

## Consultations:

Bala Town Council	<p>Responses received 20/1/22 and 8/11/22 – Support.</p> <p>But noting concerns on height and material of fence and visibility of lake, length and height of the carriage shed, increased traffic pressure, parking and access for residents, infrastructure capacity for increased tourism numbers, impact on Welsh language and local culture, it was assumed that Bala's other businesses and High St would benefit economically.</p> <p>03/03/2023 - Support.</p> <p>Disappointed to learn the application will be recommended for refusal, following the application's progress for around 9 years and the applicants responding to the Authority's requests.</p> <p>Disappointment in the long and arduous process and the loss to the town's economy if the application is refused and once again state their full support.</p>
Llangywer Community Council	<p>20/01/22 and 8/11/22 – Object</p> <p>On highway and pedestrian safety, reduced parking, impact on residents without any benefit and the impact upon Pont Mwnwgl-y-llyn.</p> <p>08/03/23 - Support.</p> <p>Traffic jams and road closure at peak times of the summer are a major concern for residents. A Council meeting was held where the applicant attended and answered detailed questions on highway matters and impacts upon the bridge. After the applicant left the meeting, Councillors agreed that their concerns about the train's obstruction of traffic had been alleviated, due to the likely change of the B4403 being designated a Clearway and the assurance that no long delays will be caused as the Train crosses.</p>

<p>Llanuwchllyn Community Council</p>	<p>07/01/22 – Only fair to allow time for The Penllyn Partnership to commission and consider a study on tourism impact and the Authority is requested to delay determination until that time.</p> <p>30/01/23 – Authority requested to delay determination and requested to see independent highway and traffic impact data. ENPA requested to assess impact of tourism and Community Council to input into brief or wait for Sustainable Tourism Plan to be adopted, an assessment of this scheme’s impact to feed into it and include welsh language, culture and economy. Submitted reports contradict each other. Suggest conditions on numbers using railway and monitoring (booking online, parking restrictions). Visitors need to extend their visit to the High St and the railway needs to ensure the awareness of the language, history and culture of Penllyn is promoted.</p>
<p>North and Mid Wales Trunk Road Authority</p>	<p>18/01/2022 – Direct that planning permission is not granted on the grounds of insufficient information.</p> <p>27/10/2022 – Direct that planning permission is not granted on the grounds of insufficient information.</p> <p>Latest information submitted in response to the above on 16<sup>th</sup> and 22<sup>nd</sup> February 2023.</p> <p>14/03/2023 – Direct that planning permission is not granted on the grounds of insufficient information on the impact on Heol Aran and parking by larger vehicles, an assessment is required on how to limit number and size of vehicles that will use Heol Aran and how vehicles exiting the A494 onto Heol Aran will have priority to minimise congestion. A Transport Statement to align with Llwybr Newydd and complete a vulnerable persons assessment is required. It is advantageous for the</p>

	<p>developer to carry out further parking assessment during the next holiday period, over a greater time frame, more indicative of post pandemic travel patterns. A Transport Implementation Strategy that addresses relevant transport matters that the development will create must be analysed.</p>
<p>Cyngor Gwynedd - Highways</p>	<p>03/05/2022 – No objection in principle. But no consideration on narrowing the carriageway on the bridge and approach, further assessment required to prevent vehicles leaving carriageway, further improvements to highway safety. Concerns over level crossings near B4403 junction and the type proposed raised, further assessment required to assess this impact on local traffic. Concerns of traffic impact on Arran Road, impact on vulnerable users and whether an agreement is in place for coach parking in car park? Note a lack of parking provision.</p> <p>14/02/2023 – No objection in principle but issues remain outstanding on Public safety and segregation, the Level Crossing location and details at the B4403/B4391 junction, the change in volume and nature of traffic on Aran Street – the service shares concerns with The Trunk Road Agency in this respect. It is accepted that existing parking provision in Plasey Car Park could accommodate the required parking, although main concerns exist on Coach parking and pedestrian provision. A requirement for 2 reversing manoeuvres to access side of Station is undesirable.</p> <p>New information in response to the above was received on 16<sup>th</sup> and 22<sup>nd</sup> February 2023. The Department has been reconsulted and comments are awaited at the time of writing this report.</p>
<p>Dwr Cymru</p>	<p>04/01/22 – Object</p>

	<p>The site is crossed by several public sewerage and water main assets, which Dwr Cymru requires access to. A diversion is unlikely.</p> <p>27/10/22 – Object. Maintain above objections, consideration of a Cess Pool is a matter for NRW and the Authority.</p> <p>16/03/2023 – Additional Clarification. Currently not in a position to recommend a Grampian condition to restrict the timing of any connections made to the public sewerage system. Ongoing discussions with residents and colleagues on capacity issues.</p>
Natural Resources Wales (NRW)	<p>28/01/2022 – Object We have concerns that a significant effect from the proposed development on the Afon Dyfrdwy a Llyn Tegid / River Dee and Bala Lake Special Area of Conservation (SAC) and Ramsar site cannot be ruled out. it is our view that the shadow HRA submitted does not give the local authority sufficient information to rule out a likely significant effect or an adverse effect on site integrity from the proposals.</p> <p>Construction Environment Management Plan (CEMP) and Pollution Incident Response Plan (PIRP) should be secured via planning condition if permission is granted.</p> <p>Flooding – generally agree with submitted Flood Consequences Assessment but further evidence required on the impact upon flows required.</p> <p>Landscape – agree with the submitted Landscape Visual impact Assessment although landscape and townscape strategy may be beneficial and a landscaping scheme.</p>

	<p>Biodiversity – broadly satisfied with scope and findings of survey work. Biodiversity Management Plan (BMP) be secured through planning condition should approval be given.</p> <p>24/11/2022 – Object. Inadequate information provided. The consideration of a sealed cess pit as a temporary measure is a matter for the Authority. Shadow Habitats Regulations Assessment (HRA) is insufficient. Maintains above comments on Flooding and recommendations on CEMP, PIRP and BMP conditions. Finds amended scheme acceptable in landscape terms and agrees with the Landscape and Townscape Character Appraisal submitted.</p> <p>17/03/2023 – Object The amended proposal (to delay toilet and café provision) would still result in an increase in phosphorus entering the catchment due to the anticipated increase in visitor numbers as a result of the proposals. Therefore, an adverse effect on the integrity on the River Dee and Bala Lake SAC cannot be ruled out. The rationale provided in regards to wash water is noted. Providing the intention is to dispose of the effluent via mains sewer (pending resolution of the Phosphorous matters), we consider this to be acceptable.</p> <p>Flooding – additional information acceptable subject to use of larger piping.</p>
<p>ENPA Ecology – European Designated Sites and Habitats Regulations Assessment.</p>	<p>06/03/2023 – Object. Shadow HRA is inadequate with substantial shortcomings to fully consider the impact upon European designated sites and so, the Authority cannot grant permission under Regulation 63 (5) of the Habitats Regulations.</p>

	<p>10/03/23 – Object (following amended suggestion to delay toilet and café provision)</p> <p>Visitor numbers are expected to remain the same and so could be expected to make use of the existing facilities. Consequently, I consider the phosphate pollution would remain and given the lack of capacity at the WwTW, the pollution threat would also appear to remain (unmitigated). Indeed, the threat from pollution could increase over the now abandoned cess pit. The same documents provided a rebuttal regarding the threat posed by the management of washwater. I have considered this but do not believe this overcomes by previously expressed concerns.</p>
ENPA Ecology - Biodiversity	<p>20/03/2023.</p> <p>Insufficient information provided on biodiversity mitigation and enhancement measures with respect to Bats, Birds and hedgerow planting details. Agree with NRW with respect to CEMP and PIRP to be required via planning condition should approval be given.</p>
Gwynedd Public Protection	<p>20/01/2022.</p> <p>Concerns raised on noise impact, proximity of neighbouring property and little mitigation proposed. Evidence required to support vibration impact claims. Alternative construction hours recommended along with best practice guidance. Details on fixed plant and ventilation extraction required and additional noise assessment must be undertaken. Unable to fully assess Dust and Odour Chapter due to inconsistencies.</p> <p>18/11/2022.</p> <p>Noise - maintain January 2020 comments. Odour – requires details to be provided by way of condition on kitchen flues. Air quality – the service agrees with the revised conclusions of the Environmental Statement’s Chapter 4 provided all mitigation is implemented.</p>

	<p>17/03/2023</p> <p>Cess Pool – increased risk of impact from noise during movement of lorries to empty, the risk of the cesspool overflowing and causing a Public Health issue and odours to have an impact on nearby residents. We would not recommend that a cesspool is used as a short-term measure. Noise – the installation of mitigation such as noise barriers should be included both during operation and construction. Vibration – impact assessment still required.</p>
Cyngor Gwynedd - Planning	No observations.
ENPA Trees and woodlands	No observations
ENPA Access Officer	<p>07/01/2022.</p> <p>Details required for the crossing of Footpath Bala No 4 near and behind the Rugby Club. No changes to the network mentioned in the application.</p>
Gwynedd Access Team Leader	<p>04/02/2022 – No objection.</p> <p>Understood minimal impact upon Public Rights of Way and all paths will cater for range of users. Types of gates to be approved via condition pre-commencement. Footpath No. 4 will be diverted but no consideration of alternative rail routes provided, a condition requiring diversion pre-commencement required. Separate approval will be required for diversion. Any effected PRow should be restored to original condition or better with a minimum 2m width. Note to be added notifying of required Orders to close routes if approved.</p>
Cyngor Gwynedd –SAB	No comments received.
Cadw	<p>17/05/2022 – Insufficient Information.</p> <p>Agree with the findings of the Environmental Statement Chapter 7 Cultural Heritage’s assessments, but there is inadequate information on the setting of the ME067 Castell Gronw</p>

	<p>Castle Mound SAM. Cadw therefore not able to comment on this material consideration.</p> <p>24/10/23 A subsequent Written Scheme of Investigation (WSI) submitted does not include this area and Cadw maintain above view.</p> <p>18/01/2023/ Cadw note the amended WSI specification provided would meet current professional standards. But gave no further comment.</p>
Gwynedd Archaeological Planning Service (GAPS)	<p>21/02/2023 – Further Information Required. Trial Trenching acceptable around the Station area but note that no investigation has been undertaken to date on the parcel adjacent to the motte and bailey (ME067).</p> <p>17/03/2023 – Object. Lack of information to justify loss of Pen-y-bont Cottage and fully consider the potential archaeological interest of the adjacent land, which may cause a physical impact upon nationally important archaeology.</p>
ENPA Historic Environment Planning Officer	<p>19/01/2022 – Insufficient information Impact on the Old Bridge (Listed) – current handrail design not acceptable. Demolition of unlisted Pen-y-bont Cottage – no assessment of importance or justification for demolition provided, which is required. Impact upon Grade II and II* LBs and Castell Gronw SAM – Grade II* Aykroyd &amp; Sons Clothing Factory’s setting will be affected, the level crossing at Pen-y-bont will impact the listed bridge and SAM along with the new Station building. Insufficient assessment is provided in this respect. Design and scale of Station Building and associated buildings – unconvinced by design, lack of info on materials,</p>



	<p>better linkage between station frontage and rear elements required, same for locomotive shed, streetscape images required.</p> <p>Impact upon Bala Conservation Area – agree track and train will not have a serious adverse impact with mitigation proposed. Impact of construction compound – acceptable subject to condition requiring restoration.</p> <p>Impact of additional car parking – Council should be convinced that sufficient parking exists as excess cars can undermine CA attractiveness.</p> <p>02/09/2022 – Conditional support. Conditions required to approve finishes, window and door designs and architectural detailing.</p> <p>17/03/2023 – Insufficient information. Further information required for Station Building, Carriage shed, Pont Mwnwgl-y-llyn handrail, loss of Pen-y-bont Cottage and impact upon the CA.</p>
<p>IAITH Welsh Centre for Language Planning</p>	<p>30/12/2022 – Conditional support. Finds limitations in Community and Linguistic Impact Assessment (CLIA) evidence, although overall finds it to be adequate. Recommends a number of actions to boost positive impact under a Welsh Language Promotion Strategy and Action Plan, to be agreed by the Welsh Language Minister.</p> <p>A revised CLIA was submitted in response on 07/03/23.</p> <p>21/03/2023 – Conditional support. Notes the improved scope of commitments and additional clarification and recommends securing implementation and monitoring through planning condition should approval be given.</p>