation, as well as National, Regional and Local Context where this policy may need to be amended slightly in order to reflect the current guidance and context. It will be important that the following three core principles for a sustainable visitor economy as identified in Gwynedd and Eryri Sustainable Visitor Economy 2035: Strategic Plan are also reflected in future policies.</p> <ol style="list-style-type: none"> 1. Celebrate, Respect and Protect our Communities, Language, Culture and Heritage 2. Maintain and Respect our Environment 3. Ensure that the advantages to Gwynedd and Eryri communities outweigh any disadvantages
Development Policy 28: New Build Serviced Accommodation	<p>Policy to be reconsidered to reflect national policy and guidance and current context to ensure that a range of different types of sustainable visitor accommodation are developed in Eryri. The loss of serviced accommodation in the local area, along with the loss of locally important buildings will need to be considered when reviewing the policy, and the implications for other policies, such as Development Policy 9: Conversion and Change of Use of Rural Buildings. It will also be important to consider the Gwynedd and Eryri Sustainable Visitor Economy 2035: Strategic Plan.</p>
Development Policy 22: Chalet and Static Caravan Sites	<p>This policy is functioning effectively, and no major implications have arisen by assessing this policy through Annual Monitoring Reports, with the findings indicating success in protecting and enhancing the environment and landscape with the various improvements to sites. Wording to be assessed and updated as appropriate to reflect any new evidence or changes in national policy.</p>
Development Policy 23: Touring and Camping Sites	<p>No major implications have arisen by assessing this policy through Annual Monitoring Reports, with the findings indicating success in protecting and enhancing the environment and landscape with the various improvements to sites. Wording to be assessed and updated as appropriate to reflect any new evidence or changes in national policy.</p>

<p>Development Policy 29: Alternative Holiday Accommodation</p>	<p>With the indicator within the past three Annual Monitoring Reports measuring the effectiveness of the recently adopted policy within the current Eryri LDP, Development Policy 29: Alternative Holiday Accommodation, reporting of consistent number of small-scale developments for alternative accommodation permitted over the last three monitoring periods (average 4 applications a year). It is considered that Development Policy 29 is implemented effectively. However, through the review, it will be necessary to ensure that the policy wording continues to be suitable for its purpose.</p>
<p>Development Policy 24: Retail</p>	<p>Retail assessments in Local Development Plans will be replaced by Town Centre Assessments. They should no longer look at retail need alone but encapsulate a wider array of use requirements, particularly in the employment, leisure and public service sectors. This will have implications for the plan review and also towards the designation of retail areas within the five main towns of the National Park. Consider implications of national policy and guidance.</p>
<p>Strategic Policy L: Accessibility and Transport</p>	<p>The policy should be reviewed to be in accordance with updated National transport guidance and principles, with promotion of ultra-low emission cars and active travel key areas. Local active travel initiatives could feed into the policy and be safeguarded or promoted</p>
<p>Development Policy 25: Visitor Car Parking</p>	<p>Consider increased pressures on visitor car parking due to increasing visitor numbers. Consider Higgett Report and Snowdonia Partnership initiatives, amend policy as required.</p>
<p>Development Policy 26: Telecommunication</p>	<p>This policy and supporting guidance are functioning effectively. Policy wording to be assessed and updated as appropriate to reflect any new evidence or changes in national policy.</p>

2 INTRODUCTION

- 2.1 The revised Eryri Local Development Plan 2016-2031 (LDP) was adopted on the 6th of February 2019. The adopted Eryri LDP sets out the Authority's planning policies for the development and use of land in the National Park up to 2031.
- 2.2 Local Planning Authorities are required to review their LDP at least every four years from the date of adoption to ensure that LDPs and their supporting evidence base are kept up to date to provide a sound and effective basis for making planning decisions.
- 2.3 Evidence provided within the Eryri LDP's third Annual Monitoring Report (AMR) (October 2022) highlighted that certain LDP policies and proposals were not being implemented as intended. Significant changes have also occurred in the planning policy context, particularly at a national level with the publication of Future Wales - the National Plan 2040 in February 2021 as well as updated editions of Planning Policy Wales (PPW). The LDP will need to be revised to reflect the emphasis within these documents on the principles of placemaking and sustainable development, including the National Sustainable Placemaking Outcomes. The environmental, social and economic impacts of the coronavirus have also raised significant issues for future policy making in Eryri.
- 2.4 The above factors have led to the need to trigger review of the adopted Eryri LDP. On this basis, on the 19th of October, 2022 the Authority's Planning and Access Committee agreed on the need to undertake a review of the Eryri LDP 2016-2031.

The Review Report

- 2.5 This draft Review Report sets out the findings and conclusions of the Authority's review of the adopted Eryri LDP. It sets out where the LDP is delivering and performing well, as well as identifying areas that are not being implemented or delivered as intended. It also identifies areas that need to be updated to reflect changes to national planning policy and guidance, along with other relevant strategies and evidence.
- 2.6 This draft Review Report is an opportunity to obtain the views of key stakeholders on what should be considered as part of the review. The draft review report includes information on what the Authority perceives as the main issues which should be addressed. The draft report will be considered by the Authority Members Working Group and the Authority's Planning and Access Committee before obtaining the views of the Eryri Forum and key stakeholders as identified in Appendix 1. Following engagement with key stakeholders, the draft report will be revised to take into account additional considerations raised before finalising the Review Report.
- 2.7 The LPA's review process is also required to conclude on which revision procedure is to be followed for the LDP, either a Full Revision (Replacement LDP) or a Short Form Revision.
- 2.8 The finalised Review Report will form an important part of the evidence base for the Replacement LDP.

Structure and content of the review report?

2.9 The Review Report has been structured to address the requirements of national guidance within Development Plan Manual Edition 3 (DPM3). The report sets out:

- The information that has informed the review: Findings of the Eryri LDP Annual Monitoring Reports (Chapter 3), other contextual changes and changes in evidence base (Chapter 4) and Changes in National legislation and National, Regional and Local Policy (Chapter 5)
- A detailed consideration of the impact of these findings on the LDP's vision, aims and objectives, including implementation of the LDP strategy (Chapter 6).
- A detailed review of each LDP topic area, identifying what needs to change and considers the implications for those parts of the LDP not proposed to be amended in terms of coherence and effectiveness of the plan as a whole (Chapter 7). The Review Report also identifies which parts of the evidence base require updating to support the changes (Chapter 8).
- The proposed re-consideration of the Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) to assess the impacts of the Replacement LDP, with consideration given to undertaking an Integrated Sustainability Appraisal (Chapter 9)
- The opportunities to prepare Joint LDPs with neighbouring LPAs, and to work collaboratively on approaches and evidence, including in preparation for regional Strategic Development Plans (SDP) (Chapter 10)
- Conclusions based on the review process and explains whether a Full Revision (Replacement LDP) or a Short Form Revision of the LDP is anticipated and the reasons for this (Chapter 11)

3 ANNUAL MONITORING REPORT FINDINGS

- 3.1 Monitoring the Eryri LDP is a continuous process and does not end once plan is adopted. The Annual Monitoring Report (AMR) demonstrates the extent to which the Eryri LDP strategy is being achieved, whether the policies are working or not or where there is a policy 'void'. The AMR also provides an opportunity to capture the prevailing economic, social or cultural circumstances and contextual changes since the Plan was adopted. It is essential the conclusions in the Review Report can be strongly justified and evidenced in line with the findings of Annual Monitoring Reports (AMR). The 3rd Annual Monitoring Report (AMR), covers the period April 2021 to the end of March 2022 and was submitted to Welsh Government and published end of October 2022. The two previous AMRs covered the period 1st April 2020 to 31st March 2021 and 1st April 2019 to 31st March 2020.
- 3.2 The Eryri LDP (2016-2031) has an adopted monitoring framework in place to inform findings in the AMR. Indicators, targets and trigger levels have been identified to assess the performance of policies and objectives. The triggers included in the monitoring regime gives an indication on the performance of the Plan and how wide ranging a Plan review may need to be. When trigger points are activated, investigation is required to understand why policies and proposals are not being implemented as intended and determine what action will be necessary. The following actions have been included for each indicator in the AMR to provide clarity on the steps to be taken
- 3.3 There are 76 indicators in the Eryri LDP monitoring framework. The majority of indicators (62) demonstrated positive policy implementation. However, 3 indicators required additional training while 11 indicator targets were not being achieved and trigger points were reached. This shows that there are LDP policies that are not functioning as intended. In these instances the AMR has recommended actions, including further investigation and research and in some cases the review of a policy.
- 3.4 A summary of the outcomes of the monitoring indicators detailed in the third AMR (October 2022) is provided in Table 2.

Table 2: Summary of the outcomes of the monitoring indicators

Continue Monitoring	62	.
Training Required	3	MF21 - Monitor planning applications coming forward within the World Heritage Site or essential setting and Candidate World Heritage Site. MF44 - Number of Community & Linguistic Statements submitted MF45 - Monitor the effectiveness of the Community and linguistic statement and the Community & Linguistic Impact Assessments.
Supplementary Planning Guidance (SPG) Required	0	
Further Investigation/Research Required	5	MF33 - Monitor uptake of affordable housing in smaller settlements. MF34 - Number of affordable housing units granted planning permission and completed per annum on exception sites. The exception

		<p>sites are not included in the housing requirement figure.</p> <p>MF35 - Monitor the size of sites coming forward and the number of units proposed on each site.</p> <p>MF36 - Monitor the affordable housing targets and thresholds of sites coming forward.</p> <p>MF47 - Encouraging the use of Welsh place names for new developments.</p>
Policy Review Required	3	<p>MF29, MF30 - Number of affordable housing units granted planning permission via windfalls.</p> <p>MF31 - Number of affordable housing units granted planning permission per annum via conversions.</p>
Plan Review	3	<p>MF24 - Number of consents granted and new houses completed annually.</p> <p>MF26 - Number of affordable housing units granted planning permission per annum.</p> <p>MF27 - Number of affordable housing units completed per annum.</p>
Not Applicable to this AMR Period or superseded	0	

- 3.5 The following section outlines which policies are being achieved and which ones are not being implemented as intended across the Eryri LDP by Chapter heading and gives an indication on the performance of the Plan and how wide ranging a Plan revision may need to be.

Protecting, Enhancing and Managing the Natural Environment

- 3.6 Some key findings from the 'Protecting, Enhancing and Managing the Natural Environment' chapter within the annual monitoring report are included below. These results range across three separate AMR periods (2019/2020, 2020/2021, 2021/2022). In AMR 2021/2022 it was noted that no significant loss of undeveloped coast was observed, and this was also true for the previous two AMR studies. This was also the case in terms of areas of SPA, SAC, SSSI or Ramsar sites lost to development. No areas of SPA, SAC, SSSI and RAMSAR are negatively affected during any of the three relevant AMR time periods. This demonstrates that Development Policy 2: Development and the Landscape is working effectively and protecting the relevant areas of the National Park from adverse effects. However, it is considered that more could be done to protect Eryri's Dark Skies through the implementation of policy and to provide further guidance to businesses and communities on how they can create an environment that supports dark skies through the planning process as well as raising awareness on permitted developments.
- 3.7 The National Park's AMR looks at Areas of open space (68.5 ha) and green wedge (54.7 ha) to ensure that Development Policy 5: Open Space and Green Wedges is being implemented effectively. Across the three AMR's, no significant loss was observed in terms of open space areas and no inappropriate and/or new development were permitted within areas of Green Wedge. This demonstrates that Development Policy 5: Open Space and Green Wedges is effective in its purpose.

Protecting and Enhancing the Cultural and Historic Environment

- 3.8 Considering the findings of the Annual Monitoring Reports since the adoption of the Local Development Plan 2016-2031, there are no major implications for the revision of the LDP in this section, as the policies within this chapter have been implemented successfully.

Promoting Health and Sustainable Communities

- 3.9 Within this chapter, there were six monitoring indicators that require strategy and policy issues to be addressed as part of the LDP review process.
- 3.10 The Housing Trajectory included within the AMR shows an annual shortfall against the Annual Anticipated Housing Requirement (AAR) during 2021/22 with the years' completions 38 units below what was anticipated (51 AAR vs 13 actual completions, -75% in percentage terms). The number of dwellings that have been completed annually have been consistently below the (AAR) of 51 dwellings per annum since 2016-17. There is a shortfall of -42% for cumulative required build rate from the start of the plan period, 2016-17, up to 31st March 2022. The plan is falling significantly short of what is intended. Provision of homes is a key element of the plan's strategy. With persistent low numbers of units coming forward and being completed, the development plan's housing requirement figures are not being delivered.
- 3.11 The number of affordable housing units granted planning permission and completed per annum have been below the target of 21 units for 3 consecutive years and both targets have been triggered. A policy review is required as affordable housing numbers are not being delivered. Provision of affordable homes for local communities is a key element of the plan's strategy. The AMR housing numbers over the first 3 years of monitoring (and further) demonstrates that in the current economic climate, the low number of private sector housing development is not delivering sufficient affordable housing within the National Park. Monitoring also emphasises that affordable housing delivery within the National Park is heavily dependent on Housing Associations. No private allocations are coming forward for development, and therefore do not provide a contribution of affordable housing. There are no large private sector allocations, windfall sites or exceptions sites coming forward, meaning the required % contribution of affordable housing from such sites is not being provided.
- 3.12 No affordable housing units have been permitted or completed on exception sites and the targets have been triggered. Suitable land owned by housing associations have already been allocated in the development plan, as opposed to being brought forward as exception sites. The viability of affordable housing requirements and the need for a S.106, plus difficulties obtaining a mortgage, may be discouraging development, coupled with other wider economic factors. It may be necessary to review the exception site policy as it has not made a contribution to the affordable housing stock.
- 3.13 With only two permissions granted over the first three years of monitoring, the target of 3 permissions of affordable units granted permission via conversions has not been met and a policy review is required. Over the three-year period, three permissions for conversions resulted in a payment of a commuted sum to contribute towards affordable housing within the National Park. The fund is currently at around £500,000 of contributions since 2012, with approximately £170,000 spent to date. The Authority prefers that affordable housing for local needs is provided on site. The payment of

commuted sums will need to be considered further as part of the revisions to the Eryri LDP.

- 3.14 The target for affordable housing permissions and completions of windfalls has not been met for the first three years of monitoring. The expected contribution of windfalls in the plan may also needs to be reviewed as part of the housing strategy.

Supporting a Sustainable Rural Economy

- 3.15 The AMR measures if there has been an increase in new employment floor space within the Local Service Centres of the National Park and therefore tests the effectiveness of Strategic Policy H: A Sustainable Rural Economy. No new employment floor space was built in Local Service Centres (Dolgellau and Y Bala) in any of the three AMR periods. Work has begun on a collaborative study (between Snowdonia National Park, Gwynedd Council and Anglesey Council) which will look at reviewing and assessing the employment land provision to assist in forming the evidence base for the Eryri Local Development Plan revision.
- 3.16 The AMR also looks at the total new employment floor space built in the National Park (including conversions). Approximately 3665.37m² of new employment floor space (including conversions) were permitted during the time period of the three AMR's, which means the policy was effective in its purpose of increasing employment floorspace. The Eryri AMR also looks at the number of additional jobs created. Across the three AMR periods, the actual number of additional jobs created is unknown, but the increase in employment floor space suggests that an increase has been seen in the additional number of jobs in the National Park in all three AMR periods. This indicates that the development plan policies (SPH, DP19, DP 9 and DP24) were implemented effectively.
- 3.17 The amount of employment land (ha) and floor space (sq m) redeveloped to other uses is also measured within the AMR. This is an indicator designed to prevent the loss of employment land/floorspace to other uses. No loss of employment land/floorspace was seen in any of the three AMR periods which indicates that the development plan policies (SPH, DP19 and DP 9) were implemented effectively.
- 3.18 The Eryri AMR looks at Employment land and premises vacancy rate. An update to the Employment background paper was completed during 2017 that concluded that no more employment land would need to be allocated within the National Park. This was because there were many vacant units in employment sites within the Park and numerous vacant and available sites outside the Park that could be used for employment purposes. Work has begun on a collaborative study (between Snowdonia National Park, Gwynedd Council and Anglesey Council) which will look at reviewing and assessing the employment land provision to assist in forming the evidence base for the Eryri Local Development Plan review.
- 3.19 Development Policy 27: Snowdonia Enterprise Zone, of the Eryri LDP, supports appropriate development on the Llanbedr and Trawsfynydd sites, which would lead to employment opportunities that would sustain and enhance a mix of skills in the local work force. As part of the process of monitoring this Development Policy, the AMR looks at monitoring the de-commissioning of Trawsfynydd Nuclear Power Station and the possible alternative uses for consideration in review. It was announced during June 2020 that the Trawsfynydd site had been selected to lead on Magnox's reactor decommissioning project in the UK. This will see decommissioning work brought forward and secure employment in the area. It is envisaged that there will be a programme of

20 years at the site, with three main phases. In order to ensure that the National Park are kept up to date with the latest developments within the Trawsfynydd site, Policy officers are part of the Trawsfynydd Strategic Site Group meetings as well as the UK wide Nuleaf (nuclear legacy advisory forum) groups. An additional Nuleaf group has recently been set up with a Welsh focus. Currently there are ambitions to bring forward a programme which would involve construction of a Small Modular Reactor (SMR) at the Trawsfynydd site, with on-site preparatory work to begin in 2027. Current Eryri LDP policies recognise that this site could accept low carbon energy businesses and energy generation technologies, provided there are no negative effects on the landscape. The AMR looks at the types of development coming forward within the Snowdonia Enterprise Zone (Llanbedr or Trawsfynydd). One application for development within the Snowdonia Enterprise Zone was received during the period of the 2021/2022 AMR. This was for the construction of a temporary office at the Trawsfynydd Decommissioning Site. No applications were submitted with regards to the Llanbedr Airfield site and no further developments were made in the preparation and submission of a landscape led masterplan for the site.

- 3.20 As part of measuring the effectiveness of Strategic Policy H: A Sustainable Rural Economy, an indicator monitors the number of applications for appropriate live-work units / Number of applications for home working within the National Park. In total, six applications were permitted across the three AMR periods (one in 2019/2020 and five in 2020/2021).
- 3.21 The AMR monitors new retail floor space within the main built up areas of Local Service Centres, Service Settlements and Secondary Settlements as part of measuring the effectiveness of Development Policy 24: Retail. Four applications were permitted for new retail floorspace within the three AMR periods. No concerns were raised in terms of the trigger point (which was 1 new development outside these areas for 3 consecutive years or 3 new developments outside these areas in 1 year), which demonstrates that Development Policy 24 is being implemented effectively in this regard. The number of new retail developments intended to serve a wider settlement catchment area limited to Bala and Dolgellau is monitored within the AMR. No new retail developments, intended to serve a wider settlement catchment area limited to Bala and Dolgellau, were permitted during all three relevant monitoring periods. This is in line with the policy and the trigger point of “1 new development outside these areas for 3 consecutive years or 3 new developments outside these areas in 1 year” was not met, suggesting that the policy is being implemented effectively.
- 3.22 Another monitoring indicator within the Eryri AMR which tests the effectiveness of Development Policy 24 is an indicator which looks at the number of new retail developments situated within the main retail area or within 300m of the town centre. As a result, one new retail development was permitted within the main retail area or within 300m of the town centre of a Local Service Centre during the three monitoring periods. Again this is in line with the policy and the trigger point for action is not met.
- 3.23 A key indicator of measuring the effectiveness of Development Policy 24: Retail, within the AMR, is one which looks at vacant units in retail areas. The number of total vacant units in the five towns surveyed over the three AMR periods included the following. 2019/2020 = 24; 2020/2021 = 36; and 2021/2022 = 34. In 2021/2021 the average vacancy % for the five towns within the Park was 9.2% (which was lower than 2020/2021's average percentage, which was 10.6%. This showed an decrease in the % of vacant units in all main settlements within the National Park (apart from Dolgellau which saw an increase in the percentage of vacant units). This could possibly be due to a recovery from early on in the Covid 19 pandemic, where many businesses had to close during this period as well as an increase in the popularity of independent shops in

recent years.. The end of large scale lockdowns, and the large scale vaccination of the public may have given added confidence to businesses during 2021/2022 compared to the previous time period of 2020/2021. The target for the policy and/or monitoring indicator is to reduce or maintain vacancy rate and it is considered that this target is met on the whole when considering the impact of the Coronavirus pandemic.

- 3.24 The percentage of non-A1 retail uses in main retail areas of Aberdyfi, Bala, Betws y Coed, Dolgellau and Harlech is measured in the AMR. Development plan policies were noted as being implemented effectively in this regard, and it is also noted that Welsh Government now note that centres should now become places where a variety of retail, employment, commercial, community, leisure, health and public sector uses come together in a hub of activity to make them viable as go-to destinations once more. Primary retail areas and related policy will need to be considered further as part of the revision.
- 3.25 Policies within the Local Development Plan support tourism and outdoor recreation that maximise local economic benefits. A number of applications have been approved since the adoption of the LDP 2016-2031, that have resulted in improvements to tourism facilities.
- 3.26 The AMR measures the number of new or improved tourism facilities, with the target of increasing the number of appropriate schemes approved. The latest AMR (2021-2022) reports of 29 applications, relative to tourism, were granted permission, whereas 18 applications were granted permission during 2020-2021, and 17 applications were granted during the 2019-2020 monitoring period. This therefore shows success as the number of schemes that were approved increases from year to year. The types of developments that were allowed were improvements to static and touring sites, improvements to various tourism facilities, and sustainable developments offering a new type of visitor accommodation within the Park, namely low impact alternative holiday accommodation.
- 3.27 Despite this, another indicator within the AMR, measures the effectiveness of recently adopted policy within the current Eryri LDP, Development Policy 28: New Serviced Accommodation, reports that no applications for new build serviced accommodation were permitted within or adjacent to the main built up areas of local service centres, service settlements and secondary settlements within the last three monitoring periods. There are cases where there is a change of use of dwelling (Use Class Order Class C3) to serviced accommodation (Use Class Order Class C1), but although it can be argued that the policy is being implemented effectively, it is necessary to ensure that a range of different types of sustainable visitor accommodation are developed in Eryri. During the last monitoring period (2021-2022), three applications were for the change of use of existing serviced accommodation to self-serviced holiday accommodation, resulting in the loss of serviced accommodation provision within the National Park. Additionally, this decline in the existing serviced accommodation, has also seen the loss of locally important buildings, such as the demolition of the St. David's Hotel, Harlech in 2019, which was once a large twentieth century building overlooking the beach and World Heritage Site Castle in Harlech The loss of serviced accommodation will need to be considered when reviewing the visitor accommodation policies of the Local Development Plan. It will be necessary to consider the current provision of existing serviced accommodation and the implications for other policies, such as Development Policy 9: Conversion and Change of Use of Rural Buildings. For instance, there were also 5 applications permitted for the conversion of agricultural buildings to self-serviced holiday accommodation. With the growth in self-serviced accommodation developments, it will be necessary to be considerate in ensuring a wide range in the

provision of visitor accommodation, and in ensuring the protection of key buildings in the most effective and sustainable manner.

- 3.28 The second recently adopted policy within the current Eryri LDP, Development Policy 29: Alternative Holiday Accommodation, ensures small scale developments for short-term holiday alternative accommodation providing that the site is part of an agricultural diversification scheme or is ancillary to a new or existing tourist attraction and does not become the main attraction in order to supplement a successful rural economy; whilst also ensuring that the proposed development does not cause significant harm to landscape character, fits unobtrusively within the landscape and is well screened by existing landscape features. This would also ensure that the proposed development does not lead to the creation of a new vehicular access or parking areas that would adversely affect landscape character, with any ancillary facilities should be located within an existing building or as an extension to existing facilities. A key indicator measuring the effectiveness of Development Policy 29: Alternative Holiday Accommodation, reports of consistent number of small-scale developments for alternative accommodation permitted over the last three monitoring periods (average 4 applications a year). It therefore suggests that Development Policy 29 is implemented effectively. Despite this, there is anecdotal information that there are a number of similar unauthorised developments around the National Park. It will be necessary to investigate further when reviewing the LDP, in order to determine if any policy amendments are required.

Promoting Accessibility and Inclusion

- 3.29 The AMR looks at monitoring the number of telecommunication developments that do not harm the visual appearance and character of the area. There were 16 new telecommunication developments permitted over the time period of the three AMR's. The trigger point for this indicator was a 'failure to deliver', therefore Development Policy 26: Telecommunications can be considered to be implemented effectively.
- 3.30 No permissions have been granted for the development types monitored by the AMR, which are permissions granted for new visitor car parks within and outside Local Service Centre. One application was refused within a Local Service Centre. Given the context of increased pressures on visitor numbers and the resulting car parking problems that has been seen since the pandemic, the low number of applications received, and lack of permissions granted under the relevant policy needs to be taken into consideration.

Use of Eryri Local Development Plan Policies

- 3.31 There are 46 policies within the adopted LDP 2016-2031. 40 policies have been taken into consideration since the Plan was adopted in 2019. The policies that have not been used are the following;
- Strategic Policy Ch: Social and Physical Infrastructure in New Developments
 - Strategic Policy Dd: Climate Change
 - Strategic Policy E (2): Large Scale Minerals Development
 - Strategic Policy E (3): Removal of Slate Waste and Building Stone Quarries
 - Development 12: Residential Care Homes and Extra Care Housing
 - Development 13: Gypsy and Travellers Sites

3.32 The fact that these policies have not been utilised does not necessary mean that there is no need to include them in the Replacement Eryri LDP. It might be the case that the authority have not received a particular type of application since the Eryri LDP was adopted. It is considered that the Climate Change policy needs to be reviewed and that further detailed guidelines are needed to give clear direction to actively reduce carbon and be more proactive in mitigating and adapting to the effects of undesirable change as well as taking active steps to increase carbon sequestration of natural systems including woodlands, peatlands and carbon soils.

4 OTHER CONTEXTUAL CHANGES AND CHANGES IN EVIDENCE BASE

Exit from the European Union

- 4.1 Although the true impact of Britain's exit from the European Union is still unclear, Brexit is likely to have a significant impact on food, farming, fishing and environment sectors. These sectors are important to the National Park rural economy and the viability of our local communities and are vital to support the sustainability of the Welsh language.
- 4.2 Exit from the European Union also resulted in an increase in visitors deciding to stay in the UK putting huge pressure on the National Park area and highlighting the need for a better balance in the visitor economy. The visitor economy has an important contribution to make to the economy and communities of Eryri - this contribution needs to be balanced and sustainable in order to protect our communities, our environment, language and culture for future generations.
- 4.3 Policies will need to be updated to reflect changes arising from the UK's withdrawal from the European Union whereby 'European Sites' are now referred to as 'National Site Network'.

Coronavirus pandemic

- 4.4 It's also important to understand the implications of the coronavirus pandemic on the National Park area. The economy came to a standstill with non-essential shops and businesses having to close overnight. Following the relaxation of restrictions after the first lockdown, the National Park saw an increase in visitor numbers above previous years, as more decide to take their holidays within the UK. This resulted in significant pressures on visitor management and the environment. This led to an increase in traffic and parking along with the occurrence of wild camping and camper vans/motor homes parking up on side of the roads / car parks overnight.
- 4.5 The increasing pressures on the local housing market exacerbated by Covid 19 and the resulting impact on the sustainability of local communities suggests that future LDP policies may need to focus on achieving accessible local market housing and affordable housing.
- 4.6 Overnight, we saw a substantial increase in home-working, which triggered an increased demand for properties from outside the local area from those who wish to have a more balanced life when working from home resulting in potential conflict with local residents about the availability of properties. An increase in home working can also be an opportunity for young people to return to their local area. The demand for second home and holiday accommodation has also pushed prices up with more permanent resident dwellings being used as holiday accommodation thus reducing the available stock for local communities.
- 4.7 The pandemic has highlighted the importance of health and well-being, access to services, economic resilience, digital connectivity and the value of the natural environment. We've seen a renewed value placed on the provision of local services, local food chains, and local quality green space as well as the need for sustainable, low carbon developments and infrastructure to respond to the climate and nature

emergencies. The LDP review will need to ensure that people are able to live locally and that communities become more sustainable and resilient into the future.

- 4.8 The Replacement LDP process will enable the LPA to respond to the impact of the pandemic on all elements of the LDP, and as part of the supporting evidence and assessments.

Overall Housing Market

- 4.9 There are no regional house builders active in the market in the National Park area and therefore there is very limited speculative building of open market and affordable housing. The housing market in the National Park is localised in nature, relying on small local builders and self-build projects on small sites. The uncertainty over borrowing in recent years could dissuade developers, small builders, and self-build projects from proceeding with plans to invest or seek consent and construct houses, which may currently impact the rate of housing development. During the 2020/21 period, housing permissions and completions increased over the previous years' low numbers. Permissions and completions fell again to a very low level during 2021/22. It is considered that the pandemic's impact has fallen mostly on the existing housing stock. A number of individual housing schemes with extant permission were also completed during the 2020/21 period.
- 4.10 A further factor that has become more prominent over 2021/2022 is the increase in the cost of building materials. Figures released by the Department for Business, Energy and Industrial Strategy show that on an UK level, the materials price index for 'All Work' increased by 25.2% in April 2022 compared to the same month the previous year. Construction material prices for new housing increased 22.5% over 2021/2022. Much of this can be attributed to global supply chain disruption, and there has been a shortage of workers within the construction industry. Brexit has also resulted in a decline in the UK's economy. The low number of completions over 2021/22 can be attributed to these factors. These factors may also be discouraging developers from submitting planning applications for dwellings. Increasing inflation, the cost of borrowing, the cost-of-living crisis, will all contribute towards lower levels of housing development.
- 4.11 The development of affordable housing by housing associations is also facing barriers. Through discussions with housing associations who operate within Snowdonia National Park, it is understood that it is increasingly difficult to make schemes stack up financially, especially small schemes in rural areas. Housing Associations are finding it difficult to obtain building contractors to build small schemes and costs are higher with a lower profit margin. Increasing build costs exacerbates the problem. Schemes in smaller settlements are also more challenging to establish the need, especially for intermediate housing.

House Prices

- 4.12 Snowdonia National Park Authority receives data on house sales from the Land Registry; the data is in the form of all individual transactions within the Park boundary. The data shows a significant increase in house prices within the Park between 2019 and 2022. Covid-19 pandemic has led to an increase in homeworking and opportunities to live further away from the workplace. The quality of life and landscape offered by the National Park attracts those who wish to have a more balanced life when working from home which increases the demand on the local housing market. Brexit and Covid-19

pandemic made holidaying outside the UK difficult, increasing tourism levels within the UK. This led to more houses being bought as second homes or holiday rentals. Areas such as National Parks in particular are under pressure and the increase in competition for houses for sale may be leading to price increases. Whilst 'staycations' were more pronounced during the 20-21 seasons, these factors may still be having an impact, as covid-19 levels continue to fluctuate, and the cost-of-living crisis discourages holidaying abroad. Recent National and International economic developments may have further impact on house prices. It will be important to continue to monitor house price trends as it will influence affordable housing policy and the viability of housing developments.

Second homes and short-term holiday accommodation evidence

- 4.13 Council tax data received from the Local Authority provides the main source of information on the number of second homes and self-catering accommodation. The data shows the number of properties paying the second homes council tax premium and also self-catering properties paying non-domestic business rates. The data shows some communities with high levels of second homes and short-term holiday accommodation. The data and its trends will be a key source of evidence to consider implementing an Article 4 direction in order to control the new use classes for dwellings, second homes and short term holiday accommodation. It will be key evidence when considering changes to policies relating to housing and holiday accommodation.
- 4.14 The Welsh Government's raising of the threshold of the number of days a home can be let out as short-term holiday accommodation to qualify as non-domestic, may well have further impacts on the numbers, along with raises in the council tax premium for second homes (Cyngor Gwynedd are to increase the premium to 150%; the maximum possible being 300).

Air bnb

- 4.15 The use of properties used as 'Airbnb' accommodation is believed to have increased significantly in recent years. These properties do not always fall within regulatory remits; therefore, the true number may not be known, and may be significant. A survey by Cyngor Gwynedd in 2019 found that within the Dwyfor and Meirionydd areas, there has been a significant increase in the number of self-catering and Airbnb accommodation¹. Accurate data on the numbers of various types of holiday accommodation would assist in formulating policies and SNPA will continue to work with partners to explore means of achieving this. A proposed statutory licence scheme for holiday accommodation would be very useful, although unfortunately may be some years away from being introduced.

Rental Properties

- 4.16 The availability of rental homes is becoming increasingly difficult. Rental properties are being switched to holiday accommodation, which can be more profitable for the owner. Rents are increasing, along with inflation and the cost of living. Wages and benefits are stagnant. This provides a strong reason to control the loss of residential properties to holiday uses, which may be possible with future planning policy and legislation change.

Visitor Traffic and Car Parking

4.17 Since the summer of 2020, the National Park has experienced higher visitor numbers, leading to severe visitor car parking issues, in particular popular walking areas such as around Snowdon and the Ogwen Valley. The National Park, along with other agencies, have taken measures to attempt to control the situation in terms of management, education, and enforcement. However, a long-term policy and strategic approach is required to tackle the current situation which is undermining the core purposes and duties of the National Park. Multi agency coordination is happening in relation to traffic and transport use within the National Park, although a strategic and sustainable public transport and car parking solution has yet to be reached.

Wild Camping and Camper Vans/Motor Homes

4.18 Following the relaxation of restrictions after the first lockdown, the National Park saw an increase in visitor numbers above previous years, as more decide to take their holidays within the UK. This resulted in significant pressures on visitor management and the environment. This led to an increase in the occurrence of irresponsible wild camping and camper vans/motor homes staying overnight in areas such as laybys, car parks and private land for overnight stays, rather than formal sites. Motor home numbers and resulting pressures remained high during the 2021/22 period. Tourism is integral to the National Park economy and caravan and camping sites will have lost income during 2020 and will not have benefited from motor homes not using formal sites.

4.19 In the short-term various actions were taken by the Authority, in collaboration with the Local Authorities and other Bodies, on prevention, education and information. Eryri's current Local Development Plan policies do not permit any new camping or touring caravan sites (which includes campervans/motor homes) due to their effect on the landscape and Special Qualities of the National Park, the ELDP policies do however permit the extension of these sites (without the increase in pitches on chalet and static caravan sites) to achieve a clear overall environmental improvement. There are calls from some for the provision of small 'aires' sites for motor homes with basic facilities, for instance on car parks within settlements. Cyngor Gwynedd have announced they will be trailing 6 'Aires' sites over a period of 3 years, commencing in spring 2023. These will be located on existing council owned car parks and will not include any within the National Park boundary. The Authority will consider and assess the situation and impacts when reviewing the relevant policy for the next LDP review. Any new policy would need to consider how it impacts upon wider strategic objectives, such as sustainable tourism and carbon footprint. The special qualities of the national park must be protected and enhanced. It remains to be seen if the increase in tourist visitor number and motorhomes is a long-term trend. If conditions make it once more convenient to travel outside the UK, visitor number could reduce from levels seen this year.

Population and Household Projections

4.20 The national 2018 based household projections for the National Park were published in May 2021. These projections estimate that between 2018 and 2028 the population of the Park will decrease by 1.92% which is a total of 480. During the same period the households in Snowdonia is projected to increase by 40 units (0.3%), a very modest increase within a 10 year period. It is projected that the number of one-person households will increase and continue to be the most common household type,

accounting for 41.7% of all households in 2028. The number of all other broad household types are projected to decrease over the period, with larger household types projected to see a more marked percentage decrease. It is projected that the number of households with children will decrease from nearly 2,450 households to just under 2,160 households (a decrease of 4.2%), making up 17.8% of all households by 2028. A falling population and slower new household formation rates will reduce the need for more houses.

- 4.21 As these projections show a very small increase in the number of households in Eryri, and therefore a very small increase in the number of dwellings required it suggests a need to consider a lower housing requirement and provision figure which may be more suitable in a future review of the Eryri LDP.

Census 2021 Population and Household

- 4.22 First results from the 2021 Census for England and Wales, which were published by the Office for National Statistics on 28 June 2022 include population and household estimates at a Wales and local authority level. Population and Household data have not yet been released for National Park areas,

- 4.23 The 2021 census data shows that the population of Gwynedd has decreased by -4,450 (-3.7%) since the last census in 2011, as well as a decrease of 1,350 (-2.6%) in households with at least one usual resident. Both the change in population and household numbers and the size of households will ultimately have an impact on future dwelling requirements in Local Development Plans (LDPs). Revised Welsh Government household projections – which will form a major part of the evidence needed when preparing LDP growth strategy – are unlikely to be produced before 2024. Current advice from Welsh Government’s Planning Directorate is to continue with plan preparation rather than delay the process.

- 4.24 The 2021 Census figures of population shows that the most recent officially produced population figure (2020 mid-year estimate of population, ONS) significantly overestimated the population of North Wales and each of its constituent local authority areas. These Mid-year population estimates formed the basis of the 2018-based population projections so they will have been affected by the over-estimations too.

- 4.25 The 2021 Census therefore provides the opportunity to update understanding of the population and the publication of the 2021-based household projections (Welsh Government statistics) in 2024 will provide a clearer indication of impact on future dwelling requirements.

Census 2021 Welsh Language

- 4.26 In December 2022, the main points and headlines of the Census 2021 Welsh language questions were released. The questions asked within the Census about the language included asking people if they could understand spoken Welsh; speak, read or write Welsh. People could select a single skill, multiple skills, or no Welsh language skills.

- 4.27 The ONS published results included the following headlines;
- In 2021, an estimated 538,000 usual residents in Wales aged three years and over (17.8%) reported being able to speak Welsh, which is a decrease since 2011 (562,000, 19.0%).

- One of the main factors contributing to the overall decrease in the percentage of people who reported being able to speak Welsh between 2011 and 2021 was the decrease in children and young people aged 3 to 15 years who reported this skill.
- The percentage of usual residents aged three years and over able to speak Welsh decreased between 2011 and 2021 in all local authorities except Cardiff, Vale of Glamorgan, Rhondda Cynon Tâf, and Merthyr Tydfil.
- Among children and young people aged 3 to 15 years, the percentage who could speak Welsh decreased in all local authorities between 2011 and 2021

4.28 Whilst the Census results are disappointing, a different survey (The ONS' Annual Population Survey) showed that there had been a rise in the number of Welsh speakers, up to 899,000 in June 2022.

4.29 As a result of the decrease shown in the Census results, and the conflicting results shown in the ONS survey, the First Minister Mark Drakeford has outlined his intention to commission work to discover why there are conflicting figures. The Education and Language minister Jeremy Miles believed that part of the reason for the lower than expected results was due to the impact on children and young people's Welsh language skills when they were out of school during the Covid-19 pandemic, which was also the age group which saw a large decline in Welsh speakers.

4.30 The Census results however do indicate that national, regional and local policies should be strengthened in order to protect and enhance the use of Welsh language in the population and in everyday working life, and the LDP must be alert to this policy context.

Decarbonisation

4.31 During late 2020/early 2021 an Eryri Carbon Scrutiny Task and Finish Group was set up and a great deal of work has been undertaken over the past few years in order to look at how policies and strategies within the Local Development Plan and Cynllun Eryri;

- Contribute to producing CO2 and to what degree
- Actively reduce carbon and to what degree
- Contribute to the absorption of carbon and to what degree

4.32 The assessment of the current LDP concluded that the policies and strategies within it were effective in actively reducing carbon and that policies also contributed to the absorption of carbon. For example Policy Dd (Climate Change) within the plan enables the conservation and protection of woodlands, upland soils and peatland areas to assist in carbon retention. It is fundamental that the replacement Plan provides a clear steer and address the causes and effects of climate change. It is essential that future development is sustainably managed within the National Parks environmental and carbon limit. During May 2021, Dr Chris Jones (Tyndall Centre) produced a document entitled 'Setting Carbon Budgets for Snowdonia'. The document looked to present climate change targets for the National Park, informed by the latest science on climate change and defined in terms of science based carbon budget setting. The assessment concluded that in order for the National Park to make a 'fair' contribution towards the IPCC Paris Agreement, it needed to;

- Stay within a maximum cumulative carbon dioxide emissions budget of 1,201 thousand tonnes (ktCO2) for the period of 2020 to 2100. At 2017 CO2 emissions levels, this budget would be spent within 6 years from 2020

- Initiate an immediate programme of CO2 mitigation to deliver annual cuts in emissions averaging 14.2% to deliver a Paris Agreement aligned carbon budget. These reductions require national and local action, and could be part of a wider collaboration within the National Park
- Reach zero or near zero carbon no later than 2039.

4.33 The Authority also commissioned Small World Consulting, to undertake an assessment of Snowdonia National Park's carbon footprint and a proposed pathway to net zero, the results of which will need steer the revised Eryri LDP.

5 CHANGES IN NATIONAL LEGISLATION AND NATIONAL, REGIONAL AND LOCAL POLICY

- 5.1 Since the Eryri LDP was adopted in February 2019, planning policy context at a national, regional and local level has changed. New or updated planning legislation, policy, guidance and strategies have been released, including in other policy areas relevant to planning. This section focuses on identifying the most significant contextual changes that will need to be taken into account in revising the Eryri LDP. Reference to these changes and other relevant contextual changes can also be found in previous Annual Monitoring Reports (2020, 2021 and 2022).

National Legislation

The Local Government and Elections (Wales) Act 2021 (January 2021)

- 5.2 This Act replaces Strategic Planning Panels (SPP) the governance body set out in the Planning (Wales) Act 2015 to prepare a SDP with four mandatory Corporate Joint Committees (CJCs) covering each region - South East Wales, South West Wales, Mid Wales and North Wales. Eryri National Park lies within the North Wales Region. The North Wales CJC was established on 1st April 2021. The CJC must exercise functions relating to Strategic Development Planning, have functions relating to economic well-being and the development of regional transport policies.

Town and Country Planning (Strategic Development Plan) (Wales) Regulations 2021

- 5.3 The Town and Country Planning (Strategic Development Plan) (Wales) Regulations (SI 2021/360) were made on 18th March 2021 and came into force on 28th February 2022. The Regulations set out the procedure for the preparation of SDPs following on from The Local Government and Elections (Wales) Act 2021 (January 2021).

Socio-economic Duty (March 2021)

- 5.4 The Socio-economic Duty within the Equality Act 2010 came into force in Wales on 31st March 2021 and is aimed at encouraging better decision making and reducing inequalities resulting from socio-economic disadvantage. The duty requires relevant public bodies when taking strategic decisions, for example associated with strategic policy development and development plans, to have due regard to the need to reduce the inequalities of outcome that result from socio-economic disadvantage. The LPA will ensure that the duty is incorporated into the Impact Assessment process associated with revising the LDP.

National Policy

Future Wales: The National Plan 2040

- 5.5 Future Wales: The National Plan 2040 (the National Development Framework) was published in February 2021. Future Wales, which sets the direction for development in Wales between 2020 and 2040 is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. Future Wales is a spatial plan, which means it sets a direction for where we should be investing in infrastructure and development for the greater good of Wales and its people. It sets the challenge of delivering these improvements to public, private and third sectors. It makes clear the importance of planning new infrastructure and development in such a way they are complementary rather than competing priorities, ensuring opportunities are maximised and multiple benefits are achieved. It will be important for future revisions of the Eryri Local Development Plan to be in conformity with Future Wales: The National Plan 2040.
- 5.6 The National Plan recognises the valuable role of culture, heritage and environment to the economy and emphasises that Snowdonia National Park, and designated World Heritage Sites *should be protected for the enjoyment of future generations and help to provide economic benefits for the region's communities*. The National Plan strongly supports the development of the foundational economy in the North Wales region which represents those parts of the economy which are integral to the well-being of places, communities and people and which deliver people's everyday needs. There is an expectation within the national framework for LDPs to develop a progressive, positive attitude towards enabling economic development, investment and innovation, with Welsh culture, heritage and environment playing a crucial role in the economy. It will be necessary to ensure that any amendments to this section within the LDP, will sustainably promote the rural economy without adversely affecting the heritage, culture and environment of Wales, as they are crucial to sustain, support and develop the economy.
- 5.7 In terms of energy production, the potential siting of a Small Modular Reactor (SMR) at Trawsfynydd is referenced within this document. The document notes that "Trawsfynydd is a potential site for a Small Modular Reactor, building on the existing sector-specific technical capacity and expertise available locally and creating a new nuclear industry growth zone. The site is in an unique position having previously been a former nuclear power station with the necessary infrastructure and local skills in place".
- 5.8 Future Wales 2040 also notes the commitment towards "developing a national forest through the identification of appropriate sites and mechanisms. Actions to safeguard proposed locations for the national forest will be supported". The Welsh Government has set a target to increase woodland cover in Wales by at least 2,000 ha per annum from 2020. New forest plantations is currently a land management matter and does not constitute development in planning terms. It is unclear at this stage how the national policy included in 'Future Wales – The National Plan 2040' will be applied through the planning process. In land management terms increasing woodland cover could have a considerable impact on the landscape of Eryri and the future sustainability of small family farms.
- 5.9 Future Wales: The National Plan 2040 highlights Welsh Government's ambition to see biodiversity enhancements across Wales and as part of the planning process and applications. Planning authorities need to ensure that developments minimise impacts

and provide opportunities for biodiversity enhancements, to allow species to adapt and/or to move them to more suitable habitats.

- 5.10 Future Wales also recognises the need to support the uptake of ultra-low emission vehicles and diversifying and sustaining local bus services and highlights areas to improve regional connectivity such as Active Travel, Services, Metro and ultra-low emission vehicles.
- 5.11 Future Wales's policy on affordable housing states that through their Strategic and Local Development Plans planning authorities should develop strong evidence based policy frameworks to deliver affordable housing, including setting development plan targets based on regional estimates of housing need and local assessments. In response to local and regional needs, planning authorities should identify sites for affordable housing led developments and explore all opportunities to increase the supply of affordable housing. Snowdonia National Park Authority is included within the North region for estimates of housing need until 2038. The national and regional estimates of need do not reflect future policies or events and are not a Housing Requirement for Wales or the regions. However, the estimates do provide part of the evidence and context on which housing policy and requirements can be based.

Planning Policy Wales updates Edition 10 (December 2018) and Edition 11 (February 2021)

- 5.12 Since the Eryri LDP was adopted Planning Policy Wales (PPW) has been updated to take into account the Well-being of Future Generations (Wales) Act 2015, including the seven well-being goals and the five ways of working. It has also been updated to promote the concept of placemaking within the planning system and sets out the National Sustainable Placemaking Outcomes. Revisions have been made to align with Future Wales and to take into account the socio-economic duty and the impacts of the Covid-19 pandemic. It also reflects policy changes to housing land supply, affordable housing-led sites, development quality standards, local energy planning, transport and active travel. PPW requires planning authorities must set out in their development plan an integrated planning and transport strategy to inform the spatial strategy and overarching strategy of the development plan.

Placemaking Charter

- 5.13 Within edition 11 published in February 2021, the PPW adopted the Placemaking Charter, The Placemaking Wales Charter has been developed to reflect the collective and individual commitment of organisations to support the development of high-quality places across Wales for the benefit of their communities. The Eryri National Park is one of the signatory organisations, and although the policies of the Local Development Plan express the principles of the charter, it will also be necessary to ensure that this is the case when reviewing this chapter, mainly for this principle of identity.

Building Better Places The Planning System Delivering Resilient and Brighter Futures (July 2020)

5.14 This document sets out the Welsh Government's planning policy priorities to assist in taking action in the recovery period after the Covid-19 pandemic crisis. The document highlights the policy priorities and actions which should be used in the environmental, social, cultural and economic recovery of Wales.

5.15 The pandemic crisis has highlighted the need for good quality places for people to live, work and relax in. We have also seen the importance of local services and infrastructure with people spending more time locally. The following policy priorities for post pandemic recovery will need to be taken into account when revising the Eryri LDP:

- Staying local: creating neighbourhoods
- Active travel: exercise and rediscovered transport methods
- Revitalising our town centres
- Digital places – the lockdown lifeline
- Changing working practices: our future need for employment land
- Reawakening Wales' tourism and cultural sectors
- Green infrastructure, health and well-being and ecological resilience
- Improving air quality and soundscapes for better health and well-being

5.16 The document also notes that economic forecasts and surveys, will need to be re-examined to ensure that the supply of land for employment uses is adequate and fit for the future, taking into account the need for a choice of sites. This will form part of the assessment that will be undertaken in the near future between the National Park, Gwynedd Council and Anglesey Council. Regarding strategic employment sites, 'Building Back Better Places' notes that local planning authorities should continue to assess if these are still needed or how needs may change, and work collaboratively across a region to designate land if there is a realistic prospect of it being developed in the medium term. With the rise of home-working, the review will also need to consider retail and town centres as flexible workplaces for remote workers to congregate together for the sharing of ideas and access to office environments and facilities.

5.17 'Building back better places' also notes that whilst there is undoubtedly a need for economic recovery, which the planning system should facilitate, this should not be at the expense of quality, both in terms of health and well-being and in response to the climate and nature emergencies. This is also consistent with the Sandford Principle, which is key to the workings of the National Parks.

Prosperity for All: A Low Carbon Wales Delivery Plan – Welsh Government (2019)

5.18 Prosperity for All: A Low Carbon Wales Delivery Plan 2019, is a document that outlines the foundations for Wales to transition to a low carbon nation. The plan begins the process of putting in place the systems and policies required to achieve long term targets across key areas such as agriculture, land use, transport, energy, the public sector, industry and business, waste and homes. By 2050, it is Welsh Government's aim to have reduced emissions by at least 80% (against a 1990 baseline).

Net Zero Wales – Welsh Government (2021, updated December 2022)

5.19 This is Welsh Government's second emissions reduction plan (titled Carbon Budget 2 (2021 to 2025)), and WG notes that it sets the foundation to make Wales net zero by 2050. The document and strategy is a follow up to 'Prosperity for all: A Low Carbon Wales', which covered the first carbon budget (2016-2020).

5.20 Under the Environment Wales Act, Welsh Ministers must prepare and publish a report for each budgetary period setting out their policies and proposals for meeting the carbon budget for that period. The Net Zero Wales plan sets out how WG aims to meet the second carbon budget (2021-2025) and reduce a wide array of emissions. Consumption emissions are a combination of those emissions that occur in Welsh households (heating and driving, for example); emissions that occur in Wales to produce goods and services consumed in Wales; and 'imported' emissions that occur in other countries to produce goods and services consumed in Wales. Welsh Government's statutory emissions targets and carbon budgets measure territorial emissions, taking the emissions that occur within Wales' boundaries into consideration. It is also important to measure Wales' consumption emissions, as action to reduce emissions in Wales could potentially lead to increased emissions in other parts of the world. WG use these two ways of accounting for Wales' emissions as national indicators in making progress towards the seven well-being goals. The targets and budgets set in law follow the Climate Change Committee's recommendations.

- Carbon Budget 2 (2021-2025): 37% average reduction (with 0% offset limit)
- Carbon Budget 3 (2026-2030): 58% average reduction
- 2030: 63% reduction
- 2040: 89% reduction
- 2050: at least 100% reduction (net zero)

5.21 The strategy contains 123 policies and proposals, and Welsh Government note that as we move through the early 2020's further policies will be developed and action across Wales will continue to apply downward pressure on emissions.

Beyond Recycling – Welsh Government (2021)

5.22 This document sets out Welsh Government's strategy for a circular economy; which means an aim to keep resources in use for as long as possible and avoid waste. The document aims for Wales to become zero waste by 2050 and it prioritises eight ambitious headline actions which are;

- Support businesses in Wales to reduce their carbon footprint by becoming more resource efficient
- Provide tools to enable community action. This means engaging with schools and communities working with citizens to support local initiatives and resource efficient actions
- Phase out unnecessary single-use items, especially plastic. Zero plastic will be sent to landfill, and will also progressively reduce the amount sent to energy recovery. Examples of schemes designed to achieve this will include an Extended Producer Responsibility Scheme for packaging; a Deposit Return Scheme for drinks containers and by applying bans or restrictions on unnecessary single-use items

- Eradicate avoidable food waste – by working with businesses across the whole supply chain, from farm to fork, to minimise waste, maximise resource efficiency and working to limit food waste in all settings
- Procuring on a basis which prioritises goods and products which are made from remanufactured, refurbished and recycled materials or come from low carbon and sustainable materials like wood
- Striving to achieve the highest rates of recycling in the world. A key step will be to transform the recycling of commercial, industrial, construction and demolition waste
- Reduce the environmental impact of the waste collection from our homes and businesses. WG will introduce ultra-low emission vehicles and invest in the infrastructure to power them with renewable energy, thereby reducing emissions and improving air quality. WG will improve how materials are collected and processed, including by embracing digital and smart technologies
- Take full responsibility for our waste. WG will reduce the amount of waste that we produce and effectively manage what we create by having the infrastructure we need. WG will also ensure we do not export problem waste elsewhere. WG will work with international partners to help them to tackle their waste issues and reduce the adverse impact of our consumption on other countries as well as learn from practice elsewhere

Water Quality in Riverine Special Areas of Conservation (SACs) (December 2020, January 2021)

- 5.23 In 2016 higher phosphorous standards and targets were set by the Joint Nature Conservation Committee. In 2021 NRW published evidence which showed that over 60% of riverine special areas of conservation (SAC) waterbodies in Wales, failed against the revised phosphorous standards. In May 2021, NRW issued updated advice to planning authorities for planning applications affecting phosphorous sensitive river SACs, which includes advice for the review of LDPs. It provides advice in terms of screening proposed LDP policies, including those relating to private sewage treatment systems, and the assessment of allocations proposed to be connected to mains wastewater treatment works. This matter will be a significant consideration in the preparation of the Replacement LDP and associated assessment processes
- 5.24 In terms of Snowdonia National Park, an assessment was undertaken during January 2022 to try and understand the potential planning and development impact of NRW's phosphate planning advice for Snowdonia's river SAC catchments. In terms of the river SAC catchments affected within the National Park, they include; Gwyrfai, Glaslyn, Dee and the Eden. Of these, parts of the Dee SAC fails to reach these new standards.
- 5.25 In terms of settlements affected by the new phosphate standards, within the current Eryri Local Development Plan, it is estimated that 4 allocated sites (of which are housing) are affected. This equates to around 28 open market units and 50 affordable housing units.
- 5.26 As part of their LDP process, Wrexham County Borough Council produced "The Dee Catchment Phosphorous Reduction Strategy" (alongside Flintshire County Council) in November 2021. It was credited by the Planning Inspector as being the first of its kind in Wales, and it was created due to the fact that a compliance test by NRW found that the River Dee and Llyn Tegid SAC failed to meet the new standards and thresholds.

5.27 The implications for Snowdonia National Park, and the review process are discussed further in the LDP topic area review chapter.

Wales National Marine Plan – Welsh Government (2019)

5.28 The Wales Marine Plan was published during November 2019, and it is the first marine plan for Wales and represents the start of a process of shaping our seas to support economic, social, cultural, and environmental objectives. Marine planning will guide the sustainable development of the marine area by setting out how proposals will be considered by decision makers.

5.29 The document is a marine plan for the inshore and offshore Welsh marine plan regions. The plan and supporting material should be used by applicants to shape proposals and licence applications, public authorities to guide decision making and other users to understand Welsh Government's policy for the sustainable development of the Marine Plan area. It is a 20 year plan and will be reviewed every three years.

The National Strategy for Flood and Coastal Erosion Risk Management in Wales – Welsh Government (2020)

5.30 This document was published in October 2020, and it is the second National Strategy on Flood and Coastal Erosion Risk Management (FCERM) for Wales, replacing the 2011 strategy. It is prepared under the terms of the Flood and Water Management Act 2010.

5.31 The strategy sets out how Welsh Government intends to manage the risks from flooding and coastal erosion across Wales. It sets objectives and measures for all partners to work towards over the life of the document (which will be 10 years unless significant policy updates are required prior to that time).

5.32 Whilst measures are designed to be clear and deliverable over the next decade, the strategy has been drafted with a longer term, strategic view, recognising the nature of flood and coastal erosion risk with respect to the challenges of climate change. In this way it will work alongside other strategic plans for shoreline management, infrastructure and planning to set out the direction Welsh Government want to take.

5.33 A specific reference within the document, which indirectly may affect the National Park, is a section about Fairbourne, Gwynedd. The village sits just outside the National Park boundary. Welsh Government note that Fairbourne sits on a low-lying sandbar behind coastal and estuarine defences which will become increasingly difficult to manage. The defences have been earmarked for managed realignment in the Shoreline Management Plan as this is considered to be the most sustainable solution to keep residents safe in the long term. In Wales, 95 coastal areas will move from a 'holding the line' policy (defending) to 'no active intervention' or 'managed realignment' by 2100. Around 40 of those areas may require relocation of property. A policy of managed realignment does not mean the complete withdrawal of support. The Welsh Government continue to provide funding for defences, maintenance and adaptation studies in Fairbourne. Since 2013, £8 million has been invested to keep its residents safe, plan ahead and adapt. It is possible that this may mean some relocation of residents/households in the future.

Essential Guide: Sustainable Management of Natural Resources and our Well-Being – Welsh Government (2019)

- 5.34 This Essential Guide focuses on the role of public service delivery in ensuring sustainable management of natural resources. Welsh Government note that Wales' natural resources and ecosystems underpin our well-being and quality of life and that they fuel our industries, provide our food, clean air and water and create jobs and wealth. Evidence shows that our natural resources, and the benefits that our ecosystems provide, are in decline. Stresses such as pollution, habitat fragmentation, climate change and over-exploitation are placing even greater pressure on them.
- 5.35 Building resilience into our natural resources and ecosystems, so that these benefits are available now – and for our future generations – is vital. In managing natural resources wisely WG notes that we can provide solutions across all four pillars of sustainable development to support our economic, social, environmental and cultural well-being. This is the 'sustainable management of natural resources'.
- 5.36 The Essential Guide takes key elements from the Well-being of Future Generations Act; Environmental (Wales) Act; and the Planning Act and shows how these contribute to ensure Wales develops sustainably. This Essentials Guide sets out for public service delivery:
- What the sustainable management of natural resources is, and why it is important.
 - How the Well-being of Future Generations Act and the sustainable management of natural resources work together to improve well-being.
 - The action that can be taken.
- 5.37 It is noted that public service delivery can contribute towards this by taking action on the sustainable management of natural resources; taking action on the national priorities in the Natural Resource Policy; and by taking action on the section 6 Biodiversity and Ecosystem Resilience Duty. The section 6 duty aims to ensure that the consideration of biodiversity becomes an integral part of the decision making and actions that public authorities take in relation to Wales. Public authorities can take action to reverse the decline in biodiversity by thinking about biodiversity in decision making and how they carry out their functions. The section 6 plan, required under the Act, can be a key means of demonstrating and reporting on the steps being taken by a public body or public service board to meet well-being objectives and plans. Natural Resources Wales' State of Natural Resources Report and Area Statements provide national and local evidence bases on biodiversity and ecosystem resilience, for public authorities to draw from when discharging the section 6 duty.

The Second State of Natural Resources Report (SoNaRR2020) – Natural Resources Wales (2020)

- 5.38 This document is the second State of Natural Resources Report (SoNaRR) required under the Welsh Environment Act 2016. Since the first report in 2016, the first natural resources policy has been published, as have the Area Statements. Additionally the world has begun to recognise the nature and climate emergencies facing us all, and the Covid-19 pandemic has brought a new focus on well-being. This second report is written with that context in mind.
- 5.39 SoNaRR2020 builds on a number of Welsh, UK and global assessments of the status and trends of natural resources. It looks at the risks those trends pose to our ecosystems

and to the long-term social, cultural and economic well-being of Wales, in terms defined by the Well-Being of Future Generations (Wales) Act 2015.

- 5.40 The purpose and content of the SoNaRR is to provide;
- An assessment of the state of natural resources in Wales.
 - An assessment of the extent to which the sustainable management of natural resources is being achieved.
 - An assessment of biodiversity to support the biodiversity duty on public bodies under section 6 of the Environment Act. Biodiversity is defined as: 'the diversity of living organisms, whether at the genetic, species or ecosystem level'.
 - What NRW considers to be the main trends and factors that are affecting and are likely to affect the state of natural resources.
 - Any aspects about the state of natural resources on which NRW considers it does not have sufficient information to make an assessment
- 5.41 The document links with other key strategies and reports throughout, with cross-cutting themes including;
- Biodiversity
 - Climate Change
 - Land use and soils
 - Invasive non-native species
 - Air quality
 - Water efficiency
 - Waste
 - Energy efficiency
- 5.42 The report has 4 aims for Wales which include that Stocks of natural resources are safeguarded and enhanced; Ecosystems are resilient to expected and unforeseen change; Wales has healthy places for people, protected from environmental risks; and a regenerative economy. Against these four aims, pressures are identified as well as opportunities for actions to achieve the aims.

Securing Biodiversity Improvements – Welsh Government Letter (2019)

- 5.43 This was a letter sent out to Heads of Planning in Wales during October 2019. The letter quoted an extract from Planning Policy Wales (PPW10) which noted;

“planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity” (para 6.4.5 refers).”

- 5.44 The purpose of the letter was to clarify that, in light of the legislation and Welsh Government policy outlined above, where biodiversity enhancement is not proposed as part of an application, significant weight will be given to its absence and unless other significant material considerations indicate otherwise it will be necessary to refuse permission.
- 5.45 The letter emphasised that it is important that biodiversity and ecosystem resilience considerations are taken into account at an early stage in development plan preparation

and when proposing or considering development proposals. Planning authorities should be proactive and embed appropriate policies into local development plans to protect against biodiversity loss and secure enhancement. The attributes of ecosystem resilience (PPW para 6.4.9 refers) should be used to assess the current resilience of a site, and this must be maintained and enhanced post development. If this cannot be achieved, permission for the development should be refused.

5.46 Securing a net benefit for biodiversity within the context of PPW requires a pragmatic response to the specific circumstances of the site. Working through the step wise approach (PPW para 6.4.21 refers), if biodiversity loss cannot be completely avoided (i.e. maintained), and has been minimised, it is useful to think of net benefit as a concept to both compensate for loss and look for and secure enhancement opportunities. A net benefit for biodiversity can be secured through habitat creation and/or long term management arrangements to enhance existing habitats, to improve biodiversity and the resilience of ecosystems. Securing a net benefit for biodiversity is not necessarily onerous; through understanding local context, it is possible to identify new opportunities to enhance biodiversity.

COP15, Biodiversity Deep Dive, Section 6 Duty and the Planning System – Welsh Government Letter (December 2022)

5.47 This was a letter sent out to Heads of Planning in Wales during December 2022. The letter noted that at the United Nations COP15 Biodiversity Summit, leaders from around the world had agreed to a new Global Biodiversity Framework to put the world on a path to restoring nature by the end of the decade. Welsh Government representatives attended the COP15 event and emphasised the key roles that subnational governments, cities and local authorities play in protecting and enhancing biodiversity and in delivering actions across planning, implementation and monitoring.

5.48 WG recently completed a Biodiversity Deep Dive, which has eight key objectives. These include;

- Transform the protected sites series so that it is better, bigger, and more effectively connected
- Create a framework to recognise Nature Recovery Exemplar Areas and Other Effective Area-based Conservation Measures (OECMs) that deliver biodiversity outcomes
- Unlock the potential of designated landscapes (National Parks and Areas of Outstanding Natural Beauty) to deliver more for nature and 30 by 30
- Continue to reform land and marine management and planning (including spatial) to deliver more for both protected sites and wider land / seascapes
- Build a strong foundation for future delivery through capacity building, behaviour change, awareness raising and skills development
- Unlock public and private finance to deliver for nature at far greater scale and pace
- Develop and adapt monitoring and evidence frameworks to measure progress towards the 30x30 target and guide prioritisation of action
- Embed Nature Recovery in policy and strategy in public bodies in Wales

5.49 Objective 3 (Unlock the potential of designated landscapes (National Parks and Areas of Outstanding Natural Beauty) to deliver more for nature and 30 by 30) has some key goals included within the objective. These include;

- Supporting the National Parks and AONBs to develop a prioritised action plan for nature restoration embedding these in strategic planning
- Realign Designated Landscapes priorities to enhance and accelerate nature recovery delivery, supported by updated policy, resources and guidance to build capacity and expertise and to target activity.
- Develop the evidence and mapping tools to enable designated landscapes to baseline, target and monitor areas of high nature value that could be secured as their contribution to 30 by 30
- Ensure Designated Landscapes bodies are funded adequately, sustainably and flexibly to deliver nature recovery at a transformational landscape scale.
- Ensure that the potential designation of a new National Park in northeast Wales affords opportunities for climate change mitigation and nature recovery as key delivery priorities for the new Park.
- Consider the need for legislation in the next Senedd to reform the statutory purposes, duties and governance arrangements for designated landscape bodies to equip them better to drive nature's recovery.

5.50 The purpose of the Welsh Government letter was to highlight the essential role that the planning system must play in meeting the challenges laid down by COP15 and by the Deep Dive recommendations and in fulfilling Section 6 duty in Wales. Additionally the letter gives notice of proposed changes to planning policy in relation to net benefit for biodiversity and the protection afforded to Sites of Special Scientific Interest and trees and woodlands.

5.51 The WG Deep Dive committed delivery of the 30 by 30 target, to protect, effectively and equitably manage 30% of Wales' land, freshwater and seas by 2030 as a strategic focus to consider where and how action could be accelerated. Planning Policy Wales (PPW) includes the planning system response to the Section 6 Duty by setting out a framework for planning authorities to maintain and enhance biodiversity in the exercise of their functions (providing a net benefit for biodiversity).

5.52 A net benefit for biodiversity, whilst similar in concept to Net Gain, includes a distinct reference to ecosystem resilience and how the site relates to surrounding ecosystems and biodiversity. As such it encourages proposals to pro-actively maintain and enhance biodiversity and ecosystems with a focus on avoidance, minimisation and mitigation of impacts within the context of the site with offsite mitigation seen as a last resort in considering the resilience of ecosystems, their diversity, extent, condition, connectivity and adaptability. PPW and Future Wales both make key references and commitments towards these objectives and goals.

5.53 The letter concludes by noting that in fulfilling duties in relation to biodiversity planning authorities should have regard to the Welsh Government's Approach to Net Benefits and the DECCA Framework in the Terrestrial Planning System, a joint CIEEM (Chartered Institute of Ecology and Environmental Management) and Welsh Government briefing note which provides further supporting information on delivering net benefits for biodiversity and the resilience of ecosystems and key considerations for ecologists and developers in submitting planning proposals.

Technical Guidance, 'How to Improve Energy Efficiency in Historic Buildings in Wales' Cadw (April 2022)

5.54 It has been identified that two of the major challenges facing the Historic Environment today are the Climate Change Agenda and the lack of understanding the function and significance of the designated and non-designated historic assets. Technical guidance by Cadw on 'How to Improve Energy Efficiency in Historic Buildings in Wales' (April 2022) has been published and may be referenced during the review process, as well as work carried out by the Eryri NPA regarding the designated Conservation Areas discussed as part of the Local Context.

'Local Listing of Historic Buildings' letter Welsh Government September 2022

5.55 On 28th September 2022, the Deputy Minister for Arts and Sport, issued a letter regarding the 'Local Listing of Historic Buildings'. Within this letter, the Deputy Minister expressed concern regarding the loss of the historic buildings which do not meet the national threshold, but which are significant locally, stating

'We cannot continue to lose these buildings through permitted development rights without any proper democratic scrutiny. Retaining, and possibly adapting, such buildings can add to the value and quality of the places within which we live and avoid what can sometimes be perceived as inferior and unimaginative modern development. These buildings tell the story of Wales, and the evolution of our way of life, and highlighting them for special consideration can also contribute to our Climate Change Strategy. We have a particular responsibility to future generations to ensure that owners do not destroy, without proper scrutiny, a legacy of historic buildings that illustrate important aspect of our past lives... Therefore, I strongly encourage each authority in Wales to take up the option of 'local listing' so that we can rely on local democracy as the mechanism to decide what happens to these buildings in the future. It is also important that such lists are kept up to date and that we make use of the statutory provisions, like Article 4 Directions, to regulate the indiscriminate demolition of such buildings.'

5.56 The Authority will need to revisit and review the local list of traditional buildings and ensure active steps are taken to protect historic and traditional buildings that are outside the national protection threshold, recognising how important these buildings are, as well as how it might contribute to the climate change strategy. The Authority's powers and resources should be considered and exercised to ensure greater protecting and enhancement for these buildings for the future.

Revocation of Technical Advice Note (TAN) 1 Joint Housing Land Availability Studies (March 2020) and Monitoring of Delivery through a Housing Trajectory

5.57 Technical Advice Note (TAN) 1 has been revoked in its entirety as a result of the policy change to PPW which now outlines that Local Planning Authorities are expected to use their housing trajectory as the basis for monitoring the process of delivering their housing requirement. The trajectory is published within the Annual Monitoring Review each year.

Second homes / self-catering holiday accommodation: Regulatory changes, Welsh Government (October 2022); Ministers Letter to LPA's (September 2022).

- 5.58 The levels of second home ownership and increase in short-term self-catering accommodation has been a highly prominent issue since the first lockdown period ended. The impacts of the pandemic and Brexit have accelerated existing trends. The increase in second homes and short-term self-catering accommodation is associated with economic, environmental, and cultural impacts on the sustainability of communities and is a great concern to the communities of Snowdonia. Until the 20th of October 2022, the change of use of an existing dwelling to a second home or holiday let was not considered as development under the Planning Act, therefore their change of use was outside the scope of the Planning system, and the ELDP 2016-2031 does not contain relevant policies.
- 5.59 The Welsh Government announced a package of measures in July 2022 to tackle the issue of second homes and short-term self-catering accommodation in Wales. These included a land use planning element which potentially affects the National Park Authority. This comprises a legislative change which enables a Local Planning Authority to try and control second homes and short-term self-catering accommodation in its area. It follows a consultation on the issue in November 2021, to which the National Park Authority supported the principle but also flagged up some issues relating to practicality and resource burden.
- 5.60 As of October 20th, 2022, the *Town and Country Planning (Use Classes) Order 1987* (UCO) was amended to create new use classes for
- 'Dwellinghouses, used as a main or sole residence' (Class C3),
 - 'Dwellinghouses, used otherwise as a sole or main residence' (Class C4), and:
 - Short-term lets 'Class C6'.
- 5.61 Previously there was no distinction between these uses within the Use Class Order – and they would all have been considered under a single Class C3.
- 5.62 *The Town and Country Planning (General Permitted Development) Order 1995* has also been amended to allow changes between the above 3 uses. It is Permitted Development (i.e. no planning application required) to change between the 3 new uses – C3, C5 and C6. Critically, these 'permitted development' rights can be dis-applied within a specific area by what is termed an Article 4 Direction by a Local Planning Authority on the basis of robust local evidence.
- 5.63 As set out in the **Ministers letter to LPA's dated the 28th of September 2022** the complementary changes have also been made to section 4.2 of Planning Policy Wales (PPW). These policy changes make it explicit that, where relevant, the prevalence of second homes and short-term lets in a local area must be taken into account when considering housing requirements and policy approaches in Local Development Plans (LDPs). The amendments to PPW make it clear that where a local planning authority introduces an Article 4 Direction, it should reinforce its actions by requiring conditions to be placed on all new dwellings restricting their use to Class C3 where such a condition would meet the relevant tests. Local authorities should also allocate sites in LDPs restricted to C3 use, including local market housing, in areas where they are seeking to manage second homes and short-term lets.

Welsh Language Communities Plan (August 2022)

- 5.64 The Government are soon to announce details of a Welsh Language Communities Housing Plan which offers support to Welsh speaking communities with a high concentration of second homes. The plan will also include support for social enterprises and community housing co-operatives, as well as steps to protect Welsh place names.
- 5.65 The Government launched a Commission for Welsh-speaking Communities, chaired by Dr Simon Brooks, in August 2022. The Commission will examine the linguistic reality of Welsh-speaking communities today in order to make policy recommendations which will help safeguard them for future generations. The Commission has called for evidence about how Welsh speaking communities can be strengthened, to which ENPA will submit a representation. The Commission will produce a comprehensive report, bridging policy areas from education to the economy.

Llwybr Newydd – Wales Transport Strategy (March 2021)

- 5.66 **The** Wales Transport Strategy 2021 is the Welsh Government's guidance that aims to shape the transport system in Wales over the next 20 years. It places people and climate change at the front and centre of our transport system. The vision is to:

- Bring services to people in order to reduce the need to travel
- Allow people and goods to move easily from door to door by accessible, sustainable transport
- Encourage people to make the change to more sustainable transport

- 5.67 Its well being ambitions are to be good for people and communities, the environment, places and the economy, culture and the Welsh Language. The strategy influenced the Welsh Government's backing of the Llanbedr bypass scheme to be withdrawn.

Active Travel

- 5.68 The Active Travel (Wales) Act 2013 seeks to bring about a substantial increase in active travel and forms a key driver in the delivery of the Welsh Government's ambition to create sustainable places where people can walk and cycle as part of their everyday activity. Since the Act was made, local authorities have developed plans for active travel networks for their area. The Active Travel Network Maps are a tool for local authorities to enhance their forward planning of active travel and should be used to inform, as well as be informed by, the location and design of new development.

Regional Policy

North West Wales Area Statement – NRW (2020)

- 5.69 Area Statements produced by NRW cover seven separate parts of Wales, with the north west Wales Area Statement being relevant to Snowdonia National Park. Their purpose are to outline the key challenges that face the locality; what can be done to meet those challenges and how we can better manage natural resources for the benefit of future generations.
- 5.70 The Area Statements are updated regularly and improved upon year on year as more data and information is gathered. The key themes for the north west Wales area included 'Ways of Working'; 'Climate and nature emergency'; 'Reconnecting people with nature'; 'Encouraging a sustainable economy'; 'Supporting sustainable land management'; 'Opportunities for resilient ecosystems'.
- 5.71 It has been noted that many ecosystems within our natural environment are in decline, and there is a need to find more sustainable ways to manage, protect and enhance these natural assets.

The Slate Landscape of Northwest Wales World Heritage Site

- 5.72 Since July 2021, the previously designated Candidate World Heritage Site, The Slate Landscape of Northwest Wales, has been designated as a World Heritage Site. It will therefore be necessary to amend this within the revised Plan. With the Slate Landscape of Northwest Wales designated within the Local Planning Authority Area of Gwynedd Council and the Eryri National Park, a joint SPG has been prepared and adopted by both Authorities (June 2022). Any change to policy will therefore require consultation with Gwynedd Council to ensure coherence.

SDP Housing Targets

- 5.73 Should an SPD be adopted for the North Region, it will include housing targets for the region. These may need to be taken into account, dependant on the timing of its adoption. ENPA will have input into the SPD.

North Wales Growth Deal. North Wales Economic Ambition Board (2019)

- 5.74 In 2019, representatives from the North Wales Economic Ambition Board, Welsh Government and UK Government came together to agree and sign the North Wales Growth Deal. The deal is estimated to be worth more than £1bn to north Wales, and will aim to have a positive impact on thousands of households, businesses and organisations across the area. The programmes within the deal include projects on:

- Low carbon energy
- Advanced manufacturing
- Land based industries (agriculture and tourism)
- Land and property
- Skills and employment

- Digital connectivity
- Strategic transport

5.75 The objectives of the deal, according to Ambition North Wales, will be to create around 4,200 new jobs and provide £2.4bn additional GVA. In terms of the National Park, a project linked to the deal is the ambition to bring an SMR development to Trawsfynydd, and Ambition North Wales are working with the lead sponsor, Cwmni Egin, to develop the site

Strategic Flood Consequences Assessment (SCFA) – as part of Welsh Government’s revised TAN15

5.76 A revised TAN 15 was due to be published during 2022, but has since been delayed until mid-2023. The revised TAN will contain stricter guidance for development, which includes brownfield land only development in areas of risk and higher thresholds for flood defences

5.77 Part of the reason for the delay is so that Local Planning Authorities (LPAs) can adequately plan for the new flood risk areas, especially when forming Local Development Plans or undergoing review processes.

5.78 During December 2021, Welsh Government wrote to all Local Authorities in Wales, requesting that their SFCA’s be updated in order to reflect the Flood Mapping for Planning (FMfP) which is part of the new TAN15. The new FMfP (in contrast to the previous TAN’s Development Advice Maps), takes into account the risks of climate change within the flood risk maps.

5.79 In response to this, Gwynedd Council, Anglesey Council and Snowdonia National Park have appointed Ymgynghoriaeth Gwynedd Consultancy (YGC) to update the assessments of sites, and allocated sites, within the Local Development Plans. These sites vary from residential sites and allocations; employment and industrial sites and the designated enterprise zones. It is estimated that this work will be completed during early 2023.

Gwynedd and Eryri Sustainable Visitor Economy 2035: Strategic Plan

5.80 Work is underway regarding the Strategic Plan for Gwynedd and Eryri’s Sustainable Visitor Economy, to be adopted in Spring 2023. This strategic plan sets out the vision for the future of ‘A visitor economy for the benefit and wellbeing of the people, environment, language and culture of Gwynedd and Eryri.’ The strategic plan also sets forth three core principles for a sustainable visitor economy,

- Celebrate, Respect and Protect our Communities, Language, Culture and Heritage
- Maintain and Respect our Environment
- Ensure that the advantages to Gwynedd and Eryri communities outweigh any disadvantages

5.81 The objective of this strategic plan is for this new collaboration between Gwynedd Council, the Eryri National Park, and community, business and public partners to lead to a sustainable visitor economy in the area which gives priority to the wellbeing and

prosperity of the communities, language and culture. This will therefore need to be considered when reviewing the plan.

- 5.82 The Plan recognises the over-reliance of reporting on economic and employment element of tourism and the need to consider the impact of the visiting economy sector more holistically. The Plan therefore identifies new indicators for measuring the impact of the visiting economy on the area so that there will be a much more balanced picture which represent the three core principles headings referred to above.

North Wales Metro

- 5.83 Policy 12 of Future Wales (2021) includes the development of the North Wales Metro. The aim is to create new integrated transport systems that provide faster, more frequent, and joined-up services using trains, buses and light rail. This Metro is focused on the A55 corridor and wider area, which extends into the northern area of the National Park. North Wales Metro could play a significant role in encouraging car-free access to Snowdonia.

Dark Skies

- 5.84 Since 2019, the Park has entered into a partnership with the three AONB's of Ynys Môn, Clwydian Range and Dee Valley, and Pen Llŷn to help protect night skies over a larger area of North Wales, impacting positively on wildlife, habitat, residents and tourists on a much larger scale. The project, known as 'Prosiect Nôs' is working across north Wales to educate and support communities to protect their dark skies and all the benefits they bring. Since 2019 they have engaged with nearly 10,000 people at wide ranging events in the area.
- 5.85 As part of the 'Prosiect Nôs', a guidance document was prepared which was called 'Good lighting – Business and community guidance'. The document was prepared for the Clwydian Range and Dee Valley AONB by Light 4 Cundall, supported by a working group of officers from the AONB and Prosiect Nôs North Wales Dark Sky Partnership (which includes Snowdonia National Park officers). The document seeks to provide information to businesses, organisations, communities and individuals about how they can create an environment that supports dark skies, and to become dark sky friendly. It is possible that this guidance could be adopted as an SPG for the National Park
- 5.86 In 2021, the National Park finished a project with Plas y Brenin, the National Outdoor Centre in Capel Curig, who welcomed the dark skies project to work on improving their lighting. The site is now an excellent demonstration of how dark sky lighting should be done. It is better for the health of local residents, people visiting the centre and for the nocturnal habitat for a multitude of wildlife. The centre has also saved nearly two tons of carbon a year by changing its light and will see thousands in energy savings over time.

Local Policy

Cynllun Eryri 2020

5.87 Cynllun Eryri, the National Park Management Plan adopted in 2020 is the overarching strategic document for the National Park, co-ordinating and integrating other plans, strategies and actions. It indicates how National Park purposes and the associated duty will be delivered through sustainable development. Cynllun Eryri is not just a plan for the National Park Authority; it is for all those people and organisations that have influence over the future of the National Park. Cynllun Eryri sits alongside the Eryri Local Development Plan (LDP). The plans have a shared vision and the LDP seeks to deliver the spatial elements of Cynllun Eryri.

5.88 Cynllun Eryri contains a series of outcomes.

Environmental outcomes:

- A1. Sustainable Tourism principles are achieved.
- A2. Biodiversity is being maintained and enhanced, whilst the resilience of ecosystems is increased.
- A3. We are prepared for the impacts of climate change and are reducing our carbon footprint.
- A4. Eryri is at the forefront internationally in successfully tackling invasive species, pests and diseases that impact on native species.
- A5. Communities, businesses and visitors play an active role in caring for the National Park's landscapes, habitats, wildlife and cultural heritage.
- A6. Eryri is a leading example in Wales of how to care for and champion cultural heritage and the historic environment.
- A7. Our Special Qualities are well protected.

Health and Wellbeing outcomes:

- B1. The National Park is having a positive impact on well-being.
- B2. Residents and visitors can access a variety of routes in the National Park aimed to improve physical and mental health.
- B3. Our Special Qualities are widely recognised and understood.
- B4. Sustainable options for transport and parking are achieved.
- B5. Our visitor facilities are high quality and landscape sensitive.

Community and Economy outcomes:

- C1. The language, culture and heritage of Eryri is being celebrated, supported and strengthened.
- C2. Jobs and opportunities encourage people to remain in the area.
- C3. Innovative solutions relating to affordable housing to buy and rent in the area are being implemented
- C4. Local communities are supported to thrive in all aspects of well-being

5.89 It is anticipated that Cynllun Eryri's policies and actions will also be revised in the next few years in parallel with the Eryri LDP to ensure coherence between the Authority's two strategic documents.

Well Being Plans

5.90 The Well-being of Future Generations (Wales) Act 2015 requires Councils, as representatives of the Public Services Board, to prepare a Well-being Plan. LPAs have a duty to have regard to the local Well-being Plan during development plan preparation and review, and it will form a key part of the LDP's evidence base for the Replacement LDP.

Gwynedd & Anglesey Well Being Plan 2018

5.91 Cyngor Gwynedd and Cyngor Ynys Mon jointly published their Well-being Plan in 2018. The Well-being Plan provides a long-term vision of well-being in Gwynedd and details the actions that will be taken to address local issues and contribute to the national well-being goals. The plan sets out 2 well-being objectives of

- thriving and long-term prosperous communities, and;
- Healthy and independent residents with a good standard of life.

5.92 The current well-being plan period is coming to an end. In May 2022, an Assessment of Local Well-being was published for Anglesey and Gwynedd. The Assessment is used to set the local well-being objectives, and these will provide a framework for the next Well-being Plan.

The Conwy and Denbighshire Local Well-being Plan 2018-2023

5.93 The Conwy and Denbighshire Local Well-being Plan was approved in April 2018 and sets out the local objectives to improve the economic, social, cultural and environmental well-being for the area. The priorities are;

- People – Supporting Good Mental Well-being for all ages
- Community – Supporting Community Empowerment
- Place – Supporting Environmental Resilience.

Gwynedd Council's Regeneration Plan: Ardal Ni 2035

5.94 Gwynedd Council is in the process of preparing a new Regeneration Plan: Ardal Ni 2035 and have called on the county's residents - from the Llŷn Peninsula to Penllyn and from Aberdyfi to Abergwyngregyn - to complete the 'Ardal Ni 2035' (Our Area) questionnaire. It gives the opportunity for people in the county to say what's good about their local area, what's not so good and what needs to change to make their area a great place to live by 2035. All responses received will help shape the work of prioritising and developing 13 local regeneration plans for Gwynedd's communities over the next 15 years. The next step will then be to collaborate and jointly develop solutions with local organisations, groups and individuals.

'Climate and Nature Emergency Plan' Gwynedd Council March 2022,

5.95 'Climate and Nature Emergency Plan' lasting the period between 2022 and 2030 outline the steps that Gwynedd Council will take by 2030 to ensure the ambition of becoming a net zero council is met. The plan focuses on making changes to the topics listed below, in order to ensure that the net zero ambition is met;

- Buildings and energy
- Mobility and transport
- Waste
- Governance
- Procurement
- Land Use
- Ecology

Yr Wyddfa Partnership Plan

5.96 This plan has been developed by Yr Wyddfa Partnership, a close working and cohesive group of organisations working on and around Yr Wyddfa, who recognise the benefits of collaboration. This plan has been created to ensure a sustainable, positive future for Yr Wyddfa to give partnership work clarity and visibility. The five priority themes that the Partnership, have identified are: 1. Caring for Yr Wyddfa's Natural Environment 2. The Rural Economy and Local Communities 3. Infrastructure and Services 4. Visitor Information and Tourism 5. Outdoor Activities, Adventure and Education.

Conservation Areas fit for the Twenty-First Century', SNPA 2022

5.97 Since October 2021, the Authority has embarked on a project, titled 'Conservation Areas fit for the Twenty-First Century' to ensure the sustainable conservation of Eryri's Conservation Areas, which may also be applied to Eryri's traditional / historic as well as listed buildings. The first year of the project has included drafting individual conservation area appraisals for the 14 designated Conservation Areas, as the foundation for the positive management of these areas to ensure appropriate as well as sustainable development. Specifically, the Appraisals define what is important about the areas but also, through analysis, start to identify where issues, opportunities, and other factors lie. The subsequent individual Management Plans provide a framework to effectively manage the Conservation Areas, enhancing and protecting their special character in a positive and pro-active way, and providing those who live, work, invest in and manage the areas with effective guidance. As part of this work, the Authority has also produced the more specific guidance on improving the energy efficiency of traditional and listed buildings within Conservation Areas 'Advice on Energy Efficiency Measures in Conservation Areas – A Planning and Practical Guide'. Provisions regarding this project may therefore need to be considered during the revision of this chapter of the LDP.

Gwynedd Council Housing Strategy (2019)

5.98 Gwynedd Council's Housing Strategy was adopted in July 2019. The vision of the Housing Strategy is to:

"Ensure that the people of Gwynedd have access to a suitable, quality home, which is affordable and improves their quality of life."

5.99 The Strategy outlines five objectives that would need to be addressed if the Council is to achieve this vision:

1. No-one homeless in Gwynedd
2. Social housing available to all those who need one

3. Everyone's home in Gwynedd is affordable to them
4. Gwynedd Housing are environmentally friendly
5. Homes have a positive influence on the health and well-being of the people of Gwynedd

Gwynedd Council Housing Action Plan 2020/21 – 2026/27

5.100 The purpose of the Action Plan is to outline how the Council will seek to address the objectives of Gwynedd Council's Housing Strategy (2019) now and up to 2026/27.

5.101 Over 30 schemes are outlined across the county which will enable the Council to:

- facilitate over 500 new affordable homes for sale or letting to Gwynedd residents including the construction of 100 new houses;
- offering loans for 250 local first-time buyers;
- securing over 600 new social housing for Gwynedd including the purchase of 72 former social houses for rent to local people in line with the Council's new local lettings policy;
- extending a grant scheme to bring 250 empty homes back into use across the county;
- investing in environmentally friendly homes such as the innovative scheme currently in place in the Segontium area of Caernarfon;
- the development of 150 living units for homeless people in the county and the creation of 130 new units for vulnerable residents.

In order to deliver the plans, the Council will reinvest £22.9 million of Council tax premium on second homes until 2026/27, along with other sources of funding including social housing grants and the funding raised through the Council's Asset Management Plan.

Conwy County Borough Council's Housing Strategy 2018-2023

5.102 This sets out the vision and plans for housing in Conwy County for the next five years. Any new or updated strategy will have relevance to the LDP review.

5.103 The vision of the Housing Strategy is to:

" for people in Conwy to have access to affordable, appropriate and good quality accommodation that enhances their quality of life. We want to build more than just houses, we want to create sustainable communities where people are proud to call home."

5.104 The Strategy outlines four objectives that would need to be addressed if the Council is to achieve this vision:

1. Increase the supply of affordable housing options for those with lower incomes.
2. Work towards meeting the diverse accommodation and support needs of everyone in our county now and in the future.
3. Improve the condition and energy efficiency standards of our housing.
4. Ensure people understand their housing options to enable them to make an informed decision

Local Housing Market Assessments

- 5.105 Local Housing Authorities are responsible for producing and updating Local Housing Market Assessment (LHMA) in partnership with planning authorities and other stakeholders. Gwynedd Council have updated their LHMA for the period (2018-2023). Gwynedd LHMA (2018-2023) has identified an annual housing need figure of 707 for the Gwynedd area. Using a pro rata split of 19% for the part of Gwynedd area within the National Park boundary, gives an annual need of 134 and a total of 670 units over the 5 year LHMA period. Gwynedd Council have begun work on a new LHMA which will be published late 2023/early 2024.
- 5.106 Conwy have released an interim LHMA intended to update the last Local Housing Market Assessment published in 2018. It is an interim document pending the next Assessment which will follow new guidance developed by the Welsh Government. The LHMA identifies a total of 1,145 additional affordable homes over the period 2022-2027 (229 units per year) for the whole of Conwy County. On a pro rata split of 4% for the part of Conwy area within the National Park boundary this equates to a total of 46 units over the 5-year period, an annual need of 9 units for the area of Conwy which falls within the National Park. There is little change in these figures from the previous LHMA for 2018-23.
- 5.107 Gwynedd and Conwy will soon commence work to update their LHMA which will be an important part of the evidence base for future review of the Eryri LDP. The Welsh Government has introduced a new methodology for producing LHMA's. The new guidance² advises that where national park boundaries intersect local authority boundaries, practitioners may find it helpful to construct HMAs in a way that allows housing need data to be extracted for the National Park. It is suggested that National Parks utilise the estimates of additional housing need and demand set out within the local authority's LHMA to develop a concise analytical report. All local authorities will need to submit an LHMA to Welsh Government before the end of March 2024. Conwy aim to update their LHMA by March 2023; Gwynedd by March 2024.
- 5.108 The Authority will continue to work closely with Gwynedd and Conwy and use the findings of the LHMA's to help inform the type of dwellings required in terms of size and tenure mix. In addition, the Local Authorities of North Wales and housing associations have set up an intermediate housing register (Tai Teg) which is coordinated by Grŵp Cynefin housing association. This register provides specific information about intermediate housing needs across the whole of north Wales and it is possible to break down the information by settlement to provide an accurate figure of intermediate housing need within settlements across the National Park.
- 5.109 The Authority will continue to work with the Rural Housing Enabler service. The service produces housing need reports for communities, which is an important source of evidence for policy formulation and for developers to identify need.

Dwyfor Pilot

5.110 The Welsh Government has established a pilot in the Dwyfor area to trial and monitor new initiatives to address the second homes issue and affordability. Part of Dwyfor falls within the National Park (Beddgelert, Dolbenmaen), and Eryri NPA are involved as partners. The pilot will assist in gathering evidence that would be required for an Article 4 direction, which if adopted, will mean planning permission will be needed to change between the new use classes for dwellings.

Supplementary Planning Guidance: Telecommunications and Masts – Eryri National Park Authority (2021)

5.111 A new SPG regarding telecommunications developments was adopted in 2021. This SPG seeks to provide detailed guidance about the manner in which the Planning Authority will deal with telecommunication and mast development and will provide support for case officers. The SPG also provides guidance to assist developers submitting planning and prior approval applications. The SPG was also completed in order to provide an answer to the increasing demand and applications for Telecommunications developments that the National Park has seen in recent years, mainly this monitoring period (and is likely to remain high for the next monitoring period). This is due to a campaign to improve the connectivity in rural areas within the UK which comes under the Shared Rural Network scheme. Throughout the UK (on behalf of EE, O2, Three and Vodafone) the project aims to provide coverage to an additional 280,000 premises and for an additional 16,000km of road. It is also aimed to improve geographic coverage within UK National Parks, from the current levels of 41%, to 74%. This ultimately results in applications being brought forward and submitted within Snowdonia National Park and the SPG will help provide guidance to ensure that the developments are in the best locations possible and to avoid any adverse effects on the landscape, whilst also securing economic and social need. This may also provide some implications for the plan review, and the review of the telecommunications policy, however the protection and emphasis on the environment will always remain the priority.

Yr Wyddfa and Ogwen Transport and Parking Review and Options Appraisal (2020) Martin Higgitt Associates: on behalf of Partneriaeth yr Wyddfa

5.112 During early 2020 Martin Higgitt Associates, appointed by Partneriaeth Yr Wyddfa, carried out an in-depth analysis of the various factors surrounding the parking and transport issues in the Yr Wyddfa and Ogwen areas of the National Park. The aim of the report was to develop a strategy for managing access and parking around Yr Wyddfa and Ogwen that aligned with local and national policies. The report summarises that the current over-reliance on cars to access key honeypot sites and the chronic parking problem at busier times of the year is failing the National Park's core purposes.

5.113 Following detailed analysis of data and trends, and in-depth workshops and discussions with stakeholders, the review recommends developing a Sustainable Tourism approach which will:

- Reduce the environmental impact of visitors on the protected landscape.

- Reducing the negative impacts and increase the benefits to local communities and local economy.
- Improve the visitor experience and enable a more diverse range of visitors to enjoy the area.
- Make the special landscape more accessible to non-car-based visitors.
- Transform how the area functions and is perceived.

Sustainable Access for Yr Wyddfa and Dyffryn Ogwen: Public transport management study – 2020-2021 (September 2021)

5.114 Mott MacDonald was commissioned by Transport for Wales to review the opportunities for public car parking in the Yr Wyddfa and Dyffryn Ogwen area. The study defines the network and future operation of bus services, including wider linkages to train services. The study shows how solutions to the problems in inner Snowdonia are much wider than the National Park boundary. It is proposed that the principles set out by the Martin Higgitt Associates report are expanded to include interchanges at Porthmadog, Llandudno Junction, Blaenau Ffestiniog, Caernarfon and Bangor from where bus services could be provided, a potential option for staying visitors as well as day visitors. Car parking needs to address the strong demands for Llanberis, ideally with parking capacity close to the A55 North Wales Expressway. Similarly, Betws-y-Coed has no room for more parking so an alternative site is needed to intercept the high number of visitors from this direction. This approach must provide high quality bus services both to the area and within it, designed to accommodate demand throughout the year.

Active Travel Plans

5.115 The Active Travel (Wales) Act 2013 requires local authorities to develop plans for active travel networks for their area. The Active Travel Network Maps are a tool for local authorities to enhance their forward planning of active travel and should be used to inform, as well as be informed by, the location and design of new development. Cyngor Gwynedd and Conwy's latest Active Travel Plans will be used to inform the review.

Snowdonia Walking and Cycling Strategic Plan (March 2022).

5.116 Transport for Wales has commissioned a study of Active Travel for the Yr Wyddfa and Ogwen area. sets out the vision and objectives to enhance infrastructure, improve safety, and provide easier access for all, and to encourage greater levels of walking and cycling for both leisure and active travel. The aspiration is to create an integrated network that is inclusive for all potential users, regardless of purpose or ability. The study is to recommend active travel routes, working closely with the National Park and Local Authorities on implementing the routes. The first route receiving close attention is a connection from Llanrwst to Betws y Coed.

6 LDP ISSUES AND CONSIDERATIONS, VISION, OBJECTIVES AND STRATEGY

Key Issues, Challenges and Drivers for Change

- 6.1 The existing Eryri Local Development Plan identified key issues and challenges that the LDP seek to address. The key issues and challenges were informed by national, regional and local plans and strategies, evidence base collated during plan preparation and by community engagement.

Vision

- 6.2 The Key Issues and Considerations were used to develop the Eryri LDP and National Park Management Plan Vision and to develop a set of objectives to help deliver the vision. The vision for Eryri National Park was set out in the National Park Management Plan (Cynllun Eryri) and was developed with the input from Eryri Forum and wider stakeholder involvement.

The vision for Eryri in the Eryri LDP is: By 2035 Eryri will continue to be a protected and evolving landscape, safeguarded and enhanced to provide a rich and varied natural environment; providing social, economic and well-being benefits nationally and internationally. National Park purposes will be delivered through a diverse and prospering economy adapted to the challenges of climate change and founded on natural resources – its landscape qualities, opportunities for learning and enjoyment, cultural and natural heritage. With thriving bilingual and inclusive communities partnership working will have demonstrated that more can be achieved through working together. Communities will have adopted innovative solutions in a changing World – a low carbon economy will have strengthened residents' link with the environment, providing a better standard of living and ensuring Eryri's reputation as an internationally renowned National Park and one of the nation's breathing spaces.

- 6.3 Cynllun Eryri has been subsequently revised and a more recent version was adopted in 2020 after the Eryri LDP was adopted in 2019. Only minor revisions were made to the vision and the replacement Plan will need to reflect the revised vision for Eryri National Park and set out how the replacement LDP can contribute to achieving the vision.

Objectives

There are 16 objectives in the adopted Eryri LDP developed taking account of the issues and challenges facing the area and linked to the well-being goals. Issues and challenges and the objectives have all been divided into five themes:

- Protecting, enhancing and managing the Natural Environment
- Protecting and enhancing the cultural and historic environment
- Promoting Healthy and Sustainable Communities
- Supporting the Rural Economy
- Promoting Accessibility and Inclusion

Reconsideration of Key Issues and Considerations, Vision and Objectives

Community engagement and Evidence Gathering

- 6.4 Community engagement and evidence gathering will identify key issues and challenges that the revised Plan will need to address. It will be an opportunity to reconsider planning policy priorities to assist in the recovery after the Covid-19 pandemic crisis. The environmental, social and economic impacts of the pandemic have had far reaching consequences and raise significant issues for future policy making in Eryri. The pandemic has highlighted the importance of health and well-being, access to services, economic resilience, digital connectivity and the value of the natural environment. We've seen a renewed value placed on the provision of local services, local food, and local quality green space. It is important to ensure that local people are able to live locally and that communities become more sustainable and resilient into the future. The LPA must also meet other duties and responsibilities, including those relating to the environment and climate change. Sustainable, low carbon developments and infrastructure are needed to respond to the climate and nature emergencies. A visitor economy that maintains and respects the environment and protects local communities, language, culture and heritage also needs to be considered.

Cynllun Eryri

- 6.5 As mentioned in Chapter 5, the Eryri National Park Authority adopted its new National Park Partnership Plan (Cynllun Eryri) in 2020, which sets the Authority's long-term vision for the National Park and sets out what is considered to be the priorities for the next five years and beyond. The revised LDP Key Issues and considerations, vision and objectives, should be reconsidered to ensure alliance with the priorities set out in Cynllun Eryri. It is anticipated that Cynllun Eryri's policies and actions will also be revised in the next few years in parallel with the Eryri LDP to ensure coherence between the Authority's two strategic documents.

Well being, Placemaking and National Sustainability Placemaking Outcomes

- 6.6 The Well Being of Future Generations Act (2015) concerns the embedding of the principle of sustainable development into all of the work carried out by public bodies and places a requirement on all public bodies to set out how they will progress the 7 well-being goals set out in the Act. The relationship between the Eryri LDP and the Well Being Goals were outlined during plan preparation stage and the revised LDP will need to continue to positively complement the well-being goals and objectives.
- 6.7 Since the preparation of the LDP there have been some fundamental changes to national policy and guidance with the publication of the Development Plans Manual Edition 3 (March 2020) and PPW, Edition 11 (February 2021). These two documents highlights that Placemaking and the National Sustainable Placemaking Outcomes must be incorporated into the revision of the LDP Objectives. The key aims/objectives of the revised Plan will need to relate to the National Sustainable Placemaking Outcomes, reflect Cynllun Eryri's objectives as well as integrating Gwynedd and Conwy's well-being objectives.

Strategy

National Park purposes and duty

6.8 The National Park purposes and duty will need to continue to provide an important strategic focus for the LDP, as they help define the scale and location of future development in the area. These are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
- Promoting opportunities for the understanding and enjoyment of the special qualities of the area by the public.

In addition, the National Park has a duty to:

- Seek to foster the social and economic wellbeing of the local communities within the Park area.

6.9 The National Park purposes and socio-economic duty, supported by the Sandford principle³ and the Silkin test⁴ set a clear statutory framework for development planning within the National Park.

6.10 These purposes and duty provide an important strategic focus for the Plan and help to define the scope of future development in the area.

Special Qualities

6.11 The Eryri LDP needs to ensure that the future of the National Park is founded on its national significance and what makes the National Park special and unique 'its Special Qualities. The revised Eryri LDP will need to continue to ensure that the National Park's Special Qualities (which have been drawn up following extensive engagement and consultation and identified in Cynllun Eryri) are being conserved and enhanced.

Scale of Development

6.12 The relationship between the scale of development and its location is important when considering the impact on the landscape. In comparison with other more urban planning authority areas, the scale of development proposed in the Eryri Local Development Plan is modest. The scale and location of development is considered important when assessing the impact of development on the National Park landscape. Given the sensitive environment of the Park and the scale of local communities, larger development could have significant effects on the character of the landscape and the integrity of the Park environment. National policy is clear in that major development

³ If it appears that there is an irreconcilable conflict between the statutory purposes, greater weight will be attached to the purpose of conserving and enhancing the natural beauty, wildlife, and cultural heritage of the National Park.

⁴ The Silkin test for major development asks 'is the development absolutely necessary in the national interest and is there no possible alternative solution, source or supply?'

should not take place in National Parks except in exceptional circumstances and will need to be reflected again in the revised Eryri LDP.

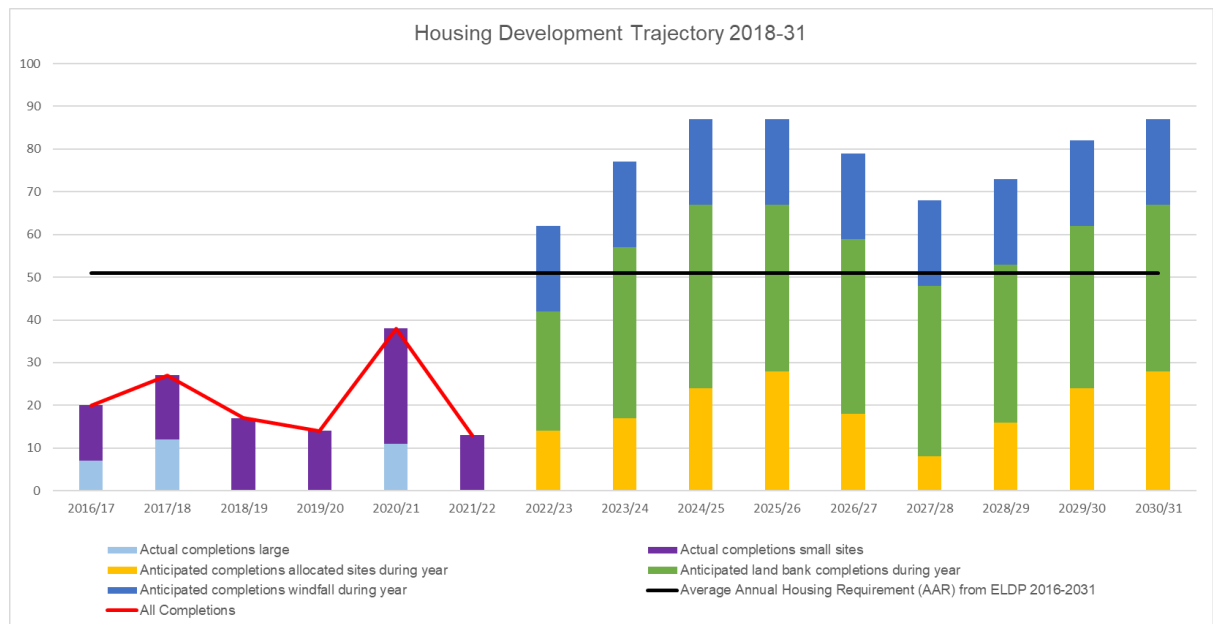
Growth Strategy

6.13 The housing requirement figure in the adopted Eryri LDP was based on the 2014 household projections which indicated that the rate of new household growth was slowing down in the Park. Consideration was also given to past completion rates, social, environmental and economic considerations particular to the National Park. Taking the above factors into account the requirement for new housing during the plan period was calculated at 770 dwellings (51 dwellings per year) from 2016-2031. This included an Affordable Housing Target of 375 new affordable homes to be delivered during the plan period. Strategic policy G: Housing and Development Policy 30: Affordable Housing provide the policy framework for delivering the 'Housing Growth Strategy'.

6.14 Local Planning Authorities who adopted an LDP prior to the publication of the Development Plan Manual Edition 3 in March 2020 are required to create a housing trajectory based on the actual completions to date, and set out the timing and phasing of sites/supply in the remaining years of the plan period.

The following housing trajectory graph and text shows the annual level of housing completion monitored against the average annual requirement (AAR) set out in the LDP, both in numerical and percentage terms.

Graph 1: Housing Trajectory Graph - as amended through the AMR



6.15 The Graph shows there is an annual shortfall against the AAR 'black line' in 2021/22. **In this year completions are 38 units below what was anticipated (51 AAR vs 13 actual completions, - 75%).** The number of dwellings that have been constructed each year have been consistently below the annual average requirement (AAR) of 51 dwellings per annum for every year since 2016-17.

- 6.16 The cumulative required build rate from the start of the plan period 2016 to 31st March 2022 as set out on the 'black line' was 306 units. **Actual completions 'red line' have been 129 units, representing a 177 unit shortfall in housing delivery over the plan period to date (-42%).**
- 6.17 For the remaining nine-year period of the plan, the amended supply bars are the outcome of the Snowdonia National Park's Housing Stakeholder Group and shows that supply exceeds what is left to build cumulatively and annually. Anticipated completions are higher than the AAR rate, and cumulatively would be delivering 702 units, higher than the AAR number of 459 for that period. However, given the very low completion rates and permission being granted, the development industry's activity in the National Park as well as the latest published 2018 based household projection figures, along with other issues identified within this AMR, a lower plan requirement figure may need to be considered as an option in future revisions of the Eryri LDP.
- 6.18 In respect of housing completions only, the plan is falling short of what is intended. There has been a shortfall of cumulative housing completions against Annual Average Requirement (AAR) for 5 consecutive years. Reasons for the shortfall include a lack of large sites coming forward, both allocated and windfall and low Housing association activity. This is discussed in more detail within Chapter 7.

Spatial Development Strategy

- 6.19 Eryri's population is small and geographically dispersed and the scale of proposed new development is relatively small to serve the existing population. The Spatial Development Strategy seeks to maintain the viability and vibrancy of local communities in a sustainable way appropriate to the National Park. The level of development needs to be proportionate to the size and population of individual settlements and their capacity to accommodate further development. The aim of Strategic Policy C (SP:C) is to direct development of all types to the most appropriate location. SP:C allows for the development of new housing, employment and the provision of services and facilities within settlements according to their designation within the settlement hierarchy, with the overall aim of making communities more self-sustaining. Bala and Dolgellau are the local service centres where most housing and employment related development will take place. Service Settlements are considered to have the ability to supplement the services provided by the Local Service Centres. However due to environmental and landscape constraints in the Local Service Centres and in Service Settlement, this limits their capacity to accommodate new development. Some of this capacity has therefore been diverted towards the Secondary Settlements which are the larger villages. The strategy recognises that small scale housing, employment and other development in Secondary Settlements, Smaller Settlements and sometimes in the open countryside is sustainable where appropriate opportunities arise. All planning applications received since adopting the revised Eryri LDP (2016-2031) have been determined in accordance with Strategic Policy C: Spatial Development Strategy and therefore in compliance with the main spatial strategy outlined in the Plan. Further detail regarding the distribution of housing consents and completions between settlement tiers is included in Chapter 7: Promoting Healthy and Sustainable Communities.
- 6.20 Although there have been no significant developments permitted which undermine the existing Plan's Spatial Development Strategy, the need to review the LDP and its Strategy has become evident. The number of dwellings that have been completed annually have been consistently below the Annual Anticipated Housing Requirement of 51 dwellings and therefore falling short of the LDP growth strategy. The reconsideration

of the Growth Strategy will mean that reconsideration will also need to be given as to how growth is distributed.

- 6.21 Significant changes have also occurred in the planning policy context, particularly at a national level with the publication of Future Wales 2040 in February 2021 which has its own Spatial Strategy which will need to be taken into consideration. Updated editions of Planning Policy Wales (PPW) also requires LDPs to include an integrated planning and transport strategy which will have to inform the spatial strategy and overarching strategy of the Replacement LDP. The LDP will need to be revised to reflect the emphasis within these documents on the principles of placemaking and sustainable development, including the National Sustainable Placemaking Outcomes. The review of the Spatial Strategy will include stakeholder involvement and evidence gathering (including a revised settlement assessment and a review of the allocated sites). It's fundamental that the replacement Plan Strategy provides a clear steer to actively reduce carbon and continues to address the causes and effects of climate change. The Strategy will need to take into consideration the priorities set out in Cynllun Eryri, respond to the nature emergency, consider issues such as recovery from the Covid-19 pandemic and constraints such as future changes to TAN 15 flood development maps and phosphorous levels in Special Area of Conservation (SAC) riverine catchments. The Strategic Flood Consequences Assessment Review currently being undertaken by Ymgynghoriaeth Gwynedd Consultancy (on behalf of Eryri NPA, Gwynedd Council and Anglesey Council) will help inform the growth distribution and the process of selecting sites within the replacement plan.
- 6.22 It will be important to consider areas outside of the National Park and their influence on National Park communities. There are strong relationships between settlements outside the National Park boundary in providing many essential services and facilities. It is also important to ensure a joined up approach to planning for those settlements which straddle the Park boundary. The Authority will continue to collaborate with neighbouring authorities on issues faced in shared settlements.

7 LDP TOPIC AREA REVIEW

- 7.1 The policies in the adopted Eryri LDP have been reviewed having regard to:
- Annual Monitoring Report findings (AMR 2020, 2021 and 2022) (Chapter 3)
 - Other contextual changes and changes in evidence base (Chapter 4)
 - Changes in National legislation and National, Regional and Local Policy (Chapter 5)
 - Engagement with relevant officers within the Authority
- 7.2 This chapter discusses the individual topic areas that are likely to require amendments to LDP Policy based on the policy review assessment. Individual topic areas are grouped by Eryri LDP Chapter headings. The following policy assessment is not considered to be definitive and further consideration will be given to the need to revise other LDP policies during Eryri LDP revision process.
- 7.3 A short summary of the review of each Eryri LDP policy giving an overview of whether the policy is functioning effectively, whether it needs to be reconsidered due to contextual changes or whether it needs to be revised or amended to improve clarity has been included as part of the summary section at the beginning of the Review Report. There are instances where policies are being implemented effectively but may need to be revised to ensure coherence with the Plan as a whole.

Protecting, Enhancing and Managing the Natural Environment

Policies (DP2, SPA, SPD, SPDd)

- 7.4 It will be important that the review of the Eryri LDP focuses on reversing biodiversity decline and gives preference to the provision of nature-based solutions. Resilient ecological networks are integral to health and well-being and forms part of the response to climate change. Policies will need to be revised to ensure proposals result in a net benefit for biodiversity. Consideration should be given to how the site relates to surrounding ecosystems and biodiversity. Policies should ensure that proposals proactively maintain and enhance biodiversity and ecosystems with a focus on avoidance, minimisation and mitigation of impacts within the context of the site.
- 7.5 Green infrastructure has a key setting within Planning Policy Wales and Future Wales: The National Plan 2040. PPW notes that green infrastructure is the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places.
- 7.6 Green Infrastructure comprises of features such as;
- Woods
 - Street trees
 - Ponds, streams, lakes and wetlands
 - Meadows and grasslands
 - Roadside verges
 - Parks and gardens (open areas that once held buildings – brownfield land)
 - Landscaped grounds around offices and factories
 - Green roofs and green walls

- Any features with plants or water
- 7.7 At a local scale these might comprise of parks, fields, public rights of way, allotments, cemeteries and gardens. At smaller scales individual interventions such as street trees, hedgerows, roadside verges and green roofs/walls can all contribute to green infrastructure networks.
- 7.8 These features provide a range of natural functions and uses, by improving our connectivity through footpaths and cycle paths; by generating space for nature by linking habitats, establishing recreational facilities and 'green' our urban areas making them more resilient to the impact of climate change. Natural Resources Wales note that the ecosystem benefits that could potentially be derived from urban greenspace are substantial. In the past, the importance of these areas in terms of general health and well-being wasn't always appreciated, meaning their potential was never realised. Improvements in green infrastructure can also result in the reduction of noise pollution, soaking up rainstorm water, trapping air pollution and creating places for exercise.
- 7.9 PPW notes that the planning system should protect and enhance green infrastructure assets and networks. Additionally the protection and enhancement of bio-diversity must be carefully considered as part of green infrastructure provision. The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, green infrastructure can embed the benefits of bio-diversity and ecosystem services into new development and places. There are multiple ways of incorporating green infrastructure, dependent on the needs and opportunities a site presents. Landscaping, green roofs, grass verges, sustainable urban drainage and gardens are examples of individual measures that can have wider cumulative benefits, particularly in relation to biodiversity and the resilience of ecosystems as well as in securing the other desired environmental qualities of places.
- 7.10 PPW notes that planning authorities should adopt strategic and proactive approaches to green infrastructure and biodiversity by producing up to date inventories and maps of existing green infrastructure. Titled 'Green infrastructure assessments', these should be used to develop a map based evidence resource and they should draw from the evidence base provided by Area Statements and well-being assessments and be integrated into development plans.
- 7.11 Consideration will need to be given towards 'Green Infrastructure Assessments' and the need to draw from the evidence base provided by the NRW Area Statements in order to consider how significant benefits can be delivered through green infrastructure. This may involve identifying opportunities to improve water management (such as flood mitigation, mitigating phosphate pollution and sustainable drainage systems), air quality, and adaptations of ecosystems habitats and species to climate change. Planning authorities will need to ensure that development minimises impact and provides opportunities for biodiversity enhancement, which is linked to Welsh Government's biodiversity gain goals. Planning authorities will also need to encourage the appropriate management of features of the landscape which are of major importance for wild flora and fauna in order to complement and improve the Natura 2000 network. The assessments will need to be regularly reviewed to ensure information on habitats, species and features are kept up to date, and could be incorporated into future annual monitoring reports. Replacement LDP will need to consider how to incorporate Green Infrastructure policies which not only relate to biodiversity and geodiversity but also open space, flooding, landscape and placemaking.

- 7.12 In terms of Area Statements, the following key themes for the north west Wales area will need to be taken into consideration in revising LDP policies:
- Collaborative working
 - Climate and environment emergency.
 - Encouraging a sustainable economy – process to develop sustainable opportunities for the economy and the environment. This includes identifying sustainable approaches to economic opportunities that enhance the natural resources unique to the area.
 - Reconnecting people with nature – creating opportunities to access and understand the value of the countryside so that communities can reconnect, understand, engage and influence the creative use of the local nature environment
 - Opportunities for a resilient ecosystem – ensuring we all work together to improve ecosystem resilience in the area. A need to reverse decline, and act to enrich biodiversity
 - Supporting sustainable land management – working with air, land and water managers across north west Wales to promote and develop sustainable resource management contributing to the health of all life in the area.
- 7.13 Strategic Policy D: Natural Environment will need to be updated to reflect changes arising from the UK's withdrawal from the European Union whereby 'European Sites' are now referred to as 'National Site Network'.
- 7.14 Further consideration and assessments will need to be undertaken regarding the issue of phosphorous levels in riverine special areas of conservation (SAC) waterbodies within the National Park and in particular the River Dee SAC (although there are 4 riverine SACs in the National Park – more than any other Local Planning Authority in Wales). LDP policies will need to be screened as well as assessing allocations proposed to be connected to mains wastewater treatment works.
- 7.15 As mentioned previously in Chapter 3, 'Future Wales 2040' also contains Policy 15, which is a commitment to the designation of a National Forest. Whilst details about, scale and location and how it relates to the planning process are unclear at this point its landscape impact and potential economic and social implications will need to be considered further. Consideration will also need to be given to indirect implications of new land management practices such as new access to ensure that development does not harm the character of the landscape in which they are located.
- 7.16 It is considered that more could be done to protect Eryri's Dark Skies through the implementation of planning policies and to provide further guidance to businesses and communities on how they can create an environment that supports dark skies, and to become dark sky friendly.
- 7.17 The pandemic has brought wider environmental issues into focus and has highlighted that the environment and climate change need to be prioritised in the recovery following the pandemic. The significance of climate change will require an even greater focus within the LDP review. Work currently being undertaken on the subject, specific to the National Park, will help inform if/where policies are currently lacking, or if more could be done, in order to reduce emissions towards net zero as well as adapt to the impacts of climate change.
- 7.18 Eryri LDP policies aim to reduce carbon and contribute to the absorption of carbon. For example Policy Dd (Climate Change) within the plan enables the conservation and protection of woodlands, upland soils and peatland areas to assist in carbon retention.

It's fundamental that the replacement Plan Strategy provides a clear steer to actively reduce carbon and continues to address the causes and effects of climate change. It is considered that the Climate Change policy needs to be revised and further detailed guidance required in order to be more proactive in mitigating and adapting to the effects of undesirable change. It's important that decarbonisation goes to the heart of the Plan Strategy and ensure coherence between policies throughout the Plan. DP3: Energy will need to be revised to reflect the changes in requirements for Design and Access Statement and consider the use of Energy Statements.

Protecting and Enhancing the Cultural and Historic Environment

Policy (SP Ff: Historic Environment)

- 7.19 This Policy will need to be modified to reflect the updates within the Historic Environment context. For instance, the previous Candidate World Heritage Site, The Slate Landscape of Northwest Wales, has since been designated as a World Heritage Site, the Authority's Conservation Areas Project, as well as measures regarding the Climate Change Agenda, and any additional legislation and guidance. This can also lead to changes to Development Policy 6: Sustainable Design and Materials, Development Policy 7: Listed and Traditional Buildings, Development Policy 8: Protection of Non Designated Sites, Development Policy 9: Conversion and change of use of rural buildings, and possibly Development Policy 10: Advertisements and Signs.
- 7.20 'Identity' is one of the six placemaking principles adopted within the Placemaking Charter and within PPW, which emphasises the importance of valuing and respecting the unique features and opportunities of a location including heritage, culture, language, built and natural physical attributes. This should be identified, responded to and reflected in revised LDP Policies.
- 7.21 The emphasis on ensuring sustainable development within a holistic approach runs through PPW. Eryri LDP policies must ensure that the impact on the historic environment, on the significance and heritage values of individual historic assets, as well as their contribution to the character of place, is fully considered in assessing development proposals. It will be necessary to ensure that the protection and improvement of the historic environment along with the holistic approach to planning is reflected when revising the LDP.

Policy (DP 6: Sustainable Design and Materials)

- 7.22 In light of the Climate Change Agenda and the effect on the Historic Environment, as well as any amendments and developments within National Policy and Legislation, and in particular placemaking principles this Policy will need to be amended when revising the Local Development Plan.

Policy (DP7: Listed and Traditional Buildings)

- 7.23 There was an appeal regarding a specific development within the National Park, where Development Policy 7 of the Eryri LDP, and in particular the Traditional Buildings Register and the criteria to include a building on the register was questioned by the Inspector.

- 7.24 Development Policy 7 includes criteria for the development and protection and enhancement of Traditional Buildings as well as Listed Buildings, with further specific criteria for Listed Buildings. By the Planning (Listed Buildings and Conservation Areas) Act 1990 Listed Building Consent is required for all works of demolition, alterations or extension to a listed building that affects its character as a building of special architectural or historic interest. This is not required for buildings on the Traditional Building Register, outside of a Conservation Area and/or an Article 4 Designation. Notwithstanding, as stated within paragraphs 4.20-4.22 of the Eryri LDP, the character of Snowdonia owes much to its Listed Buildings and the rich tradition of construction styles and variety of materials which reflect and characterise the local architectural vernacular. Whilst not achieving the 'special' status of Listed Buildings, these traditional buildings still require protection from inappropriate change. Traditional Buildings are of significance as they contribute to the local architectural character and traditions of the area. As the list is not definitive, additional properties may be added to it periodically. Therefore, any proposal which is of scale, design, or relies upon materials that are considered inappropriate will not be permitted.
- 7.25 The appeal concerned a conversion of an outbuilding from a former bunkhouse/annex store to one room annex accommodation. The application was originally refused by the Authority due to findings that it would contravene Development Policy 7. Through the appeal process, this decision was overturned by the Inspector, finding that the works would not be inappropriate and would therefore not contravene with Development Policy 7, stating that "*...it is not reasonable to apply the same tests to the minor outbuilding of a much altered, traditional building as would be applied to a listed building.*" (Appeal Ref: APP/H954/A/21/3280822). Although identified as a 'Traditional Building' on the Register, alterations to the building had occurred outside of Planning Control, leading to the conclusion by the Inspector that it is not practical to place the same protection on traditional buildings that have changed dramatically, as on listed buildings.
- 7.26 Since this appeal case decision however, the 'Local Listing of Historic Buildings' letter by the Deputy Minister, has requested for Local Planning Authorities in Wales to ensure active steps to protect historic and traditional buildings that are outside the national protection threshold.
- 7.27 In reviewing the LDP, it will therefore be necessary to consider appeal case APP/H954/A/21/3280822 and the 'Local Listing of Historic Buildings' letter, regarding Development Policy 7: Listed and Traditional Buildings.

Policy (DP 8: Protection of Non Designated Sites)

- 7.28 In light of the Climate Change Agenda and the effect on the Historic Environment, as well as any amendments and developments within National Policy and Legislation, this Policy will need to be amended to reflect this.

Policy (DP 9: Conversion and change of use of rural buildings)

- 7.29 In light of the Climate Change Agenda and the effect on the Historic Environment, in requiring the thermal upgrading and improving the energy efficiency of historic buildings, as well as any amendments and developments within National Policy and Legislation, this Policy will need to be amended to reflect this. Regulatory changes have also been introduced which will allow greater control of changes between different types of residential uses. There are new use classes for primary dwellings, second homes and short-term holiday accommodation which will need to be taken into consideration when

revising DP9. . Additionally, it will be necessary to consider the current provision of existing serviced holiday accommodation and the growth in self-serviced holiday accommodation developments when revising DP9.

Policy (DP 10: Advertisements and Signs)

7.30 This Policy will need to be amended to reflect any changes or updates within National and Local Policy, as well as the findings of the Conservation Areas Project in order to protect and improve the areas for the future.

Promoting Health and Sustainable Communities

Housing Growth

(Policies SP G, DP30)

7.31 The Growth Strategy, which forms the basis for Strategic Policy SP G, was based on the identified Dwelling Requirement Figure of 770 additional new homes to be completed between 2016 and 2031. The number of additional new homes completed by the end of March 2022, as captured through monitoring, has resulted in a shortfall.

7.32 The number of housing completions for 2021/22 was 13 units, a considerable decrease from 2020/21 completion figure of 38 units, and well below the average annual housing requirement target of 51 units. The Housing Trajectory shows an annual shortfall against the Annual Anticipated Housing Requirement (AAR) during 2021/22 with this years' completions 38 units below what was anticipated (51 AAR vs 13 actual completions, -75% in percentage terms). The number of dwellings that have been completed annually have been consistently below the (AAR) of 51 dwellings per annum since 2016-17. There is a shortfall of -42% for cumulative required build rate from the start of the plan period, 2016-17, up to 31st March 2022. The plan is falling significantly short of what is intended; there has been a shortfall of cumulative housing completions against the AAR for 5 consecutive years.

7.33 There may be several local and wider national reasons for the low numbers. The housing market in the National Park is localised in nature, relying on small local builders and self-build projects on small sites. There are no regional house builders active in the market and therefore there is very limited speculative building of open market and affordable housing. The decrease may also in part be due to the difficult borrowing environment for developers, small builders, and self-build projects.

7.34 The 2018 based household projections for the National Park were published in May 2021. These projections estimate that between 2018 and 2028 the population of the Park will decrease by 1.92%. During the same period the households in Snowdonia is projected to increase by 40 units (0.3%), a very modest increase within a 10-year period. A falling population and slower new household formation rates suggests that a lower overall housing requirement figure may be more suitable when revising the LDP. The 2021 census data also shows that the population and households of Gwynedd has decreased which will ultimately have an impact on future dwelling requirements. A lower housing requirement figure would also reflect past completions and the current housing development industry's ability to deliver within the National Park. Further National Park projections are expected in 2024.

- 7.35 Due to increasing pressures on the local housing market exacerbated by Covid 19 and the resulting impact on the sustainability of local communities; a review of LDP housing policies is required. Initial analysis of house prices, incomes, second homes and holiday let data for the National Park area suggests that LDP policies should consider focusing on achieving accessible local market housing and affordable housing to secure the long-term viability of Snowdonia's local communities.
- 7.36 Changes in the Authority's housing policies through the 2016-2031 Eryri LDP revision, by increasing the thresholds requiring affordable housing provision within settlements, were expected to stimulate the housing market to increase choice and overall completion rate as well as supporting small builders and the local economy, however this has not happened in the first three years of monitoring the policy. A plan wide viability assessment will be required for the Eryri LDP revision in order to determine the affordability thresholds that housing developments are able to deliver.
- 7.37 Further research is required to explore local market housing and primary residency housing policies, analyse relevant evidence and indicators and examine how they have been implemented and delivered in other Authorities. Further work is needed to investigate the possibility of considering local market housing as well as re-examining the housing development boundaries and assess settlement capacities.
- 7.38 Further detailed research and analysis will be undertaken of the type of sites that have been permitted in the National Park since the adoption of the LDP. Housing data will need to be analysed in respect of the number of private sector, self-build, intermediate and social housing units brought forward in the National Park and compare with other rural areas and national patterns. The Authority will also need to analyse windfall development and potential sites. The data will feed into the evidence base included in the Housing Background Paper, to inform the next review.
- 7.39 The potential contribution of a community-led housing, co-operative housing and land trusts should also be considered. Collaboration with Gwynedd and Conwy local housing authorities will continue to assist with the implementation of their Housing Strategies. The Authority will seek to assist with Cyngor Gwynedd's recent Housing Action Plan, its housing need identification work, and any plans to develop affordable housing within the National Park area.

Housing Allocations

(Policy Strategic Policy G)

- 7.40 The LDP's residential allocations, identified in ELDP Strategic Policy G, will require amendment as part of the revision process. Undelivered Housing Allocations will need to be reconsidered, which is likely to result in some existing allocations not being taken forward into the Replacement LDP. It will also be necessary to consider allocating new deliverable and viable sites to meet the revised Dwelling Requirement Figure over the new Plan period. The status of each Housing Allocation identified in the current Eryri LDP is summarised in Appendix 2.

Affordable Housing

(Policies SPG, DP30, DP11)

- 7.41 The Eryri LDP sets an Affordable Housing Target of 375 new affordable homes to be delivered during the Plan period (2016-2031). In total 53 affordable dwellings have been

completed between 2016 and 2022, meaning a further 322 new affordable homes need to be delivered over the remaining nine years of the LDP. Based on past build rates and the number of schemes coming forward this is not considered to be achievable.

- 7.42 The delivery of affordable housing in the National Park depends considerably on Housing Association activity. Permissions and completions by Housing Associations helped to increase the affordable housing figures for the second year of monitoring but were absent from the first and third year. The Authority must continue to work closely with Housing Associations to ensure that affordable sites continue to come forward and are delivered, and to ensure that deliverable housing allocations are included in the new plan. The AMR housing numbers over the first 3 years of monitoring (and further) demonstrates that in the current economic climate, the low number of private sector housing development is not delivering affordable housing within the National Park and that affordable housing delivery is heavily dependent on Housing Associations. No private allocations are coming forward for development, and therefore do not provide a contribution of affordable housing. There are no large private sector allocations, windfall sites or exceptions sites coming forward, meaning the required % contribution of affordable housing from such sites is not being provided. It may demonstrate that large scale private developments are not deliverable within the national park area, or that there is no private sector interest to develop within the National Park. There is more activity, albeit low in numbers, from single plot developments, which tend to be self build plots/ custom build plots by local builders, to provide for their own needs, and not development purely for profit and investment purposes. This suggests that future policies may need to focus on the provision of housing for the local market, and affordable housing. The replacement Plan will need to consider what can realistically be delivered by the industry (private, social and self / custom build) in Eryri.

Second homes and short term holiday let

(Policies DP9, DP30)

- 7.43 The number of second homes and short-term holiday lets has become a significant issue within the national park and the wider North West Wales area. Increasing numbers are contributing to increased house prices and a reduced housing stock available to rent or purchase by the local community. This has an impact on the sustainability of viable communities and the Welsh language. Regulatory changes have been introduced which will allow greater control of changes between different types of residential uses and the formation of planning policies. There are new use classes for primary dwellings, second homes and short-term holiday accommodation. Whilst it is a permitted development to move between the classes, Local Planning Authorities have the power to introduce Article 4 directions to remove these permitted development rights. If an Article 4 direction is to be adopted, it will require gathering of further evidence for careful consideration and collaboration with other authorities, together with public consultation. Work to introduce an Article 4 direction would involve a considerable amount of resources and may have a significant impact on the local housing market. The new use classes and adoption of an Article 4 direction within the National Park, will need to be addressed by new or amended policies. A clearer policy on conversions and changes of use to second homes and short term self-catering lets within settlement boundaries should also be considered.

Specific Housing Policies

(Policies DP11, DP30, DP9, DP15, DP16)

- 7.44 LDP Policies DP9 and DP30 - affordable housing via conversions have been below the numbers set by monitoring targets. This reflects the low number of affordable housing being delivered overall within the current economic climate. The introduction of new housing use classes and an Article 4 direction will require the conversion policy to be re-considered, with consideration given to how it can contribute to affordable housing and local market housing. Consideration should also be given to more specific policy criteria for conversions within settlement boundaries.
- 7.45 LDP Policy DP11: No affordable housing units have been permitted or completed on exception sites during the three years of monitoring the current plan. The affordable requirement and the need for a S.106, plus difficulties obtaining a mortgage, may be discouraging development, coupled with other wider economic factors. Further research and consideration is required on the role of exception sites and other options that could be made possible under the policy.
- 7.46 LDP Policy DP 15: Extensions. Issues identified with wording/interpretation of this policy may require reviewing and discussions are required with the Development Management Section on how the policy has been implemented.
- 7.47 LDP Policy DP 16: Current policy contains criteria that relates to replacement dwellings outside development boundary. Given current pressures on housing markets and land availability that could lead to replacement dwellings being increasingly considered as an option for developers, consideration to be given to extending the policy criteria to include replacement dwellings within the settlement boundaries, to ensure developments do not detract from the local character and setting.

Gypsy and Traveller Sites

(Policy DP13)

- 7.48 The policy framework provided through LDP Policy DP13 Gypsy and Traveller Sites, recognises that need for a Gypsy and Travellers site may arise outside of the findings of the Gypsy and Traveller Needs Assessments. Where this is the case the Authority will consider applications on a case by case basis in line with the criterion set out in Development Policy 13.
- 7.49 The need for Gypsy and Travellers sites will need to be considered during the review. The recommendations of Gwynedd and Conwy Council's Gypsy and Traveller's Accommodation Needs Assessments will be considered, and suitable sites will be considered for allocation if a need is identified. The assessments to date have not identified a need within the National Park area.

Welsh Language

(Policy 18)

- 7.50 The Welsh Government has set an ambition to see the number of people able to enjoy speaking and using Welsh reach 1 million by 2050. To deliver on this aim, the LDP must

support, promote and enhance the Welsh language as a viable community language by ensuring that there are sufficient and proportionate employment and housing opportunities to sustain local communities. Specific policies will need to provide further guidance to ensure that development of an appropriate scale, type and character is delivered to meet the needs of local communities. Furthermore, the revised LDP will need to ensure that development occurs at a rate which can be absorbed and assimilated without damaging the character of communities.

- 7.51 Adverts and signs are a method of promoting the distinctive culture of Snowdonia and can contribute enormously to the Sense of Place. When revising the LDP it will be important to consider strengthening policies, and this may include;
- Requiring that adverts and signs are at least bilingual
 - Requiring that new developments and/or streets have Welsh names. This could also be extended to the introduction of protection measures to the original Welsh names of traditional, historical or listed buildings (to ensure that their names are not changed).
 - Introduce wording on language enhancement (similar to that seen with biodiversity enhancement). Currently the policy and Welsh Language SPG only asks for enhancement/mitigation from relevant developments; a requirement in the revised LDP could be a potential improvement to the policy that would benefit the Welsh language.
- 7.52 The Authority is only able to offer encouragement in the above currently. In the revised LDP it will be assessed whether these measures could be brought in as a matter of requirement. This is particularly relevant in light of the recent Welsh language Census 2021 results.

Supporting a Sustainable Rural Economy

Employment

Policies (SPH, DP9, DP19, DP24)

- 7.53 As a result of the Pandemic we have seen a significant increase in the number of people working from home, particularly in the office-based sectors of the economy. Even when all the restrictions are lifted, this is likely to affect where people work in the long term. LDP review will need to consider the implications of more people working from home in the long term.
- 7.54 As part of the future LDP review the Authority will need to work with neighbouring planning authorities to re-examine economic forecasts and update the Employment Land Review to ensure that the supply of land for employment is adequate and fit for the future. Employment allocations will need to be reviewed and, where change is needed, this should be to the best use of land for placemaking. This may mean sites with good public and active travel links being designated for other mixed uses. It may also mean surplus unsustainable sites are removed from development plans altogether. Work has begun on a collaborative study (between Snowdonia National Park, Gwynedd Council and Anglesey Council) to look at reviewing and assessing the employment land provision to assist in forming the evidence base for the Eryri Local Development Plan.
- 7.55 Future Wales (February 2021) states that “Local Development Plans should identify the role of the foundational economy, consider how the land-use planning system can

support it and develop appropriate policies. Areas of the foundational economy which the planning system can support include regeneration initiatives, health and social care, social housing, tourism and steps to encourage greater community benefits from new development.” It is therefore anticipated that the Replacement Eryri LDP will include economic development policies relating to the foundational economy.

Snowdonia Enterprise Zone Policy (DP27)

- 7.56 The Snowdonia Enterprise Zone that includes the former nuclear power station site at Trawsfynydd and the former airfield at Llanbedr has the potential to create new quality job opportunities. Within the Enterprise Zone Designation at Llanbedr, uses associated with aviation, aerospace will be encouraged by the National Park, alongside other B1, B2 and B8 uses. At Trawsfynydd Enterprise Zone, policies direct uses towards those connected to nuclear decommissioning, low carbon energy business, energy generation technologies and research and development. No applications for development within the Snowdonia Enterprise Zone have been received during the period of the AMR, however it was announced during June 2020 that the Trawsfynydd site had been selected to lead on Magnox’s reactor decommissioning project in the UK. This will see decommissioning work brought forward and secure employment in the area. It is envisaged that there will be a decommissioning programme of 20 years at the site, with three main phases. In order to ensure that the National Park are kept up to date with the latest developments within the Trawsfynydd site, Policy officers are part of the Trawsfynydd Strategic Site Group meetings as well as the UK wide Nuleaf (nuclear legacy advisory forum) groups. An additional Nuleaf group has recently been set up with a Welsh focus and the first meeting will be held during late 2021.
- 7.57 ‘Future Wales 2040’ national plan highlights the potential of a SMR being located at Trawsfynydd in the future. It will be important for the Authority to be involved in future discussions about the possibility of the SMR being located in Trawsfynydd and the effects of the reactor and any associated developments on the character of the National Park’s landscape, visual amenities, natural environment and biodiversity and cultural heritage. Currently there are ambitions to bring forward a programme which would involve construction for an SMR, at the Trawsfynydd site, to begin in 2027. Current ELDP policies recognise that this site could accept low carbon energy businesses and energy generation technologies, provided there are no negative effects on the landscape.
- 7.58 The objectives for the site (and the SMR development), according to Ambition North Wales, are to;
- Save up to 2,660,000 tonnes of CO2e savings
 - Create up to 557 new jobs
 - Generate up to 700MW new installed capacity using low carbon energy

Agricultural Diversification

- 7.59 The uncertain future of the agricultural sector following Brexit and changes to the payment regime and their impact on communities within the National Park will need to be kept under review. The Sustainable Farming Scheme sets out the proposals for 2025, and is set to replace Wales’ Basic Payment and Glastir schemes from 2025. The details of the new payment scheme is still unknown and may lead to pressure to diversify and pressure to be more productive on improved land. It is felt that the LDP’s current policies facilitate agricultural diversification schemes. Diversification methods that are likely to

come forward in Eryri in the future are: alternative tourism accommodation, conversion of buildings to alternative uses, more local food production, (possibly food processing units, farm shops, abattoir), chicken sheds, dairy sheds / parlours, renewable energy, wind, water, solar. The agriculture diversification policy (DP 20) is still considered appropriate.

Retail

Policies (DP24)

- 7.60 Retail assessments in Local Development Plans will be replaced by Town Centre Assessments. They should no longer look at retail need alone but encapsulate a wider array of use requirements, particularly in the employment, leisure and public service sectors. This will have implications for the plan review and also towards the designation of retail areas within the five main towns of the National Park. It may be that our monitoring framework in terms of employment and retail purposes will be different due to the change in policy from Welsh Government (for example more focus on reducing vacant units and less focus on A1/Non A1 uses breakdowns).
- 7.61 The document 'Building Better Places - the Planning System Delivering Resilient and Brighter Futures' highlights the need for Town Centres to become places where a variety of retail, employment, commercial, community, leisure, health and public sector uses come together in a hub of activity to make them viable as go-to destinations once more. Flexible, local co-working spaces could also be a crucial new element to increase space to work, and there may be a need for new policies in the LDP Review to deliver this.

Tourism and Recreation (DP28)

Policy (DP21: Tourism and Recreation)

- 7.62 There are developments within Policy and Legislation, as well as National, Regional and Local Context where this policy may need to be amended slightly in order to reflect the current guidance and context. Planning Policy Wales emphasises the need to '*encourages tourism where it contributes to economic development, conservation, rural diversification, urban regeneration and social inclusion, while recognising the needs of visitors and those of local communities*'. The importance of enhancing the sense of place of an area which has intrinsic value and interest for tourism is also highlighted. PPW also recognises that in some places there may be a need to limit new development to avoid damage to the environment or the amenity of residents and visitors.
- 7.63 Planning Policy Wales also highlights that in addition to more traditional forms of rural tourism, planning authorities should plan positively for active, green and cultural tourism where they are appropriate and that development should be sympathetic in nature and scale to the local environment. The scale and broad distribution of existing and proposed tourist attractions should be considered and complementary developments such as accommodation and access should be provided in ways which limit negative environmental impacts as well as consider the opportunities to enhance biodiversity. It will be necessary to ensure that any amendments to tourism policies will sustainably promote the rural economy without adversely affecting the special qualities of the National Park.

7.64 It will also be important that the following three core principles for a sustainable visitor economy as identified in **Gwynedd and Eryri Sustainable Visitor Economy 2035: Strategic Plan** are also reflected in future policies.

1. Celebrate, Respect and Protect our Communities, Language, Culture and Heritage
2. Maintain and Respect our Environment
3. Ensure that the advantages to Gwynedd and Eryri communities outweigh any disadvantages

Policy (DP28: New Build Serviced Accommodation)

7.65 The indicator within the past three Annual Monitoring Reports measuring the effectiveness of the recently adopted policy within the current Eryri LDP, Development Policy 28: New Serviced Accommodation, reported that no applications for new build serviced accommodation were permitted within or adjacent to the main built up areas of local service centres, service settlements and secondary settlements. It is necessary to ensure that a range of different types of sustainable visitor accommodation are developed in Eryri, therefore this policy may need to be examined through the review process. Of course, the lack of new serviced accommodation may be due to the context of the COVID pandemic where self-serviced accommodation was more desirable in terms of safety and to comply with the guidelines of the time. The veracity of this can be implied by considering the findings of AMR regarding Development Policy 22: Chalet and Static Caravan Sites and Development Policy 23: Touring and Camping Sites, with the improvement of many site, as well as the consistent number of small-scale developments considered under Development Policy 29: Alternative Holiday Accommodation, along with the applications for the change of use of existing serviced accommodation to self-serviced holiday accommodation, and the conversion of agricultural buildings to serviced holiday accommodation. The decline in the existing serviced accommodation, along with the loss of locally important buildings will need to be considered when reviewing the policy, and the implications for other policies, such as Development Policy 9: Conversion and Change of Use of Rural Buildings.

Policy (DP22: Chalet and Static Caravan Sites)

7.66 No major implications have arisen by assessing this policy through Annual Monitoring Reports, with the findings indicating success in protecting and enhancing the environment and landscape with the various improvements to sites suggesting that the policy has been effective and continues to be appropriate. However, through the review, it will be necessary to ensure that this policy continues to be suitable for its purpose following developments within Policy and Legislation, as well as National, Regional and Local Context where this policy may need to be amended slightly in order to reflect the current guidance and context.

Policy (DP23: Touring and Camping Sites)

7.67 No major implications have arisen by assessing this policy through Annual Monitoring Reports, with the findings indicating success in protecting and enhancing the environment and landscape with the various improvements to sites suggesting that the policy has been effective and continues to be appropriate. However, through the review, it will be necessary to ensure that this policy continues to be suitable for its purpose following developments within Policy and Legislation, as well as National, Regional and

Local Context where this policy may need to be amended slightly in order to reflect the current guidance and context.

Policy (DP29: Alternative Holiday Accommodation)

7.68 With the indicator within the past three Annual Monitoring Reports measuring the effectiveness of the recently adopted policy within the current Eryri LDP, Development Policy 29: Alternative Holiday Accommodation, reporting of consistent number of small-scale developments for alternative accommodation permitted over the last three monitoring periods (average 4 applications a year). It can therefore be suggested that Development Policy 29 is implemented effectively. However, through the review, it will be necessary to ensure that this policy continues to be suitable for its purpose following developments within Policy and Legislation, as well as National, Regional and Local Context where this policy may need to be amended slightly in order to reflect the current guidance and context.

Promoting Accessibility and Inclusion

Telecommunications

Policies (DP26)

7.69 A new SPG regarding telecommunications developments was adopted to provide guidance to assist developers submitting planning and prior approval applications and in order to provide an answer to the increasing demand and applications for Telecommunications developments that the National Park has seen in recent years, mainly this monitoring period (and is likely to remain high for the next monitoring period). This is due to a campaign to improve the connectivity in rural areas within the UK which comes under the Shared Rural Network scheme. Throughout the UK (on behalf of EE, O2, Three and Vodafone) the project aims to provide coverage to an additional 280,000 premises and for an additional 16,000km of road. It is also aimed to improve geographic coverage within UK National Parks, from the current levels of 41%, to 74%. This ultimately results in applications being brought forward and submitted within Snowdonia National Park and the SPG will help provide guidance to ensure that the developments are in the best locations possible and to avoid any adverse effects on the landscape, whilst also securing economic and social need. This may also provide some implications for the plan review, and the review of the telecommunications policy.

Accessibility and Transport

(Policies SP L, DP 25)

7.70 The delivery of the Wyddfa and Ogwen Transport and Parking Review (Higget report) will be dependant of political and financial aspect from the various bodies and stakeholders. The sustainable transport principle and approach aligns with National Policy and strategies, and can assist in policy formulation when reviewing the LDP.

7.71 The issues seen within the National Park with traffic and visitor parking numbers presents significant challenges in terms of how policy can actively reduce carbon. Policies will need to consider how they can contribute to offset or reduce carbon, and link with SNPA's proposed pathway to net zero. The policy should be reviewed to be in

accordance with updated National transport guidance and principles, with promotion of ultra low emission cars and active travel key areas. Local active travel initiatives could feed into the policy and be safeguarded or promoted.

8 NEW OR UPDATED EVIDENCE BASE REQUIREMENTS

8.1 Following the Review of topic areas the following evidence base requirements, identifying the need for new and updated evidence.

Background Papers and assessments to be updated as part of the LDP Revision

Agriculture, Farm Diversification and the Rural Economy Background Paper

Employment Land Review Background Paper (The joint study between Eryri National Park, Ynys Mon County Council and Gwynedd Council will form a large part of this)

Town Centre Assessment Energy Background Paper

Renewable Energy Assessment Background Paper

Landscape Background Paper

Coastal and Marine Background Paper

Minerals Background Paper

Waste Background Paper

Open Space Assessment Background Paper

The Historic Environment Background Paper

Housing Background Paper

Transport and Networks Background Paper

Further evidence required:

Green Infrastructure Assessment

Settlement Assessment

Town Centre Assessment

LHMA Gwynedd a Conwy

Viability Study

Employment Land Review

Potential further evidence to be considered:

Phosphate matters

Strategic Flood Consequence Assessment

Decarbonisation work

Welsh Language implications

Growth Options

Telecommunications

Supplementary Planning Guidance to be updated following LDP Revision:

Supplementary Planning Guidance 4 – Affordable Housing

Supplementary Planning Guidance 6 – Nature Conservation and Biodiversity

Supplementary Planning Guidance 8: Visitor Accommodation

Supplementary Planning Guidance 9: Farm Diversification

Supplementary Planning Guidance 10 – Renewable and Low Carbon Energy

Supplementary Planning Guidance 14 – Obtrusive Lighting (Light Pollution)

9 RECONSIDERATION OF THE SA/SEA AND HRA

Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)

- 9.1 The Finalised Strategic Environmental Assessment and Sustainability Appraisal (2019), undertaken as part of the Eryri Local Development Plan Review, provides an outline monitoring framework and advice for monitoring the significant effects of implementing the LDP. This is used to;
- Determine the performance of the plan and its contribution to objectives and targets
 - Identify the performance of mitigation measures
 - Fill data gaps identified earlier in the SA process
 - Identify undesirable sustainability effects
 - Confirm whether sustainability predictions were accurate
- 9.2 Welsh Government's Development Plans Manual (2020) requires monitoring frameworks to focus on the 'significant environmental effects' of implementing a Local Development Plan, with the key purpose of identifying unforeseen adverse effects and, if necessary, to identify and take appropriate remedial action. The LDP regulations require Local Planning Authorities to produce Annual Monitoring Reports which allows for the SA monitoring framework to be integrated to the plan monitoring. The collation of monitoring data provides an opportunity to update baseline information and will provide a useful source of baseline information to inform plan review and subsequent plan revisions or replacements.
- 9.3 In terms of reviewing a Local Development Plan, Welsh Government's Development Plans Manual (2020) notes that the starting point is to update the baseline situation.
- 9.4 An analysis has been undertaken on how the Plan is contributing to the Sustainability Appraisal. This was included as Appendix in the 2022 ELDP Annual Monitoring Report. and included as appendix 3 in this Review Report. It is considered that no substantial issues of concern have arisen during the monitoring period to materially change the Sustainability Appraisal.
- 9.5 The Eryri LDP's Sustainability Appraisal, including Strategic Environmental Assessment, and Habitat Regulations Assessment, together with other impact assessments, will need to be reviewed.
- 9.6 The Authority will also need to consider other impact assessment such as the Well-being of Future Generations Act (2015), Equalities Act, Welsh Language Impact Assessment, Health Impact Assessment. Consideration will need to be given into whether the Authority uses an integrated assessment approach which would integrate all the statutory elements into a single Integrated Sustainability Appraisal or whether it undertakes individual impact assessments to cover each element.

Habitats Regulations Assessment (HRA)

- 9.7 The adopted Eryri Local Development Plan (2016-2031) was subject to a Habitats Regulation Assessment to assess whether its implementation would have any impact on any European sites of nature conservation importance (such as SAC, SPA). This involved screening all LDP Policies and proposals and a detailed assessment of likely impacts.

- 9.8 Due to Brexit, SACs and SPAs in the UK no longer form part of the European Union's Natura 2000 ecological network. A National Site Network has been created in the UK, which includes SACs and SPAs. RAMSAR sites (designated under the RAMSAR convention on Wetlands of International Importance) do not form part of the National Site Network and are not subject to the Habitats Regulations, however they are treated within the planning system in the same way as SACs and SPAs.
- 9.9 The revised/replacement LDP will also be subject to a HRA, and this will require the HRA screening process and methodology to be reviewed and revisited and applied to developing LDP proposals to ensure that the relevant legislation and regulations are complied with and any issues are fully addressed.

10 OPPORTUNITIES FOR COLLABORATIVE WORKING

- 10.1 There are many opportunities for neighbouring planning Authorities to collaborate when revising their LDP. The Eryri National Park Authority has considered the opportunity of working with adjoining authorities to prepare a joint Local Development Plan. Conwy County Borough Council have already started to revise their LDP and have prepared their Preferred Strategy and are expected to consult on the revised deposit LDP in early 2023. The timing is therefore not compatible with the Eryri LDP revision. NPA Officers are kept up to date with progress in Conwy and will continue to collaborate on the evidence gathered as part of plan preparation.
- 10.2 The other potential partner would be Gwynedd Council as the timing for preparing the replacement Plan is similar to the National Park Authority's. In 2010, Gwynedd Council and the Isle of Anglesey County Council agreed to establish joint working arrangements which resulted in creating a Joint Planning Policy Service to prepare a Joint Local Development Plan for both LPA's and establish a Joint Planning Policy Committee (JPPC) as a cross-border decision-making body. Gwynedd and Anglesey is the only joint development plan that has been prepared in Wales. Following a review of joint working arrangements in 2017 the joint working arrangements continued. Gwynedd and Anglesey Council's draft Review Report was consulted upon in November 2021 and agreed by full Council in March 2022. The joint working arrangements between Gwynedd and Anglesey for the Joint Planning Policy Service (GPCC) continued until in July 2022. A decision was made by Gwynedd Council's Cabinet and Ynys Mon County Council's Executive Committee, to proceed with a process to end the existing collaboration arrangement and establish new planning policy teams for both Councils. Although the arrangement has terminated and both Councils are moving forward to prepare separate Plans where opportunities arise to prepare or commission joint pieces of work this will be considered. It is not considered feasible for the Authority to create a Joint Planning Policy Unit with Gwynedd and Anglesey to carry out the planning policy functions and establish a cross-border decision-making body as it could result in delay when there is a need to progress as soon as possible with the review in order to respond to current issues and considerations. There are also policy variation stemming from strategic growth / restraint objectives and the need to reflect National Park purposes and ensure that the Special Qualities of the National Park are given due consideration. Eryri is a much more rural area with a much smaller population base and generally smaller scale of consultation responses than would be the case for the Council's Local Development Plan.
- 10.3 The above does not preclude working jointly, where the opportunity arises, on gathering evidence and basing policies on this information and ensuring that the revised Eryri LDP is compatible with neighbouring authorities' LDPs'. Opportunities to undertake joint studies/evidence base development has already started with Gwynedd and Anglesey with a joint updated Strategic Flood Consequence Assessment as well as discussions on commissioning a joint Employment Land Review.
- 10.4 It will also be important to consider the functional linkages and interdependencies of the communities in the National Park area and in the Gwynedd, Conwy and Powys local planning areas. It will be important to consider areas outside of the National Park and their influence on National Park communities in providing many essential services and facilities. It is also important to continue to collaborate with neighbouring authorities on issues faced in shared settlements that straddle the National Park boundary.
- 10.5 Eryri National Park sits within the North Wales region, as identified within Future Wales. Future Wales expects the North Wales planning authorities to work together to plan for

regional issues in preparation of a Strategic Development Plan. It is envisaged that the process of preparing a SDP will result in regional collaboration to ensure that there is coherence between the Local Development Plan and the Strategic Development Plan in terms of strategy and vision for the local area and regionally. The North Wales CJC was established on 1st April 2021 and Eryri NPA is already supporting and contributing towards the set up cost. It is anticipated that there will be further opportunities to undertake certain evidence on a joint basis to ensure consistency in approach to aid with future policy development at a regional and local level. Work on the North Wales SDP is scheduled to commence during Summer 2023 and it is anticipated that the progress from commencement to adoption could take up to 5 years.

11 CONCLUSION

- 11.1 The 3rd Annual Monitoring Report (2022) has highlighted that the Eryri LDP housing requirement figures are not being delivered. The housing requirement will need to be re-considered to reflect the future needs of the Plan area. The distribution of the housing requirement through the Spatial Development Strategy will, therefore, also need to be reconsidered.
- 11.2 Significant changes have occurred in the planning policy context particularly at a national level with the publication of Future Wales and updated editions of Planning Policy Wales. The LDP will need to be revised to reflect the emphasis within these documents on the principles of placemaking and sustainable development, including the National Sustainable Placemaking Outcomes.
- 11.3 The environmental, social and economic impacts of the coronavirus have had far reaching consequences and raise significant issues for future policy making in Eryri. The pandemic has highlighted the importance of health and well-being, access to services, economic resilience, digital connectivity and the value of the natural environment. We've seen a renewed value placed on the provision of local services, local food chains, and local quality green space. The LDP review will need to ensure that people are able to live locally and that communities become more sustainable and resilient into the future. The LPA must also meet other duties and responsibilities, including those relating to the climate and nature emergencies.
- 11.4 Changes will also be needed to individual policies to reflect the re-consideration of the strategy and to reflect updated national policy and guidance and relevant evidence. The revisions proposed in this Review Report are not considered to be definitive and further consideration will be given to the need to revise other LDP policies during Eryri LDP revision process to reflect changes in guidance and updated evidence.
- 11.5 The Eryri LDP's evidence base will need to be updated in line with the latest requirements of national planning policy and guidance to ensure an up to date and robust evidence base to inform the strategy, policies and proposals of the Replacement Eryri LDP.
- 11.6 The LDP's Sustainability Appraisal, including Strategic Environmental Assessment, and Habitat Regulations Assessment, together with other impact assessments, will need to be reviewed.
- 11.7 The Authority will continue to work collaboratively with other LPA's and explore further opportunities to undertake certain evidence on a joint basis to ensure consistency in approach to aid with future policy development at a regional and local level.
- 11.8 To conclude, based on the LPA's review of the LDP, it is considered that the Full Revision procedure is the most appropriate form of revision for the Eryri LDP. Due to the significance of the changes identified the Short Form Revision procedure which is much more focused and limited in scope could not be justified and is not considered appropriate.

APPENDIX 1: KEY STAKEHOLDERS

Specific Consultation Bodies

The Welsh Government
The Planning Inspectorate
Natural Resources Wales
Network Rail Infrastructure Limited
Secretary of State for Transport

Adjacent Local Planning Authorities

Gwynedd Council
Conwy Council
Ceredigion Council
Powys Council
Denbighshire Council

Community and Town Councils

Any person to whom the electronic communications code applies

CTIL (on behalf of Vodafone and telephonica)
MBNL (EE and Three)
BT

Any Person who own or controls electronic apparatus

Arqiva

Local Health Board

Betsi Cadwaladr

Electricity

SP energy Networks & Wales and West Utilities
National Grid

Gas

National Grid

Sewerage Undertaker

Welsh Water

United utilities

Water Undertaker

Welsh Water

Severn Trent Water

UK Government Departments

Department for Climate and Energy Change

MOD

General Consultation Bodies

Voluntary bodies, some or all of whose activities benefit any part of the Authority's area

Snowdonia Society

Campaign for the protection of rural Wales

Cymdeithas Edward Llwyd

Equality groups including racial, ethnic or national groups

Equality and Human Rights Commission

North Wales Regional Equality Network

Stonewall

Different Religious groups

Bangor Islamic Centre

Wales Orthodox Mission

Cytun

Bodies which represent the interest of Disabled People

Meirionnydd Access Group
Arfon Action Group
Dwyfor Access Group
Conwy County Voluntary
Deaf Association North Wales
North Wales Society for the Blind
Disability Wales
Equality and Human Rights Commission

Groups which represent the interest of Elderly people

Age Cymru
Age Concern Gwynedd a Mon
Age Concern North Wales Central

Bodies which represent the interests of persons carrying on Business in the park

Gwynedd Economy and Regeneration
Conwy Regeneration service
Federation of Small Businesses
Menter Mon
North Wales Business Club

Bodies which represent the interests of Welsh Culture

Welsh Language Commission
Cymdeithas yr Iaith
Menter Iaith Conwy
Hunaniath
Cymuned
Urdd Gobaith Cymru
Dyfodol i'r Iaith
Cylch yr Iaith

Voluntary groups in the area

Mantell Gwynedd

Wales Council for Voluntary Action

Conwy Voluntary Services Council

Shelter Cymru

Talsarn Community first Partnership area

Local Members of Parliament and Welsh Assembly Members

Others

National Trust

National Farmers Union

Farmers Union Wales

Visit Wales

Council for National Parks

Home Builders Federation

Sports Council for Wales

One Voice Wales

Other consultees identified

Access, Recreation and user groups

- Snowdonia Access Fora (Northern and Southern)
- British Mountaineering Council
- Snowdonia mountain user groups
- Plas y Brenin
- Ramblers Association
- Cyclist Touring Club
- Fields in Trust
- Snowdonia Active

Public Services

- North Wales Police
- Fire services

Wildlife and landscape conservation

- North Wales Wildlife Trust
- Royal Society for the Protection of Birds
- Woodland Trust
- British Trust for Conservation Volunteers
- Cymdeithas Ted Breeze

Tourism

- Small serviced Accommodation Forum for Wales
- Association of Welsh agents
- Wales Tourism Alliance
- Mid Wales Tourism
- North Wales Tourism
- British Holiday and Home Parks Association Ltd
- Betws y Coed and District Tourism Association
- Caravan and Camping Club
- Operators of tourist railway lines in North Wales
- The Caravan Club
- National Caravan Council

Cultural Heritage

- Arts Council for Wales
- Yr Academi Gymreig
- Conwy Valley Civic Society
- Merched y Wawr
- Cymdeithas Eisteddfodau Cymru
- Cymdeithas Llafar Gwlad
- Cyfeillion Tan y Bwlch
- Cymdeithas Hanes Amaethyddiaeth

- Gwynedd Archaeological Trust

Agriculture and forestry

- Royal Forestry Society
- Coed Cymru
- Fountain Forestry
- Flintshire/Scottish Woodlands
- Pryor and Ricketts Siviculture

Education

- Local primary and Secondary Schools
- Local Colleges of further education

Business

- North Wales Economic Ambition Board

Housing Local Partnerships

- North Wales Rural Housing Enabler Service
- Grwp Cynefin
- North Wales Housing
- Adra
- Cartrefi Conwy
- The Gypsy Council

Local partnerships

- Partneriaeth Dolgellau / Treftadaeth Dolgellau

Community groups

- Local Community Groups

Voluntary Sector

- Seren Ffestiniog Cyf.
- Antur Waunfawr
- Dyffryn Nantlle 20:20

Sustainable development

- Centre for Alternative Technology
- Ecodyfi
- WRAP
- Conwy Cynhaliol

National Park Authority

- SNPA managers and sections heads

Energy

- NDA
- Magnox

Public Transport

- Green Key Partnership
- Lloyds Coaches
- Arriva

Land Owners

- Country Landowners Association
- Crown Estate Commissioners

Others

- Design Commission for Wales
- Health and Safety Executive
- Post Office Property Holdings
- Young Farmers

- Local News Papers
- Papurau Bro
- Mosaic
- North Wales Chinese Society

APPENDIX 2: PROGRESS ON ALLOCATED HOUSING SITES

Allocations	Units Proposed	Monitoring Progress (pre-app discussions / planning permission / completion)
Land behind the Red Lion, Y Bala (80% open market, 20% affordable housing to meet local need). Release of 30 units up to 2016 and, if built, the remaining 25 units from 2016 to 2022	55	Contact from landowner in 2021 confirmed the intention to sell the site to a developer. No further contact was received in 2022. Comments have been received from Dwr Cymru that the capacity available at Bala Wastewater Treatment Works (WwTW) to accept further growth is limited and that a capital scheme for upgrading Bala WwTW is under consideration. The required infrastructure improvements could also be progressed by way of developer contributions made via a S106 Agreement. Formal pre-application enquiry submitted to the Authority (January 2019) outlining site layout and proposed plans.
Land at Cysgod y Coleg, Y Bala (100% affordable housing to meet local need)	10	30 units completed 2012-13. Planning permission granted in June 2020 for the construction of 9 affordable dwellings (3 two bedroomed bungalows and 6 two bed houses). Works have commenced on site. (Site completed and occupied during the 2022-23 monitoring period)
Land adjacent to Pentre Uchaf, Dyffryn Ardudwy (100% affordable housing to meet local need)	10	The Rural Housing Enabler has undertaken a needs survey for Dyffryn Ardudwy. The landowner, Adra, submitted a pre-app during 2021-22. Constraints from flood zones and protected species may limited development of the site to 2-3 units. A need for units for large families has been identified.
Land adjacent to Capel Horeb, Dyffryn Ardudwy (50% open market, 50% affordable housing to meet local need)	5	Planning permission has been refused for two open market dwellings on the site as it did not comply with the ELDP affordable housing policy.
Former Primary School, Aberdyfi (100% affordable housing to meet local need).	6	Planning permission has been granted for 11 units on site which includes 4 flats. Work completed and the units are occupied.
Llanfrothen (100% affordable housing to meet local need)	6	This is a new allocation within the ELDP 2016-31. Adra foresee the site being completed by 2027/28. A housing needs survey has been undertaken by the Rural Housing Enabler. Additional costs relating to excavations and drainage have been identified. A planning application for 8 affordable units was submitted in November 2022.

Dolgellau (100% affordable housing to meet local need)	15	This is a new allocation within the ELDP 2016-31. The landowner, foresee the site being completed by 2026/27 A housing needs survey has been undertaken by the Rural Housing Enabler. Additional costs relating to excavations and drainage have been identified.
Llanuwchllyn (100% affordable housing to meet local need)	7	Land in the ownership of Grwp Cynefin Housing Association. They foresee the site being completed by 2030/31.
Land adjacent to Lawnt y Plas, Dinas Mawddy (100% affordable housing to meet local need)	6	This is a new allocation within the ELDP 2016-31. Site owned by Adra. They foresee the site being completed by 2030/31.
Trefriw, land next to Ty Capel Peniel (50% open market, 50% affordable housing to meet local need)	5	Owner stated an intention to develop within 5 years from the submission of the candidate site. No contact received from owner since 2016.
Dolwyddelan (100% affordable housing to meet local need)	6	This is a new allocation within the ELDP 2016-31. Intention to develop site following internal consultations by owner, Natural Resources Wales.
Land adjacent to Penyrhwylfa, Harlech (67% open market, 33% affordable housing for local need)	24	This is a new allocation within the ELDP 2016-31. The landowner has stated that 12 units are foreseen to be completed by 2025. A housing needs survey has been undertaken by the Rural Housing Enabler
Llanegryn (50% open market, 50% affordable housing to meet local need)	8	Landowner has been in discussion with the Rural Housing Enabler who have completed a Housing Needs Survey for the community.
Land adjacent to Bryn Deiliog, Llanbedr, (100% to meet local need)	6	This is a new allocation within the ELDP 2016-31. The site is foreseen by the landowner, Adra, to be completed by 2028/29.
Land adjacent to Bro Prysor, Trawsfynydd, (100% to meet local need)	10	This is a new allocation within the ELDP 2016-31. The site is foreseen by the landowner, Adra, to be completed by 2029/30. A housing needs survey has been undertaken by the Rural Housing Enabler
Land adjacent to Maesteg, Pennal (100% affordable housing to meet local need)	5	This is a new allocation within the ELDP 2016-31. The site is foreseen by the landowner, Adra, to be completed by 2022/23. Rural Housing Enabler has completed a housing needs survey. A planning application was submitted during 2021/22 for 5 units; permission awaits the signing of a S.106 agreement.
Total	184	

APPENDIX 3: SUSTAINABILITY APPRAISAL MONITORING (SA)



PLANNING AND ACCESS COMMITTEE

08 MARCH 2023

ENFORCEMENT NOTICES, LISTED BUILDING ENFORCEMENT NOTICES SERVED UNDER DELEGATED POWERS AND LIST OF COMPLIANCE CASES

SNOWDONIA NATIONAL PARK AUTHORITY
PLANNING AND ACCESS COMMITTEE, 8th of March 2023

LIST OF COMPLIANCE CASES

New cases

	Reference	Date of initial complaint or Date observed by Compliance Officer	Location of Site	Details of Alleged Planning Breach	Position at time of drafting this report
1	NP4/12/ENF209C	February 2023	Y Gorlan, Rowen. LL32 8YT	Unauthorised rear extension	Extension is permitted development. No planning breach. File closed.
2	NP4/26/ENF338B	January 2023	Bron Heulog, Capel Garmon. LL26 0RW	Untidy condition of property	Looking into possibility of issuing s215 notice.
3	NP5/50ENF597B	Tachwedd 2022	The Cottages, Rhowniar, Tywyn Road, Aberdyfi LL36 9HS	Development not built in accordance with approved plans (NP5/50/597)	Contact made with the owner and the changes are being discussed

4	NP5/50/ENF635A	January 2023	17 Mynydd Isaf, Aberdyfi, LL35 0PH	Front extension and garage conversion	Letter sent to the owner. No response received as of yet.
5	NP5/58/ENF600C	January 2023	Ferndale, Dyffryn Ardudwy. LL44 2BH	Development not built in accordance with approved plans under permission NP5/58/600C (ridge height higher)	Contact made with the owner. Matter being discussed.
6	NP5/61/ENF52F	February 2023	Land off Pencerrig Estate, Old Llanfair Road, Harlech.	Earth works being carried out without planning permission	Contact made with the owner. Matter being discussed.
7	NP5/65/ENF355B	October 2022	Tyddyn Du, Bontddu, LL40 2UA	Breach of condition 4 of planning permission NP5/65/355B	Contact made with the owner. Matter being discussed.
8	NP5/69/ENLF160	January 2023	Capel Peniel, Llwyngwriil, LL37 2JY	Windows replaced without planning permission	No planning breach. File closed.
9	NP5/77/ENF356	February 2023	Bryn yr Aur, Talsarnau. LL47 6UH	Installation of ground mounted solar panels without planning permission	Contact made with the owner who has been asked to remove the solar panels. Alternative options being discussed.

Awaiting Retrospective Application/Listed Building Consent Application/CLEUD Application

	Reference	Date of initial complaint or Date observed by Compliance Officers	Location of Site	Details of Alleged Planning Breach	Position at time of last committee meeting	Updates since last committee meeting
10	NP4/13/ENF247	February 2020	Land Near Deunant, Capel Curig	Engineering Works, Retaining Walls and Possible Encampment	Discussions on-going with owner. Owner advised on intention to submit retrospective application.	In dialogue with owner/agent. Awaiting submission of an application.
11	NP4/19/ENF62A	November 2022	Land near Tyrau Duon, Sychnant, Conwy. LL32 8BZ	Construction of barn-like structure without planning permission	Contact made with the owner and a site visit carried out.	Expecting an application to be submitted by the end of February
12	NP5/50/ENFLB59B	20-Jan-2022	14 Glandyfi Terrace, Aberdyfi. LL35 0EB.	Replacement windows to front dormer	Contact made with the owner and currently advising them of their options to resolve this matter.	No further update to report for this committee.
13	NP5/61/ENF637B	November 2022	Beaumont, Old Llanfair Road, Harlech. LL46 2SS	Engineering works being carried out without planning permission	Contact made with the owner. Awaiting submission of planning application.	Expecting an application to be submitted by the end of February

Retrospective Applications Received

	Reference	Date of initial complaint or Date observed by Compliance Officers	Location of Site	Details of Alleged Planning Breach	Position at time of last committee meeting	Updates since last committee meeting
14	NP2/16/ENF2E	14-Jan-2022	Bryn Awelon, Garndolbenmaen, LL51 9UJ.	Unauthorised engineering works including new track/access road. Untidy nature of land/works.	Correspondence issued to owner to rectify outstanding matters. Awaiting response.	Response received. Next steps being discussed.
15	NP3/15/ENFT202B	14-Sep-2022	Blaen-y-Nant, Nant Peris. LL55 4UL	Unauthorised development of an outbuilding adjacent to existing property	Application submitted. Currently being validated.	Application currently under consideration.
16	NP4/11/ENF100F	March 2021	Tan y Bryn, Pentre Felin, Betws y Coed	Development not built in accordance with approved plans (NP4/11/100F)	Application refused. Correspondence issued to owner in May 2022 to address outstanding issues. Awaiting response.	Remedial works currently being undertaken to accord with the original approved plans. Site visit required.
17	NP4/11/ENF396	October 2022	Oakdale, Betws y Coed, LL24 0AR	Extensions not built in accordance with approved plans	Contact made with the owner and a site visit carried out. Awaiting submission of planning application.	Application being assessed.

18	NP4/12/ENF231A	15-Sep-2022	Cae Tacnal, Llanbedr y Cennin, Conwy, LL32 8UR	Extension and possible change of use	Site meeting undertaken on 24/11 with owner to discuss alleged breaches of planning control. Discussions on-going.	Application submitted to cover unauthorised work undertaken. Application currently being validated.
19	NP4/26/ENF195C	April 2021	Llwynau, Capel Garmon	Siting of Pod	Further information received. Application currently being validated.	Application currently under consideration.
20	NP4/26/ENF266W	January 2020	Zip World Fforest, Betws y Coed	Erection of building & creation of footpaths	Site meeting undertaken between Zip World, Planning agent and SNP in March 2022. Awaiting submission of an application following discussions.	Application currently under consideration.
21	NP5/61/ENF329B	10-Jan-2022	Hafod Wen, Harlech. LL46 2RA.	Unauthorised engineering works	Application received and currently being validated.	Application under consideration.
22	NP5/62/ENF422	June 2021	Ty'r Graig, Llanbedr	New dormer window and erection of outbuilding.	In dialogue with owner on relocating outbuilding.	Owner advised that outbuilding is being relocated. Site visit to be undertaken to confirm.
23	NP5/64/ENF92F	November 2022	Llain y Pistyll, Llanegryn. LL36 9LN	Static caravan located on site without permission	Contact made with the owner who has confirmed that a planning application will be submitted for the stationing of the caravan on site.	Application currently under consideration.
24	NP5/67/ENF335	September 2020	Tarren Y Gesail, Pantperthog	New mountain bike tracks	Application submitted. Currently being validated.	Application currently invalid.

25	NP5/77/ENF31L	November 2022	Caerffynnon Hall, Talsarnau, LL476TA	Glass extension built without planning permission	Contact made with the owner. Retrospective application received.	Application currently under consideration.
----	---------------	---------------	--------------------------------------	---	--	--

Awaiting further information or awaiting replies to a Planning Contravention Notice or a Section 330 Notice

	Reference	Date of initial complaint or Date observed by Compliance Officers	Location of Site	Details of Alleged Planning Breach	Position at time of last committee meeting	Updates since last committee meeting
26	NP3/12/ENF191	June 2021	Castell Cidwm, Betws Garmon	Untidy condition of land.	In dialogue with owner / agent. Awaiting submission and further details.	No further update for this committee.
27	NP3/15/ENF4J	November 2022	2, Mur Mawr, Llanberis, Caernarfon, LL554TG	Use of outbuildings as holiday let without planning permission	Contact made with the owner. Case being discussed.	No further update for this meeting.
28	NP4/11/ENF397	April 2021	Land to West of A470(T) junction with A5 near Waterloo Cottage, Betws y Coed	Use of land for camping with associated structures	Owner of the land has advised that the structures are to be removed from the site. Site visit required and further correspondence to owner following visit.	Further site visit undertaken. Further correspondence issued to owner following site visit. Awaiting response. No further update for this committee.
29	NP4/16/ENF405	March 2018	Land Opposite Tan y Castell, Dolwyddelan	Dumping of Building Material and Waste	Case being referred to the Authority's solicitor.	No further update for this committee.
30	NP4/19/ENF4E	July 2022	Gwern Borter Cottage, Rowen	Breach of planning condition of planning consent NP4/19/4E	Correspondence issued to owner and response received. In dialogue with owner to arrange site meeting. Awaiting response.	

31	NP4/26/ENF97J	December 2020	Maes Madog, Capel Garmon	Erection of hot tub structure, outbuilding and alterations to drive entrance.	In dialogue with owner. Discussions on-going.	No further update for this committee.
32	NP4/26/ENF343A	October 2022	Hafodty Gwyn, Pentrefoelas, Betws y Coed	Use of Static Caravan on Site	Letter sent to owner/occupier. No response received as yet.	No further update for this committee
33	NP4/29/ENF10G	07-Jan-2022	The Machno Inn, Penmachno. LL24 0UU	Untidy nature of land and unauthorised development of out-building	A Section 215 Notice, as to land that adversely affects the amenity of the area is currently being drafted.	Community council have advised of correspondence with owner on the matter. Owner advised of intention to improve condition of the land. Site to be monitored.
34	NP4/29/ENF191A	09-May-2022	Swch, Cwm Penmachno. LL24 0RS	Stationing of caravan to the rear of property	Correspondence issued and in dialogue with owner. Discussions on-going.	Conwy Council have advised of the serving of an Emergency Prohibition Order on the caravan in November 2022 – to prohibit the use of the caravan for human habitation.

35	NP4/29/ENF514	October 2021	Llys Meddyg, Penmachno	Creation of New Access	Height of the access/gate reduced in line with the Authority's request. Discussions on-going.	Considering the expediency of case.
36	NP4/32/ENF97B	22-Mar-2022	Land adjoining Dyffryn, Crafnant Road, Trefriw. LL27 0JY	Use of land as campsite	It is evident engineering works have taken place to widen an access to the land and to create an access track into the field. A further visit is scheduled to take place to ascertain the extent of the works currently being undertaken.	Requisition for Information under Section 330 served July 2022. Response received and under consideration. Discussions on-going.
37	NP5/50/ENF144C	09-Dec-2021	Crychnant, Aberdyfi, LL35 0SG	Work not in accordance with approved plans NP5/50/144C	Further correspondence issued to owner. Awaiting response.	Response received from owner. Discussions on-going.
38	NP5/50/ENF152A	August 2021	Bryn Awelon, Aberdyfi	Two Sheds being used as Holiday Accommodation	Further contact made with the owner in relation to the submission of an application in February 2022. Awaiting response.	No further update to this committee.
39	NP5/54/ENFL246	06-Apr-2022	Capel Siloh, Bryn Coed Ifor, Rhydymain. LL40 2AN	Breach of Condition 5 attached to Planning Permission NP5/54/L246.	Correspondence issued to owner beginning of October 2022.	Correspondence issued to owner January 2023. Awaiting response. No further update to this committee.

40	NP5/54/ENF445B	January 2023	Former Public Toilets, Rhydymain, LL40 2DE	Unauthorised change of use from public toilet to holiday let	Letter sent to the owner. Awaiting response.	Site meeting carried out. Matter being discussed.
41	NP5/56/ENF165	October 2020	Land to west of A487, Pantperthog, SY20 9AT	Engineering works	No further contact has been made with the owner and further enquiries continue. Site is monitored and no further works have taken place.	No further update to this committee. Site continues to be monitored.
42	NP5/57/ENF1071E	March 2021	Bryn y Gwin Farm, Dolgellau	Engineering works	Further contact made with the owner in January 2022.	No further update to report for this committee.
43	NP5/57/ENFLB158D	09-May-2022	Stag Inn, Bridge Street, Dolgellau. LL40 1AU	External flue	Further correspondence issued to owner. Awaiting response.	Deadline for response by owner passed. Next steps to be discussed.
44	NP5/58/ENF19L	April 2021	Sarnfaen Farm Campsite, Talybont	Stationing of pods without planning permission	Response to correspondence received. Owner advised on intent to co-operate and remove pods from site. Site to be monitored.	No further update, site to be monitored.
45	NP5/58/ENF58G	November 2019	Bryn y Bwyd, Talybont	Engineering Works and Possible Siting of Caravan/Chalet	Response received from owners and discussions are ongoing	Correspondence issued to agent. Awaiting response. Next steps being discussed.

46	NP5/58/ENF434D	February 2021	Ty'n y Pant, Dyffryn Ardudwy	Stationing of touring caravans and untidy condition of land	<p>Planning Contravention Notice served March 2022. An agent has been appointed and replies to the Notice expected by the 9th May 2022.</p> <p>Replies to the Planning Contravention Notice have been received and reviewed. Correspondence continues with the owner. A further site visit was undertaken at the beginning of November to assess the current situation on the land and further discussions are scheduled to take place with the Authority's Solicitor.</p>	An Enforcement Notice is currently being drafted.
47	NP5/58/ENF616	December 2018	Land adjacent Coed y Bachau, Dyffryn Ardudwy	Siting of Static Caravan used for Residential Purposes	Requisition for Information under Section 330 served May 2022. Awaiting replies.	Correspondence has been received and currently being assessed.
48	NP5/61/ENF151D	December 2022	Land at rear of Morfa Garage, Harlech. LL46 2UW	Untidy condition of land being used as scrapyard	Letter sent to the owner. Awaiting response.	No further update for this committee

49	NP5/62/ENF426	April 2021	Land near Plas Gwynfryn, Llanbedr	Stationing of static caravan	Appeal being validated by PEDW – awaiting further information.	Appeal dismissed – Enforcement notice currently being drafted for the removal of the caravan.
50	NP5/63/ENF281	October 2022	Gorseddau, Cwmtirmynach, Y Bala	Building and Engineering Works being carried out	Letter sent to owner/occupier. No response received as yet.	No further update for this committee.
51	NP5/65/ENF115A	October 2019	Land at Hengwrt, Llanelltyd	Dumping/Storage of Mattresses and Carpets	A Planning Contravention Notice has been served. Replies received and currently being considered. NRW have initiated prosecution proceedings and a trial was due to take place in Cardiff on the 6 th June 2022.	Discussing replies to the PCN with legal. NRW prosecution proceedings have been delayed further, with the trial now due to be heard in February 2023.
52	NP5/68/ENF195B	October 2022	13 Garreg Frech, Llanfrothen, LL48 6BZ	Untidy condition of the property	Letter sent to the owner. Awaiting response.	

53	NP5/70/ENF15N	11-Mar-2022	Pant yr Onnen Campsite, Llangower, Bala, LL237BT	Stationing of shepherds hut and use of catamaran club building as holiday accommodation	Site visit to be undertaken in late January 2023 to confirm if large hut has been removed from the site.	Site visit undertaken – large hut removed from the site as per Authority's request. Case closed.
54	NP5/70/ENF81H	19-Apr-2022	Cefn-y-Meirch, Rhosygwaliau. LL23 7EY	Agricultural shed being converted into habitable accommodation and static caravan being used as residential accommodation.	Correspondence issued to owner in January 2023. Awaiting response.	Site meeting undertaken in February 2023. Currently assessing the information and details from the site visit to determine whether there is a breach of planning control.

Cases where formal action is being considered/has been taken.

	Reference	Date of initial complaint or Date observed by Compliance Officers	Location of Site	Details of Alleged Planning Breach	Position at time of last committee meeting	Updates since last committee meeting
--	------------------	--	-------------------------	---	---	---

53	NP4/11/ENF337	May 2020	Hendre Rhys Gethin, Pentre Du, Betws y Coed	Permanent Residential Use of Touring Caravan	<p>A valid Enforcement Notice is currently in place for this alleged breach, whereby it requires cessation of the residential use of the caravan and for the caravan to be removed. It appears that the landowner has not complied with the requirements of the Enforcement Notice. Legal action being initiated. Further communication with landowner. No response from landowner, matter referred to legal. Instructions sent to legal to commence Prosecution proceedings.</p> <p>Following positive dialogue with the owner, proceedings have been adjourned until February 2022 to try and positively resolve the matter. This adjournment has been extended to the end of April 2022 and now proceedings have been halted while the planning application process has been exhausted.</p>	<p>A planning application for a Rural Enterprise Dwelling was submitted in February 2022. However following concerns the applicant did not fully meet the tests prescribed under Technical Advice Note 6, the applicant has withdrawn the application.</p> <p>Subsequently at the end of July 2022 a further application has been submitted for an affordable dwelling and this is now under consideration.</p>
----	---------------	----------	---	--	--	---

54	NP5/50/ENF562P	July 2020	62 Plas Panteidal, Aberdyfi	Extension to decking Area	A retrospective planning application has been received on the 30th of June 2021 and currently being considered.	Application refused. Site visit to be undertaken to determine if unauthorised decking has been removed. Next steps to be discussed following visit.
55	NP5/55/ENFL142A	June 2017	3 Glandwr, Brynchrug	Untidy Condition of Property	<p>Section 215 Notice served on the 18th February 2019. No appeal has been forthcoming, therefore the Notice has taken effect. The Notice must be fully complied with by the 22nd January 2020.</p> <p>A recent site visit has taken place where it was noted the Notice had not been complied with.</p> <p>A letter has been written to the owner advising that to avoid further proceedings they must comply with the requirements of the Notice imminently.</p> <p>A further site visit has taken place where it was noted the requirements of the Section 215 Notice have not been complied with.</p> <p>Prosecution proceedings to be initiated and instructions sent to the Authority's Solicitor.</p>	<p>Following further investigations, a possible contact address has been found.</p> <p>A letter has been hand delivered to this address and although no one was present at delivery, it was confirmed the owner of 3 Glandwr does reside at the address provided.</p> <p>No response has been received. Therefore a further letter has been hand delivered to the address in question, with a response required within 21 days.</p> <p>3 Glandwr has been placed on Gwynedd Council's Empty Property Management group priority list.</p>

56	NP5/57/ENF205K	May 2021	Fronolau Hotel, Dolgellau	External Alterations and Creation of Six Self-Contained Residential Units	<p>Retrospective planning application submitted for the external alterations to the hotel which has been refused.</p> <p>It has become apparent the hotel building has been sub-divided into 6 separate units. Contact made with the owner and their agent and a Planning Contravention Notice has been served and responses received.</p> <p>An Enforcement Notice was served on the 26th January 2022 for the material change in use of the land from a C1 use as a hotel to a C3 use, and operational development consisting of external alterations to create six individual self-contained residential units comprising two 3 bedroom cottages and four 3 bedroom flats. The requirements to comply with the Notice state to revert the use of the Land to C1 – hotel use.</p>	<p>An Enforcement Notice Appeal has been lodged and the process has commenced with PEDW (Planning and Environment Decisions Wales). The Authority's statement of case has been submitted and final comments received.</p> <p>Awaiting a formal decision from PEDW.</p>
----	----------------	----------	---------------------------	---	---	--

57	NP5/58/ENF144K	December 2018	Land at Tan y Coed, Talybont	Siting of Static Caravan used for Residential Purposes	Contact made with the owner of the land. Site meeting taken place where the siting and use of the caravan was discussed. Owner currently considering their options to regularise the situation. A Planning Contravention Notice has been served to ascertain further details about the use of the caravan. Replies have been received and currently being assessed.	Owner has confirmed a CLEUD application will be submitted by the end of January 2023.
----	----------------	---------------	------------------------------	--	---	---

Listed Building Cases

	Reference	Date of initial complaint or Date observed by Compliance Officers	Location of Site	Details of Alleged Planning Breach	Position at time of last committee meeting	Updates since last committee meeting
--	------------------	--	-------------------------	---	---	---

58	NP5/54/ENFLB33M	January 2020	Nannau Hall, Llanfachreth	Poor Condition of Building	<p>It has been brought to the Authority's attention that the lead from the roof of the building has been removed and that the overall condition of the building is deteriorating rapidly.</p> <p>Despite contacting the owner about the deteriorating condition, no repair works have been undertaken and the condition of the building continues to deteriorate.</p> <p>External and internal inspections have now been undertaken. Currently in discussion with conservation consultants/roofing specialists in relation to the type of works required which will safeguard the integrity of the building.</p> <p>Plas Nannau has been placed on Gwynedd Council's Empty Property Management group priority list.</p>	<p>In December 2022 a site meeting took place with a conservation roofing contractor to provide an assessment of what immediate works are required to prevent further water ingress into the building and to provide guidance in respect to how much this work may cost.</p> <p>In the Autumn CADW announced an Historic Buildings Grant for urgent works to listed buildings at risk, with the grant being available to LPAs to assist with:</p> <ul style="list-style-type: none"> • Costs associated with preparing relevant Urgent Works Notices. • Works carried out in default. • Possible funding to meet the costs of serving other statutory notices such as Section 215 Notices
----	-----------------	--------------	---------------------------	----------------------------	---	--

					<p>Whilst there are other listed buildings at risk within the National Park, given Nannau's grade II* status and that its within a Registered Historic Park & Garden, its prominence in the landscape and the significant and rapid decline due to the loss of the lead from the roof, the Authority have made an expression of Interest application to CADW in relation to this grant. The deadline to submit any interest was on the 23rd December 2022 and the Authority currently await a response to this.</p> <p>If the Authority are successful in the initial assessment, then further details will need to be submitted to CADW before any decision on whether funding will be provided is announced.</p>
--	--	--	--	--	---

59	NP5/54/ENFLB210D	December 2022	Caerynwch, Brithdir, Dolgellau LL40 2RF	Unauthorised works to curtilage buildings of a Listed Building	Contact made with the owner and a site meeting has been arranged.	Site meeting carried out and currently reviewing the unauthorised works which appear to have been carried out.
60	NP5/57/ENFLB341A	December 2022	Bryn House, Cader Road, Dolgellau LL40 1RS	Alterations to windows of listed building	Contact made with the owner and a site meeting has been arranged.	Site meeting carried out and discussions held. Owner to submit an LBC application.
61	NP5/57/ENFLB470C	January 2021	4 Maes Caled, Dolgellau, LL40 1UF	Unauthorised external and internal works to building	Site visit carried out where it was confirmed unauthorised works had taken place.	Discussions ongoing with the owner and agent to rectify matters. Awaiting response.
62	NP5/66/ENFLB32D	November 2020	Ty Mawr, Llanfair	Internal works being undertaken.	Letter sent to the property. Response received and works discussed with the owner. Site visit to be carried out. Site visit carried out. Application submitted but invalid.	In dialogue with agent/applicant with regards to submitted invalid application.
63	NP5/69/ENFLB326A	September 2018	Ty Gwyn, Llwyngwrlil	External and internal Alterations to a Listed Building	Contact being made with the agent to ascertain whether a listed building consent application will be forthcoming.	No further update to this committee.
64	NP5/73/ENFLB280A	April 2022	Ysgubor Hen, Tan y Bwlch, Maentwrog	External works to dormers of the listed building	In dialogue with owner on the submission of a Listed Building Consent application.	Awaiting submission of an LBC application.

65	NP5/77/ENFLB60H	October 2022	Maes y Neuadd Hotel, Talsarnau	Works being carried out	Site visit carried out and discussions had with the owner.	Awaiting submission of a Listed Building consent application.
66	NP5/78/ENFLB55	February 2023	Tyddyn Mawr, Bronaber	Significant works undertaken to the gable end.	Site visit undertaken.	In dialogue with the owner and CADW about the way forward to remedy the situation.



PLANNING AND ACCESS COMMITTEE
08 MARCH 2023

SECTION 106 AGREEMENTS

**SNOWDONIA NATIONAL PARK AUTHORITY
PLANNING AND ACCESS COMMITTEE, 08 MARCH 2023**

SECTION 106 AGREEMENTS

Rhif	Application No.	Date application was received	Location	Development	Present Position
1.	NP3/12/12G	04/04/2022	Plas-y-Nant, Betws Garmon. LL54 7YR	Change of use from hotel (Use Class C1) to residential (Use Class C3) and erection of two storey side extension	With SNPA solicitors drawing up draft
2.	NP4/11/398	07/07/2021	Land to rear of Medical Surgery, Betws-y-Coed.	Erection of 5 two storey affordable dwellings with associated landscaping, access and carparking	With Solicitors for signing
3.	NP5/55/L140E	03/06/2021	Capel Bethlehem, Brynchrug. LL36 9PW	Change of use of chapel to form one 1 bedroomed and one 5 bedroomed dwelling	Draft sent to applicant.
4.	NP5/61/632	12/03/2021	Merthyr Isaf, Hwylfa'r Nant, Harlech. LL46 2UE.	Residential development of seven units, 2 affordable and 5 open market dwellings comprising three pairs of semi-detached dwelling and one detached dwelling, formation of new vehicular access and associated landscaping	Draft sent to applicant.
5.	NP5/65/2B	04/03/2021	Beudy Uchaf Hirgwm, Maes y Clawdd, Bontddu. LL40 2UR	Conversion of barn to dwelling and associated works including installation of septic tank and diversion of public footpath	Details sent to solicitor to draft agreement. Requested update 11.01.2023
6.	NP5/65/L302D	25/08/2020	Wern y Pistyll, Bontddu. LL40 2UP	Conversion and extension of barn to dwelling including installation of septic tank, retrospective consent for access track to building and engineering works to create hardstanding / parking area around the building, temporary siting of static caravan and construction of compensatory bat roost.	Awaiting solicitor details from the applicant. Reminder sent 11.01.2023

7.	NP5/70/146A	18/08/2022	Moel-y-Ddinas, Rhosygwaliau.	Conversion and rebuilding of former dwelling to affordable local needs dwelling together with formalising vehicular access	Draft sent to applicant December 2022.
8.	NP5/72/25H	22/02/22	Gwern-y-Genau, Arenig, Bala.	Conversion of outdoor pursuits centre into dwelling	Waiting Land Registry details from applicant

Number of applications on committee list 25 January 2023 = 8

**APPLICATIONS SUBJECT TO A SECTION 106 AGREEMENT AND WHICH HAVE BEEN COMPLETED SINCE
PLANNING & ACCESS COMMITTEE
25 JANUARY 2023**

Application No.	Location	Development
NP5/69/16G	Land near Castell Mawr, Llanegryn. LL36 9NH.	Construction of rural enterprise dwelling and installation of septic tank.

**APPLICATIONS SUBJECT TO A SECTION 106 AGREEMENT WHICH HAVE BEEN REFUSED, WITHDRAWN, OR
DISPOSED, OR WHERE AN AGREEMENT IS NO LONGER NECESSARY SINCE PLANNING & ACCESS
COMMITTEE 25 JANUARY 2023**

Application No.	Location	Development



PLANNING AND ACCESS COMMITTEE

08 MARCH 2023

OUTSTANDING APPLICATIONS WHERE MORE THAN 13 WEEKS HAVE ELAPSED

SNOWDONIA NATIONAL PARK AUTHORITY

**PLANNING AND ACCESS COMMITTEE 08 MARCH 2023
OUTSTANDING APPLICATIONS WHERE MORE THAN 13 WEEKS HAVE ELAPSED**

In Discussion with Agent / Applicant

NP5/61/T558D	19/04/21	Former Tabernacl Chapel, High Street, Harlech. LL46 2YB	Conversion of former car showroom & basement car parts shop to convenience store on ground and basement, creation of 2 flats on first floor (Open market) together with the removal of existing unauthorised UPVC windows and replace with timber slimline double-glazed windows.
NP5/78/91B	04/01/22	Wern Gron, Trawsfynydd. LL41 4UN	Conversion and change of use of barn to form an affordable dwelling and a short term holiday letting unit including installation of septic tank and associated works.

Awaiting Amended Plans

NP5/69/L113P	07/11/22	Llanfendigaid, Rhoslefain. LL36 9LS	Conversion of laundry and workshop to form 2 holiday units and installation of rooflights on front and rear roof
NP5/73/424A	28/09/20	Cilderi, Tan y Bwlch. Maentwrog. LL41 3YU	Erection of double garage, retrospective application for extension to curtilage, retention of stone terracing and engineering works.
NP5/75/68B	15/09/21	Land opposite Maesteg, Pennal. SY20 9DL	Erection of five affordable dwellings together with associated access, parking and landscaping,

Awaiting Bat Survey

NP5/65/372	31/10/22	4 Cysgod y Celyn, Llanelltyd. LL40 2TA	Single storey front extension including construction of short length of boundary stone wall with gate access
NP5/70/166	25/02/22	Ysgubor Esgeiriau, Rhosygwaliau. LL23 7ET	Conversion and change of use of redundant farm building, access track and installation of package treatment plant for use as short term holiday accommodation as part of farm diversification project,

Awaiting Amended Ecology Survey

NP5/68/235	03/11/22	Land adjoining Garreg Frech, Llanfrothen. LL48 6BZ	Erection of 8 dwellings and formation of new vehicular and pedestrian access
------------	----------	--	--

Awaiting Details from Agent / Applicant

NP3/21/T78	20/10/22	Old Barn, Ty'n-y-Maes, Nant Ffrancon, Bethesda. LL57 3LX	Use of semi-derelict outbuilding to house biomass store and boiler.
NP4/13/155F	31/08/22	Bryn Tyrch, Capel Curig. LL24 0EL	Conversion and change of use of outbuilding, bunkhouse and toilet/shower block into 6 short term self-contained holiday accommodation units together with formation of parking area and associated outdoor facilities.
NP4/26/266Y	12/07/22	Zip World Fforest, Llanrwst Road, Betws y Coed. LL24 0HX	Creation of hardstanding for the siting of seasonal containers, proposed siting of tepee for group activities, and retrospective application to retain forest coaster pathway, forest coaster bridge, tree hopper shelter, camera kiosk, booking kiosk, snack shack, tree safari kit-up store and shelter, tree top nets-tree houses, water tank shed, staff rest shelter, forest slide, forest nets kit-up building, plummet kit-up building.
NP5/50/130C	04/07/22	Bwlch Gwyn Farm, Aberdyfi. LL35 0SG	Construction of rural enterprise dwelling
NP5/53/576	29/11/21	Land at Bala.	Proposed extension of Llyn Tegid narrow gauge railway comprising of 1200m of railway track, installation of level crossing, erection of new station building, ancillary engine and carriage building, signal box and associated development,
NP5/58/629	29/01/20	Land between Plas Meini & Swyn y Mor, Dyffryn Ardudwy. LL42 2BH	Outline permission for the erection of 2 open market and 2 affordable dwellings. integral garages and formation of new vehicular access on to the A496.
NP5/61/329B	29/06/22	Hafod Wen, Harlech. LL46 2RA	Erection of new single storey garden room on existing concrete slab and associated landscape works
NP5/62/T143B	05/10/22	Tanws Wern Gron, Llanbedr. LL45 2PH	Restore, extend and convert old mill into dwelling, formation of curtilage, and installation of underground septic tank.
NP5/64/190	12/10/22	Land at Ffridd Bryn Coch, Llanegryn. LL36 9UG	Installation of a 20m high lattice tower supporting 6 no. antennas, 4 no. transmission dishes, 2 no. equipment cabinets, 1 no. meter cabinet and ancillary development thereto including a generator and associated fuel tank, a hardstanding area, a new access track and a 2.4m high fenced compound with gabion wall
NP5/65/246B	04/07/22	Pen y Dalar, Llanelltyd. LL40 2HB	Change of use of land to extend domestic curtilage, construction of garage and formation of new vehicular access (Re-submission).
NP5/72/65H	01/07/22	Plas Moel y Garnedd Caravan Park, Llanycil. LL23 7YG	Change of use of improvement grassland and redundant buildings to extend area of existing caravan park, relocation of nine pitches including associated roads, paths and landscaping,
NP5/73/26C	06/10/22	Utica, Gellilydan. LL41 4DU	Change of use of land to external storage yard (Resubmission)
NP5/74/181A	05/10/22	Barn at Bryn Cleifion Hall, Mallwyd, SY20 9HW	Conversion of barn to residential and installation of septic tank
NP5/77/328D	08/02/22	Christ Church, Talsarnau. LL47 6UB	Christ Church, Talsarnau. LL47 6UB Conversion of church to a dwelling, erection of side extension and installation of 6 rooflights (3 on South East elevation and 3 on North West elevation)
NP5/77/336G	12/08/22	Land at Cilfor, Llandecwyn.	Discharge Condition Nos. 4 (Construction Traffic Management Plan) & 11 (Foul Water Drainage Scheme) and part of Condition No.5 (Construction Traffic Management Plan & Peat Management Plan) attached to Planning Consent NP5/77/336B dated 24/09/2021

Re-Consultation

NP5/50/743	06/04/22	Braich Gwyn, Aberdyfi. LL35 0RD	Conversion of barn to dwelling including construction of a extension, and installation of package treatment plant
NP5/51/456B	11/11/22	Cae Mur Hywel, Caerdeon, Barmouth, LL42 1DZ	Re-building old agricultural buildings for uses ancillary to Cae Mur Hywel

Awaiting Ecology Information / Response

NP5/57/1174	27/10/21	Land adjoining Penmaen Ucha, Penmaenpool. LL40 1YD	Construction of rural enterprise dwelling, garage, new driveway and vehicle access.
NP5/75/264	20/10/22	Layby on A493 to east of Pennal.	Layby on A493 to east of Pennal Widen, resurface and extend existing access ramp from roadside layby to forest block. Construct track of approximately 100m in length including turnaround at end of track.

Further details from applicant under consideration

NP5/73/423B	29/04/22	Y Felin Lifio, Tan y Bwlch, Maentwrog. LL41 3YU	Conversion of outbuilding into annex accommodation
NP5/74/482B	17/11/22	Land by The Cemetery, Dinas Mawddwy.	Construction of detached two storey rural enterprise dwelling

Awaiting HRA Appropriate Assessment

NP5/57/558D	07/07/22	Plas y Brithdir, Dolgellau. LL40 2PW	Amendment to NP5/57/558B to include alterations to roof including minor increase in height, installation of 4 rooflights and bat house (mitigation)., Frongoch Old Power House.
NP5/57/1167A	08/03/22	Ty'n-y-Bryn, Dolgellau. LL40 1TD	Construction of two storey extension, retention of alterations to existing access, and retention of outbuilding
NP5/58/18Z	09/05/22	Barmouth Bay Holiday Park, Ffordd Glan-Môr, Talybont. LL43 2BJ	Erection of a flood defence wall to a height of 1.1 metres extending along the North/North-Eastern boundary of Barmouth Bay Holiday Park adjacent to the River Ysgethin
NP5/62/423	13/07/22	Coed Hafod y Bryn, Llanbedr	Alterations to existing access to Coed Hafyd y Bryn to include widening the access from 3.3m to 4.2m,
NP5/65/274H	24/03/22	Maes Hyfryd, Llanelltyd. LL40 2HF	Construction of a steel framed building on existing hardstanding for the purpose of housing agricultural machinery, animal feed and fertiliser
NP5/65/330C	24/06/22	Hafod Fach, Llanelltyd. LL40 2HB	Demolish existing dwelling and construction of new dwelling, and replace septic tank with new package treatment plant.
NP5/65/367A	22/03/22	Dolfawr, Llanelltyd. LL40 2HD	Construction of single storey building for use as commercial cattery.
NP5/69/113N	07/11/22	Llanfendigaid, Rhoslefain. LL36 9LS	Change of use of old mill into office and storage space
NP5/72/248	05/04/22	Land near Boch y Rhaidr, Arenig, Bala. LL23 7PB	Two holiday units and installation of package treatment plant
NP5/78/482B	27/06/22	Y Goppa, Trawsfynydd. LL41 4TN.	Erection of steel framed shed for agricultural storage purposes,

Awaiting Highways

NP4/11/58H	05/07/22	Royal Oak Farmhouse, Betws-y-Coed. LL24 0AH	Change of use from domestic outbuildings into a café (Use class A3) and associated children's soft play area,
------------	----------	---	---

Total applications on list = 40

Total applications on list Committee 25 January 2023 = 46



PLANNING AND ACCESS COMMITTEE
08 MARCH 2023

DELEGATED DECISIONS

SNOWDONIA NATIONAL PARK AUTHORITY

PLANNING AND ACCESS COMMITTEE 08 MARCH 2023

DELEGATED DECISIONS

Applications Approved

	Application No.	Proposed	Location	Decision Date	Case Officer
1.	NP2/11/L481	Construction of single storey side extension, insertion of roof windows to rear elevation, and clad existing porch in stone	Bryn Tirion, Nant Gwynant. LL55 4NW	06/01/23	Mr Richard Thomas
2.	NP2/11/LB237	Demolition of porch and installation of stone wall to front boundary	Frondeg, Smith Street, Beddgelert. LL55 4LT	04/01/23	Mr Richard Thomas
3.	NP2/11/LB237A	Listed Building Consent for demolition of porch and erection of stone wall to front boundary.	Frondeg, Smith Street, Beddgelert. LL55 4LT	18/01/23	Mr Richard Thomas
4.	NP3/10/LB79C	Construction of new parking area together with new retaining walls, access steps and railings	Ty'n Ffridd, Abergwyngregyn. LL33 0LH	03/02/23	Ms Eleanor Carpenter
5.	NP3/10/LB79E	Listed Building Consent for construction of new parking area together with new retaining walls, access steps and railings	Ty'n Ffridd, Abergwyngregyn. LL33 0LH	31/01/23	Ms Eleanor Carpenter
6.	NP4/13/257A	Installation of all ability floating, tethered pontoon and on shore concrete anchor block	Southern shore of Llynnau Mymbyr, near Plas y Brenin, Capel Curig.	08/02/23	Mr Richard Thomas
7.	NP4/16/407B	Change of use of land to form domestic curtilage and construction of timber/corrugated shed	Tanrallt Farm, Dolwyddelan. LL25 0PZ	03/02/23	Mr Richard Thomas
8.	NP4/25/7	Construction of two storey side and rear extension and front porch	Pwll Monyn, Llanrwst. LL26 0PT	14/02/23	Mr Richard Thomas
9.	NP4/32/L222E	Change of use of partly converted barn (approved as bunkhouse barn under Planning Permission NP4/32/L222A dated 02/02/2006) to a single open market dwelling	Hafod Gras, Crafnant Road, Trefriw. LL27 0JZ	10/01/23	Mr Richard Thomas
10.	NP5/50/439A	Construction of extension, changes to roof material and external cladding	Ty Carreg, Aberdyfi. LL35 0LE	24/01/23	Ms. Sophie Berry

11.	NP5/50/747	Installation of external flue	2 Tyddyn Isaf, Aberdyfi. LL35 0ER	11/01/23	Ms. Sophie Berry
12.	NP5/52/LB141D	Proposed installation of Fineo 6.7mm glazing into existing timber window sashes	1 Arthog Terrace, Arthog. LL39 1AQ	05/01/23	Mrs Jane Jones
13.	NP5/54/449E	Prior notification under Part 24 of The Town & Country Planning (General Permitted Development) Order 1995 for proposed upgrade to the existing 10m high Alpha8 tri-sector streetworks column and associated ancillary works	Land at Coed Rhos Lwyd, Rhydymain, LL40 2BN	18/01/23	Mr. Dafydd Thomas
14.	NP5/54/562A	Construction of side extension to dwelling, raise roof level of existing integral garage by addition of pitched roof, installation of photovoltaic panels on roof of dwelling, proposed new detached garage and installation of insulated render cladding to external walls of dwelling and proposed garage.	Heddwch, Brithdir. LL40 2SF	13/01/23	Ms. Emma Watkins
15.	NP5/57/485C	Removal of existing concrete stairs, rebuilding in revised location, and construction of new garage and kitchen extension	Cilfryn, 15 Fron Wnion, Dolgellau. LL40 1SL	06/02/23	Ms. Emma Watkins
16.	NP5/57/LB175C	Listed Building Consent for external alterations to extend signage boarding above shopfront beyond flat entrance on left hand side, new shopfront to include 3 panel detail, 6 panel front door to the left and 4 panel door with 2 glazed upper panels to shop entrance including alterations to existing front steps and new architectural slate step details 1500 x 400 including all associated works	4 & 4A Eldon Row, Dolgellau. LL40 1PY	03/02/23	Ms Eleanor Carpenter
17.	NP5/58/114B	Erection of rear extension and front, side and rear balcony	Coastal View, Dyffryn Ardudwy. LL44 2BF	03/02/23	Mr Aled Lloyd
18.	NP5/58/637	Demolition of existing garages and erection of a dormer bungalow with associated parking and landscaping provision	Garages, land off A496, Dyffryn Ardudwy. LL44 2ET	13/01/23	Mr Aled Lloyd

19.	NP5/58/639	Erection of a single storey rear and side extension, extension to curtilage area and alterations to existing agricultural access	Pentre Canol, Dyffryn Ardudwy. LL44 2ET	07/02/23	Mr Aled Lloyd
20.	NP5/58/650	Replace polycarbonate roofed conservatory with sun lounge, erection of two storey extension, installation of rooflight and change of use of agricultural land to additional curtilage area	Tyn Twll, Ffordd Glan Mor, Talybont, LL43 2AR	10/02/23	Mr Aled Lloyd
21.	NP5/58/652	Replace existing external concrete wall panels with timber framing, construction of front porch, and installation of solar panels on side roof elevation	Mwaiseni, Ffordd y Llan, Dyffryn Ardudwy. LL44 2BL	16/01/23	Mr Aled Lloyd
22.	NP5/58/LU74B	Certificate of Lawful Use (Existing Use) for the siting of 2 static caravans and 3 touring caravans	Land edged in red on the attached plan and known as Cadwgan Hotel, Dyffryn Ardudwy, Gwynedd. LL44 2HA	07/02/23	Mr Aled Lloyd
23.	NP5/59/808	Erection of two storey rear extension	5 Sun Street, Llan Ffestiniog. LL41 4NE	11/01/23	Mr Aled Lloyd
24.	NP5/61/114B	Construction of replacement garden room	Clogwyn Villa, High Street, Harlech. LL46 2YD	10/01/23	Mr. Dafydd Thomas
25.	NP5/61/365B	External alterations	Hafod y Bryn, Harlech. LL46 2UA	03/02/23	Mr Aled Lloyd
26.	NP5/61/639	Construction of a new parking area, raised terrace, steps and retaining wall	Llys Maelor, High Street, Harlech. LL46 2YE	02/02/23	Mr Aled Lloyd
27.	NP5/62/20J	Demolition of existing wartime hut and erection of new storage building	Former T. S. Cambrian (Old Sea Scouts Hut), Coed Artro, Llanbedr. LL45 2LP	11/01/23	Mr Aled Lloyd
28.	NP5/62/397A	Discharge Condition No. 3 (Slates) and Condition No. 4 (Trial stonework panel) attached to Planning Consent NP5/62/397 dated 02/09/2022	Dolwreiddiog, Llanbedr, LL45 2PH	13/01/23	Mr Aled Lloyd
29.	NP5/69/405D	Construction of first floor rear balcony, construction of bay window on front elevation, and installation of new rooflights on front and rear elevation	The Burf, Llwyngwriol. LL37 2JG	05/01/23	Mrs. Alys Tatum

30.	NP5/71/48C	Retention of dwelling in current location and erection of new two storey side extension	Bryn Cefni, Llanuwchllyn. LL23 7TL	25/01/23	Ms. Sophie Berry
31.	NP5/73/142A	Erection of single storey front extension	Y Bwthyn, Tafarn Trip, Tan y Bwlch, Blaenau Ffestiniog. LL41 3AQ	19/01/23	Mr Aled Lloyd
32.	NP5/73/347B	Demolition of outbuilding, construction of single storey and two storey extensions, reinstatement of slate cladding to original house, and extension of curtilage	Cae Glas, Gellilydan, LL41 4RE	19/01/23	Mr Aled Lloyd
33.	NP5/73/4Q	Construction of a Warden's kitchen/bathroom pod alongside the existing Warden's pitch (Re-submission)	Caravan Club Site, Coed y Llwyn, Gellilydan. LL41 4EN	24/01/23	Mr Aled Lloyd
34.	NP5/73/T417D	Discharge Condition No.3 (roofing slates) and Condition No.5 (drainage scheme) attached to Planning Consent NP5/73/T417B dated 10/09/2019	Pen y Bont, Gellilydan. LL41 4EP	16/01/23	Mr Aled Lloyd
35.	NP5/75/73D	Conversion and alterations to existing BCF Hut to form holiday let accommodation and installation of septic tank (Re-submission)	Ynys, Cwrt, Pennal. SY20 9LD	10/02/23	Mrs Jane Jones
36.	NP5/77/31J	Formation of new access road	Caerffynnon Hall, Talsarnau. LL47 6TA	30/01/23	Mr Aled Lloyd
37.	NP5/77/4R	Change of use of part of existing laundry room to provide food takeaway catering facilities for the use of site users only	Barcdy Camping & Caravan Site, Talsarnau, LL47 6YG	10/01/23	Mr Aled Lloyd
38.	NP5/78/540D	Demolish existing shed and construct new agricultural building	Coed y Rhygen, Trawsfynydd. LL41 4TS	30/01/23	Ms. Sophie Berry

Applications Refused

	App No.	Proposed	Location	Reason for Refusal	Case Officer
1.	NP2/16/464	Installation of a 20m high lattice tower supporting 6 no. antennas, 4 no. transmission dishes, 2 no. equipment cabinets, 1 no. meter cabinet and ancillary development thereto including a generator and associated fuel tank, a hardstanding area, a new access track and a 2.4m high fenced compound with gabion wall	Land at Isallt Fawr, Golan, Garndolbenmaen. LL51 9AQ	<p>17/01/23</p> <p>By reason of this application proposing a telecoms mast of a size and location which is considered to be significantly prominent in the landscape it would adversely harm the Special Qualities of the National Park to the detriment of the landscape character of this wild and tranquil Cwm and thereby place it in conflict with PPW, ELDP policies SP A, SP D, DP1, DP 2, DP26, SPG 7, SPG 13, SPG 15 and TAN 19.</p> <p>By reason of a lack of necessary information of ecological, archaeology, cultural and built heritage nature upon which a fully informed decision can be made this application is in conflict with ELDP policies SP A, SP D, SP Ff, DP 1, DP 2 and DP 7.</p>	Mr Richard Thomas
2.	NP2/16/T413H	Construction of partially glazed balustrade to terrace	Beudy Mawr, Erw Suran, Cwm Ystradllyn. LL51 9BQ	<p>18/01/23</p> <p>By reason of this application proposing a feature alien to the traditional nature of this rural building, adversely affecting its visual character and the surroundings in which it is located this proposal is in conflict with ELDP policies 1 and 6.</p>	Mr Richard Thomas

3.	NP3/22/14D	Conversion and change of Use of rural outbuilding for use as short term self-catering holiday letting accommodation	Tal-y-Mignedd Uchaf, Nantlle. LL54 6BT	04/01/23 By reason of the applicant failing to demonstrate that the proposed conversion and change of use of the outbuilding is located on a bone fide farm holding and provides for a scheme of farm diversification to supplement the income of a farm holding this application is in conflict with ELDP policies C, 9 and 20. By reason of the proposed scheme introducing design features that would harm its rural character this application is in conflict with ELDP policies 6 and 9.	Mr Richard Thomas
4.	NP4/11/104G	Construction of first floor extension to detached single storey garage.	Gwynant, Betws y Coed, LL24 0AP	14/02/23 By reason of the applicant presenting an extension to a traditional stone and slate roofed garage and outbuilding of inappropriate design, form and materials this application is in conflict with ELDP DP 1, SP Ff, DP 6 and DP 7.	Mr Richard Thomas
5.	NP4/11/ADL116K	Advertisement Consent for various replacement signs to front elevation	Pont y Pair Hotel, Betws y Coed. LL24 0BN	06/01/23 By reason of the applicant failing to resolve matters of a highway safety with the Welsh Government Highways Agency this application is in conflict with ELDP policy 1.	Mr Richard Thomas

6.	NP4/19/109A	Discharge Condition No.3 (biodiversity enhancement scheme) attached to Planning Consent Notice NP4/19/109 dated 23/02/2022	Maes y Bryn, Old Mill Road, Henryd. LL32 8EZ	14/02/23 By reason of the submitted biodiversity enhancement plan being found to be inappropriate this application is in conflict with ELDP policy DPD.	Mr Richard Thomas
7.	NP4/19/LB56E	Listed Building Consent for the conversion of 'U' shaped agriculture building including barn and cartshed and stables to both wings to a 3 bedroom dwelling, gamesroom and sunroom on the North-west elevation	Llechen Uchaf, Llechwedd, Conwy. LL32 8LX	25/01/23 By reason of the proposed works showing inappropriate materials that would potentially harm the architectural integrity to and character of this Grade II Listed Building this application is in conflict with ELDP policy DP 1, SPFf, DP 7 and DP 9 and TAN 24.	Mr Richard Thomas
8.	NP4/32/275C	Replacement single storey extension, construction of 2 dormers, erection of lean-to open extension, erection of porch, installation of solar panels, and construction of detached hobby workshop/bike store.	Llecyn Coediog, Nant Bwlch Yr Haiarn, Trefriw, LL27 0JB	14/02/23 By reason of the proposed dormers being considered to be over dominant and of inappropriate design and form for the existing roof slope this application is considered to be in conflict with ELDP policies 1 and 6 and with Design Guidance Note E11. By reason of the proposed rear extension being of inappropriate design and form this application is in conflict with ELDP policies 1, 6 and 15.	Mr Richard Thomas

9.	NP5/52/LB145A	Listed Building Consent to retain work for replacement roof	5 Arthog Terrace, Arthog. LL39 1AQ	25/01/23 The retention of modern Costura slate to the rear elevation of this property, which forms part of a listed terrace of 12 properties, is considered to have an adverse impact on the appearance and historic character of the listed building and its relationship with the remaining listed properties within the terrace. The proposal is therefore in conflict with Strategic Policy Ff, Development Policy 6 and Development Policy 7 of the Eryri Local Development Plan 2016 – 2031.	Mrs Jane Jones
10.	NP5/65/246B	Change of use of land to extend domestic curtilage, construction of garage and formation of new vehicular access (Re-submission)	Pen y Dalar, Llanelltyd. LL40 2HB	20/01/23 In the absence of a Preliminary Ecological Appraisal (PEA) and mitigation measures to compensate for the loss of a large area (approximately 25m) of mature hedgerow/clawdd which is identified as a priority habitat under Section 7 of the Environment (Wales) Act 2016, the proposed development would be considered to have an adverse effect on the characteristic biodiversity of Eryri and result in the loss of an important landscape feature. The proposal would therefore be considered in conflict with both Strategic Policy D and Development Policy 1 (criteria v and vi) of the adopted Eryri Local Development Plan (February 2019)	Ms. Emma Watkins

				<p>which aims to protect and enhance the natural environment and biodiversity of the National Park.</p> <p>Insufficient information has been submitted in relation to the existing and proposed site plan, the design, appearance, and use of materials (in particular in relation to the proposed retaining wall and levels for the new access and track) to allow a fully informed decision to be made. The proposal is therefore considered in conflict with Development Policy 1 (criterion i, iv and vii) of the Adopted Eryri Local Development Plan (February 2019).</p> <p>The proposed biodiversity enhancements are lacking in detail and justification and therefore fail to provide what is required under Strategic Policy D of the adopted Eryri Local Development Plan (February 2019) and paragraph 6.4.5 of Planning Policy Wales (Edition 11 February 2021).</p>	
--	--	--	--	--	--



Appeal Decision

by N Jones BA (Hons) MSc MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 21.02.2023

Appeal reference: CAS-02074-G9R5V5

Site address: Bronant, Pentre Du, Betws y Coed, LL24 0BY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs M Gilmore-Parry against the decision of the Snowdonia National Park Authority.
 - The development proposed is the change of use of existing domestic garage to holiday let accommodation.
 - A site visit was made on 24 January 2023.
-

Decision

1. The appeal is dismissed.

Main Issue

The main issue is the effect of the proposal on highway safety.

Reasons

2. The appeal property is one of a row of largely similar dwellings fronting the highway on the western approach to Betws y Coed. It has an existing garage, set to the side and behind the dwelling, which it is intended to convert to use as a holiday unit. No additions to the building are proposed and externally the conversion works would entail changes to openings. The proposal would result in ground floor accommodation comprising an open plan kitchen and living area, a shower room and utility area, and the creation of two first floor bedrooms.
3. Access to the property is off the A5 trunk road. Its width is sufficient to accommodate a single vehicle. Parking space for three cars together with a turning space could be provided within the site. I saw that the dimensions of the access are similar to those serving other properties fronting the same road in the immediate locality of the appeal site. This road has designated on-street parking bays along much of its length. The appeal property is close to a junction with Ffordd Gethin giving access to other housing as well as the local primary school which borders the rear boundary of the site.

1. Whilst traffic using this part of the A5 can travel at speeds of up to 40mph, the trunk road carriageway fronting the site is long and straight with good forward visibility and lighting. Given the presence of other accesses, on-street parking bays and the nearby junction, the road is likely to be subject to frequent turning and stopping movements. The proposed holiday unit would be a small-scale development and therefore likely to be occupied by small families or a limited number of other guests. The appellants state that daily traffic flow from the proposed holiday unit would be approximately 4 movements per day, and likely to be during off-peak hours. Industry standard statistics have also been provided to indicate that no highway injury accidents have occurred in the vicinity of the appeal site over recent years. The Authority does not dispute these figures and given the evidence before me, I have no reason to reach a different view. Given the limited scale of the appeal scheme and the nature of the road and its alignment, I do not consider the additional traffic that would be generated by the proposal, and which would use the existing access, would materially increase stopping and turning movements on the trunk road to an extent which would be prejudicial to highway safety.
2. Nevertheless, in relation to vehicular traffic emerging from the access, the appellants acknowledge that the existing access does not meet the design parameters for visibility for an access onto a 40mph trunk road road. I acknowledge that road markings would allow vehicles to emerge beyond the kerblines and would push some approaching vehicles away from the kerb. However, I saw that vehicles parked within the designated on-street spaces would substantially reduce the visibility of approaching traffic for drivers exiting the appeal site, increasing the risk of collision. Although the appellants suggest that visibility requirements can be reduced in some low traffic situations, no supporting evidence is provided such as the results of a traffic survey. Given that the road was in use by a steady stream of traffic during my visit and that Betws y Coed is a well-known and popular tourist destination, I do not consider the trunk road in this location carries only a low volume of traffic. Given the substandard nature of the existing access and that it has not been demonstrated that a reduced standard for visibility would be acceptable in highway safety terms, any additional use of the access, even at the relatively low volume such as would be likely to be generated by the proposal, would harm highway safety contrary to Eryri Local Development Plan (LDP) Policy 1 which states that to conserve and enhance the special qualities and purposes of the National Park, development will only be permitted, amongst other things, where an appropriate access meeting highway standards exists or can be provided.

Conclusion

3. For the reasons given above I conclude that the appeal should be dismissed.
4. In reaching my decision I have taken into account the requirements of sections 3 and 5 of the Well-being of Future Generations (Wales) Act 2015. I consider this decision is in accordance with the Act's sustainable development principle through its contribution towards one or more of the Welsh Minister's wellbeing objectives as required by section 8 of the Act.

Nia Jones

Inspector



Appeal Decision

by I Stevens BA (Hons) MCD MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 31.01.2023

Appeal reference: CAS-01882-P5W1B1

Site address: Plas Gwynfryn, Llanbedr, Gwynedd, LL45 2NY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Ms Caroline Evans against the decision of Snowdonia National Park Authority.
 - The application Ref NP5/62/426, dated 30 July 2021, was refused by notice dated 5 November 2021.
 - The development is described as the siting of static caravan for a temporary period (3 years).
 - A site visit was made on 20 December 2022.
-

Decision

1. The appeal is dismissed.

Procedural Matter

2. The static caravan is in place on the appeal site. As such, I have considered the appeal on the basis that it seeks retrospective planning permission under the terms of Section 73A of the Town and Country Planning Act 1990.

Main Issue

3. The main issue is the effect of the development on the character and appearance of the surrounding area, having particular regard to its location in the National Park.

Reasons

4. The appeal relates to an existing static caravan and associated structure. The appeal site comprises a triangular shaped land parcel located to the rear of Plas Gwynfryn; a large, detached property set behind a stone wall. An access track separates the appeal site and Plas Gwynfryn. The caravan is located on elevated land that rises above the track. A small, detached building is located to the west of the appeal site along the track and separated by a dense group of trees.

5. The appeal site is in a remote location outside of any defined settlement and in the open countryside for the purposes of Strategic Policy C of the Eryri Local Development Plan (LDP), adopted in February 2019. This policy is consistent with the objectives of Planning Policy Wales (PPW) Edition 11, which confirms that new development in the countryside away from settlements must continue to be strictly controlled.
6. The appeal site is physically separated from Plas Gwynfryn by the access track and stone wall. The land therefore forms part of the surrounding rural landscape. Whilst the appearance of the site has changed, there is little visual correlation with any domestic curtilage for Plas Gwynfryn. The caravan appears as an isolated and ad hoc structure that is unrelated to any settlement pattern, and which stands in contrast to the strong rural context. The intrusion of built form into the rural area is further compounded by the urbanising effect of domestic paraphernalia associated with the residential occupation of the caravan, including a timber enclosure to the rear of the caravan, garden furniture and satellite dish fixed to a tree. The site has been covered by an area of hardstanding to provide a base for the caravan and vehicle parking. In this context, the caravan and its domestic features form a physical encroachment into the countryside that is harmful to its rural setting.
7. I recognise the caravan is set back from the public highway to the south and is partly screened by trees. Nevertheless, the scale and utilitarian design of the caravan reinforce its prominence within the appeal site and in views from the public footpath that runs along the incline of the western boundary. The caravan does not relate to the prevailing traditional architecture and materials of other dwellings in the locality, which was evident during my site visit. While I recognise attempts to screen the caravan, along with the use of a green external paint finish to the caravan, it does not overcome the visual harm I have identified. The caravan therefore appears at odds with its surroundings and detracts from the appearance of the appeal site.
8. For these reasons, I conclude that the development is harmful to the character and appearance of the area. It conflicts with Development Policy 1 of the Eryri LDP, which requires proposals to conserve and enhance the 'Special Qualities' of the National Park. The policy seeks, amongst other things, for the nature, location and siting, height, form, and scale of development to be compatible with the capacity and character of the site and locality within which it is located.

Other Matters

9. I recognise the personal circumstances of the appellant and their family, who live in the static caravan. The caravan is required by the appellant for a temporary period while construction work is completed on a dwelling located elsewhere. The appellant adds that it is not possible to site the caravan near the property being renovated, due to access issues. Whilst I have taken account of the appellant's stated need for a temporary home, and the ability to provide care for members of the family nearby, there are no firm details to explain whether any other less harmful housing alternatives have been explored, whether at Plas Gwynfryn or elsewhere in the locality. In the context of the above matters, the appellant's personal circumstances do not outweigh the conflict I have identified with development plan policies.
10. The appellant also suggests that planning permission is not required for the caravan, with reference to its location within the curtilage of their mother's residence in the annexe to the west of the appeal site. The annexe forms part of Plas Gwynfryn, which is within the appellant's ownership. I have considered the evidence submitted by all parties. Given the caravan is independent of Plas Gwynfryn and the annexe, does not rely on those dwellings in any way and is located on a parcel of land some distance away from the

properties, I do not see that any of the suggested exemptions are relevant to the appeal case.

11. The Council's first refusal reason refers to Development Policy 22 of the Eryri LDP, which seeks to restrict new static caravan or chalet sites within the National Park. The supporting text makes clear that the policy relates to holiday accommodation, whereas the appeal seeks to establish temporary residential use of the caravan. Given my findings on the main issue, it has not been necessary to consider this policy any further in my decision.

Conclusion

12. For the reasons set out above, and taking account of all matters raised, I conclude that the appeal should be dismissed.
13. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives.

I Stevens

INSPECTOR