

NOTICE OF MEETING



Snowdonia National Park Authority

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Meeting: Planning & Access Committee

Date: Wednesday 16th October 2024

Time: 10.00 a.m.

Location: Snowdonia National Park Authority
Office, Penrhyndeudraeth 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, Edgar Wyn Owen, Elfed Powell Roberts,
John Pughe Roberts, Meryl Roberts, Eimir Williams;*

Members appointed by Conwy County Borough Council

Councillor: Ifor Glyn Lloyd, Jo Nuttall, Vacancy;

Members appointed by The Welsh Government

*Mr. Brian Angell, Mr. Tim Jones,
Ms. Naomi Luhde-Thompson, Ms. Delyth Lloyd, Vacancy,
Vacancy.*

**This Agenda is also available in Welsh*

A G E N D A

Page No's

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 - 5
The Chairman shall propose that the minutes of the meeting of this Committee held on the 4 September 2024 be signed as a true record (copy herewith) and to receive matters arising, for information.
4. **Eryri Local Development Plan – Annual Monitoring Report for 2023-2024** 6 - 181
To submit a report by the Head of Planning Policy (Copy herewith)
5. **Reports by the Director of Planning and Land Management** 182- 264
To submit the reports by the Director of Planning and Land Management on applications received. (Copy herewith)
6. **Update Reports** 265 - 270
To submit update reports, for information. (Copies herewith)
7. **Delegated Decisions** 271 - 280
To submit the list of applications which have been determined in accordance with delegated authority, for information. (Copy herewith)

**SNOWDONIA NATIONAL PARK PLANNING AND ACCESS COMMITTEE
WEDNESDAY 4th SEPTEMBER 2024**

PRESENT:

Members appointed by Gwynedd Council

Councillors Elwyn Edwards (Chair), Annwen Hughes, June Jones, Edgar Wyn Owen, John Pughe Roberts, Elfed Roberts, Meryl Roberts, Einir Wyn Williams.

Members appointed by Conwy County Borough Council

Councillors Jo Nuttall, Dilwyn Owain Roberts;

Members appointed by the Welsh Government

Brian Angell, Tim Jones, Naomi Luhde-Thompson, Delyth Lloyd.

Officers

G. Iwan Jones, Jonathan Cawley, Iona Roberts, Dafydd Roberts, Eifion Jones.

The Director of Corporate Services stated that the meeting was being web-broadcast and would also be made available online at a later date.

1. Apologies for absence and Chairman's Statements

Apologies were received from Councillors Ifor Glyn Lloyd and Louise Hughes. The Chairman welcomed Eifion Jones, the Park's new Democratic Services Officer, to the meeting.

2. Declaration of Interest

Councillor Elwyn Edwards declared both a personal and prejudicial interest in Item 4 on the Agenda (NP5/53/576A – Extension of Llyn Tegid narrow gauge railway, Land at Bala, under paragraphs 10 (2) (c) (i) and 12 (1) of the Code of Conduct for Members, and left the meeting whilst the matter was being discussed.

3. Minutes

The minutes of the Planning and Access Committee meeting held on 26th June 2024 were accepted and the Chair signed them as a true record.

4. Reports by the Director of Planning and Land Management

Councillor June Jones took the Chair for this item as Councillor Elwyn Edwards had declared an interest.

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.

Several members noted that there were several applications for which there had been no developments for a number of years. The Director confirmed that the applications would be reviewed, and an update given in the next Committee meeting.

6. **Delegated Decisions**

Submitted – List of applications determined in accordance with delegated authority. A Member noted that the details of application NP5/58/263B recorded in the report differed from the details found on the website. The Planning Officer confirmed that the report was correct and that the details published on the website would be investigated and reported back.

7. **Appeal Decisions**

Submitted – An oral report by the Director of Planning and Land Management on the Inspector's decision to partly refuse and partly allow the following appeal:
NP4/29/ENF10G – appeal against maintenance of land notice, land at Machno Inn, Penmachno, by Mr Mohamed Shirajudin & Mrs Jackie Shirajudin. The Director reported that the appellants had requested more time to comply with the conditions owing to personal circumstances, and he confirmed that a 3-month extension had been granted.

The meeting ended at 10.55

SCHEDULE OF PLANNING DECISIONS – 4th SEPTEMBER 2024

Item No.

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

- (1) NP5/53/576A – 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 (Re-submission), Land at Bala.

Reported – The Case Officer presented the report, the background and the planning assessment. Members were informed that the previous application (NP5/53/576) had been refused on 7 grounds but it was considered that the agent had been able to overcome these reasons. However, it was clear that unresolved issues remained, and further details would be required before commencing work or occupying the site, with some concern remaining regarding these issues. It was considered that most of them could be resolved through appropriately worded planning conditions. In addition, there remains an issue that has not been resolved and needs further assessment, namely the impact of the development on the local highway network.

Reported – Julian Birley, Chairman of Llyn Tegid Railway, gave a presentation to the meeting stating that

- all the reasons for rejecting the previous application had now been resolved,
- that the railway had been profitable over a period of 50 years, that it served the town well, and that the extension would use a car park which had so far been underused.
- He said that the Bala area had been forgotten and was desperate for investment in the local economy. He denied that hordes of additional visitors would come since the tourists were already there, but that there were insufficient facilities for them and many contributed little or nothing to the economy of the town and surrounding area. The extension would contribute towards creating a prosperous and sustainable future for the town.

RECOMMENDATION – To delegate the Authority to the Director of Planning & Land Management to approve the application, once the Authority had received the required additional information, and any issues raised had been adequately addressed.

RESOLVED to grant permission to delegate the authority to the Director of Planning & Land Management in accordance with the recommendation

ITEM NO.

MEETING	Planning and Access Committee
DATE	October 16th 2024
TITLE	Eryri Local Development Plan – Annual Monitoring Report for 2023-2024
REPORT BY	Head of Planning Policy
PURPOSE	To discuss and approve the content of the Annual Monitoring Report for 2023-24

1 BACKGROUND

- 1.1. The revised Eryri Local Development Plan 2016-2031 (LDP) was adopted on the 6th of February 2019. Monitoring the Eryri LDP is a continuous process and does not end once the plan is adopted. An Annual Monitoring Report aims to demonstrate 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'. Flexibility within the LDP system allows adjustments and revisions to be made to policies, making the plan relevant and responsive to change. Such adjustments, if required, can be made in a formal review of the LDP which is required every four years. As members are aware, a review of the Eryri Local Development Plan (LDP) was undertaken and informed by stakeholder engagement between 7th April 2023 and May 12th 2023. The Review Report established the 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. The Review Report was adopted by the Authority and published in June 2023.
- 1.2. This is the fifth Annual Monitoring Report (AMR), since the adoption of the Eryri LDP and it covers the period April 2023 to the end of March 2024. The AMR is to be submitted to the Welsh Government by 31st of October each year. Although there have been no significant developments permitted which undermine the existing Plan's Spatial Development Strategy, the need to revise the LDP and its Strategy has become evident. Since the Plan was adopted in 2019, things have changed significantly and the need to revise the LDP continues to be apparent. 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 (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
- 1.3. Revising the LDP 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. 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 motor homes parking up on side of the roads / car parks overnight. A visitor economy that maintains and respects the environment and protects local communities, language, culture and heritage needs to be emphasised.

- 1.4. 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. The demand for second home and holiday accommodation also pushed prices up with more permanent resident dwellings being used as holiday accommodation thus reducing the available stock for local communities. This has placed significant pressure on the local housing market and 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 pandemic has also 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.
- 1.5. The Local Planning Authority 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.
- 1.6. Indication of the consideration to inform revisions to the Plan have been included at the end of each Chapter under the heading "Further research and consideration to inform a revised Eryri LDP".

MAIN FINDINGS OF THE AMR (2023-2024)

The main headlines from the annual monitoring framework are that:

- a) There have been no significant developments permitted which undermine the statutory purposes of the National Park
- b) All planning applications received since adopting the revised Eryri LDP (2016-2031) have been determined in accordance with the Spatial Development Strategy
- c) The Eryri LDP policies have been effective in determining land use planning applications and in defending appeals.
- d) Housing Permissions and Completions have been below the average annual housing requirement target for several years in a row, although an increase was seen in the number receiving planning permission (45 units) during the 5th monitoring year. There may be several local and wider national reasons for the low numbers in recent years. 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 in part be due to high inflation and the recent increase in building costs, a difficult borrowing environment for developers, small builders, and self-build projects.
- e) The Housing Trajectory shows an annual shortfall against the Annual Anticipated Housing Requirement (AAR) during 2023/24 with this years' completions 34 units below what was anticipated (51 AAR vs 17 actual completions). 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 -41% for cumulative required build rate from the start of the plan period, 2016-17, up to 31st March 2024. The plan is falling significantly short of what is intended.

- f) Of the 45 new residential properties that were granted planning permission between April 2023 and March 2024, 20 of these were affordable housing units. This is significantly higher than the numbers in previous years, although it remains below the trigger point of 21 units for the 5th consecutive year of monitoring. A policy review is required as affordable housing has not been delivered. 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.
- g) The AMR housing numbers over the first 4 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. Not many private allocations are coming forward for development, and therefore do not provide a contribution of affordable housing.
- h) 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 amending the LDP. A lower housing requirement figure would also reflect past completions and the current housing development industry's ability to deliver within the National Park.
- i) All planning applications granted for housing since adopting the LDP have been determined in accordance with Strategic Policy C: Spatial Development Strategy and therefore complied with the main spatial strategy outlined in the Plan. Due to the relatively small scale of new development and therefore low number of housing units within the National Park, unanticipated development on a windfall site or a large site completed within one year can result in exceeding the % target for a given settlement tier for that particular year and can have a profound impact on the % target (see MF 25)
- j) The designation of the Snowdonia Enterprise Zone on sites in Trawsfynydd and Llanbedr has the potential to create new sustainable employment opportunities. The sites have been formally allocated in the adopted Eryri LDP 2016-2031, through a Welsh Government Enterprise Zone Designation, and an Indicative Focus Area at Llanbedr. A criteria-based policy has also been adopted to deal with developments on the sites, and development will also need to conform to other relevant policies within the ELDP 2016-2031. The only application received within the Eryri Enterprise Zone this year was for a certificate of legality (proposed use) to lower the height of the two current reactor buildings on the Trawsfynydd site. No other application for development was received in the Trawsfynydd or Llanbedr Enterprise Zone during the period of the AMR.
- k) There have been no applications received for Hydro schemes in the previous three years of monitoring compared with 35 applications received between 2018/2019. It is assumed that this is due to the changes in Tariff payments.
- l) 8518m² new employment floor space has been permitted during 2023/2024 within the National Park.

- m) Permission was given to 18 applications, in relation to tourism, during this annual monitoring period. These included developments such as;
- Applications for the development of Alternative Holiday Accommodation, mainly pods
 - Change of use and conversion of buildings for self-catering holiday accommodation
 - Proposed single storey storage extension to existing catering cabin at Nant Gwynant .
- n) Between 2023 and 2024, 21 applications were approved to improve community facilities, namely permission for improvements to a children's playground in Aberdyfi and permission for the conversion of a former church into a community building in Llan Ffestiniog.
- o) There has been no or little development of significance to impact on other policies in the Plan.

NEXT STEPS

1.7. The evidence in recent Annual Monitoring Reports , significant contextual changes, the publication of Future Wales: The National Plan 2040 along with changes in national policy has highlighted the need to revise the LDP. The Authority has already undertaken a review of the adopted LDP and reported its findings to Welsh Government through a Review Report. The Review Report was approved and published in June 2023. As members are aware a decision was made in December 2023 to delay the process of reviewing / amending the Eryri Local Development Plan for the time being in order to ensure that there are sufficient staffing resources for the preparatory work of introducing the Article 4 Directive in the planning area of Eryri National Park.

1.8. See below a revised draft timetable for the preparation of the Eryri LDP. It is anticipated that the Delivery Agreement will be reported to the Planning Committee in March 2025 before consultation on the content during Spring 2025.

			Consultation Period
1	Delivery Agreement	Draft to Committee: March 2025 Authority approval June 2025 Submit to Welsh Government for approval July 2025 Delivery Agreement agreed and published by the end of July 2025 Work on the revised plan formally begins August 2025	Consultation on the draft Delivery Agreement and the Community Involvement Plan (CIP) April 2025 – May 2025
2	Participation pre-deposit	August 2025 – January 2027	Public Call for Candidate Sites: this will be held for at least six weeks during October 2025
3	Pre-Deposit		Public consultation on the

	Consultation		Pre-Deposit Plan (Preferred Strategy) October 2026 – November 2026
4	Deposit Consultation	February 2027 – January 2028	July – August 2027 (perhaps June – July to avoid summer holidays)

Indicative Steps

5	Submission	February 2028	
6	Examination	11 months after the submission process	
7	Inspector's Report	January 2029	
8	Adoption	Within 8 weeks of receipt Report February 2029	
9	Monitoring and Review	Continuous	Annual Monitoring Reports to be submitted in October each year and the Plan Review no later than 4 years from the date of adoption

2 RESOURCE IMPLICATIONS

There are no resource implications.

3 RECOMMENDATION

To discuss and approve the content of the Annual Monitoring Report 2022-23, with any additional changes put forward and agreed by the members.

4 BACKGROUND PAPERS

As per the report.

SNOWDONIA NATIONAL PARK AUTHORITY



ERYRI LOCAL DEVELOPMENT PLAN

ANNUAL MONITORING REPORT

for the period 1st April 2023 to 31st of March 2024

October 2024

Contents

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1 INTRODUCTION

- 1.1 The revised Eryri Local Development Plan 2016-2031 (LDP) was adopted on the 6th of February 2019. Monitoring the Eryri LDP is a continuous process and does not end once plan is adopted. The Annual Monitoring Report aims to demonstrate 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'. Flexibility within the LDP system allows adjustments and revisions to be made to policies, making the plan relevant and responsive to change. Such adjustments, if required, can be made in a formal review of the LDP.
- 1.2 This is the fifth Annual Monitoring Report (AMR), since the adoption of the revised Eryri LDP and it covers the period April 2023 to the end of March 2024. The AMR is submitted to the Welsh Government by the 31st of October each year.
- 1.3 The Eryri LDP has an adopted monitoring framework in place to inform findings in the AMR. This report has been set out to follow a similar structure to the Eryri LDP written statement document and uses the same chapter headings. Each section identifies the relevant LDP objectives, and any key contextual issues arising during the monitoring period. Case studies have also been included at the end of each chapter (where relevant) to provide examples of how policies have been taken into consideration in determining planning applications. The monitoring framework also includes reference to other organisations and other plans and strategies that may have a proactive influence on the implementation of policies.

Indicators, Targets and Trigger levels

- 1.4 Indicators, targets and trigger levels have been identified to assess the performance of policies and objectives. External influences which are outside the control of the Authority are also identified. The triggers included in the monitoring regime will give an early indication on the performance of the Plan and possibly how wide ranging a Plan review may need to be.
- 1.5 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.

Continue Monitoring: Development plan policies are being implemented effectively.
Training Required: Development plan policies are not being implemented as intended and officer or Member training is required.
Supplementary Planning Guidance Required: Development plan policies are not being implemented as intended and further guidance is required, potentially preparing additional SPG.
Further Investigation/Research Required: Development plan policies are not being implemented as intended and further research and/or investigation is required.
Policy Review Required: Development plan policies are not being implemented and are failing to deliver; a review of the specific policy may be required.
Plan Review: Development plan policies are not being implemented and the plan's strategy is not being delivered, triggering a formal review in advance of the statutory 4-year review.

Sustainability Appraisal Monitoring

- 1.6 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
- 1.7 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.
- 1.8 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.
- 1.9 An analysis has been undertaken on how the Plan is contributing to the Sustainability Appraisal. This is included as Appendix 1. It is considered that no substantial issues of concern have arisen during the monitoring period to materially change the Sustainability Appraisal.

KEY FINDINGS AND EXECUTIVE SUMMARY

1.10 The annual monitoring reports of recent years highlighted the need to amend the Eryri Local Development Plan and a Review Report was prepared and adopted in early 2023. This monitoring report complements the conclusions of the previous annual monitoring reports and the review report. Although there have been no significant developments permitted which undermine the existing Plan's Spatial Development Strategy or its strategic policies, the need to amend the LDP and its Strategy has become evident. 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 (PPW). As stated in the review report, the LDP amendments will need 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 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 as well as the need for sustainable, low carbon developments and infrastructure to respond to the climate and nature emergencies. The LDP amendments will need to ensure that people are able to live locally and that communities become more sustainable and resilient into the future.

The main headlines from the annual monitoring framework are that:

- There have been no significant developments permitted which undermine the statutory purposes of the National Park
- All planning applications received since adopting the revised Eryri LDP (2016-2031) have been determined in accordance with the Spatial Development Strategy
- The Eryri LDP policies have been effective in determining land use planning applications and in defending appeals.
- Housing Permissions and Completions have been below the average annual housing requirement target for several years in a row, although an increase was seen in the number receiving planning permission (45 units) during the 5th monitoring year. There may be several local and wider national reasons for the low numbers in recent years. 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 in part be due to high inflation and the recent increase in building costs, a difficult borrowing environment for developers, small builders, and self-build projects.
- The Housing Trajectory shows an annual shortfall against the Annual Anticipated Housing Requirement (AAR) during 2023/24 with this years' completions 34 units below what was anticipated (51 AAR vs 17 actual completions). 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 -41% for cumulative required build rate from

the start of the plan period, 2016-17, up to 31st March 2024. The plan is falling significantly short of what is intended.

- Of the 45 new residential properties that were granted planning permission between April 2023 and March 2024, 20 of these were affordable housing units. This is significantly higher than the numbers in previous years, although it remains below the trigger point of 21 units for the 5th consecutive year of monitoring. A policy review is required as affordable housing has not been delivered. 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.
- The AMR housing numbers over the first 4 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. Not many private allocations are coming forward for development, and therefore do not provide a contribution of affordable housing.
- 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 amending the LDP. A lower housing requirement figure would also reflect past completions and the current housing development industry's ability to deliver within the National Park.
- All planning applications granted for housing since adopting the LDP have been determined in accordance with Strategic Policy C: Spatial Development Strategy and therefore complied with the main spatial strategy outlined in the Plan. Due to the relatively small scale of new development and therefore low number of housing units within the National Park, unanticipated development on a windfall site or a large site completed within one year can result in exceeding the % target for a given settlement tier for that particular year and can have a profound impact on the % target (see MF 25)
- The designation of the Snowdonia Enterprise Zone on sites in Trawsfynydd and Llanbedr has the potential to create new sustainable employment opportunities. The sites have been formally allocated in the adopted Eryri LDP 2016-2031, through a Welsh Government Enterprise Zone Designation, and an Indicative Focus Area at Llanbedr. A criteria-based policy has also been adopted to deal with developments on the sites, and development will also need to conform to other relevant policies within the ELDP 2016-2031. The only application received within the Eryri Enterprise Zone this year was for a certificate of legality (proposed use) to lower the height of the two current reactor buildings on the Trawsfynydd site. No other application for development was received in the Trawsfynydd or Llanbedr Enterprise Zone during the period of the AMR.

- There have been no applications received for Hydro schemes in the previous three years of monitoring compared with 35 applications received between 2018/2019. It is assumed that this is due to the changes in Tariff payments.
- 8518m² new employment floor space has been permitted during 2023/2024 within the National Park.
- Permission was given to 18 applications, in relation to tourism, during this annual monitoring period. These included developments such as;
 - Applications for the development of Alternative Holiday Accommodation, mainly pods
 - Change of use and conversion of buildings for self-catering holiday accommodation
 - Proposed single storey storage extension to existing catering cabin at Nant Gwynant .
- Between 2023 and 2024, 2 applications were approved to improve community facilities, namely permission for improvements to a children's playground in Aberdyfi and permission for the conversion of a former church into a community building in Llan Ffestiniog.
- There has been no or little development of significance to impact on other policies in the Plan.

GENERAL CONTEXT

Planning applications 2023 - 2024

- 1.11 Snowdonia National Park Authority determined 391 planning applications during 2023-24, including Discharge of Condition applications, non-material amendments, and Listed Building Consents. The number of planning applications received has been lower in the last two years. However, in line with previous years, approvals have continued to be high at 87%.
- 1.12 Following the adoption of the ELDP (2016-2031) in February 2019, the Authority has been monitoring all the planning decisions made by the type of development proposed in the National Park. The following table gives a clearer picture of the type of development that has been determined during 2023-24, (excluding Requests to Relax Conditions, Minor Amendments, and Listed Building Consent) and shows a similar pattern to that of previous years, although note that there is a lower percentage for householder developments this year and a higher percentage of applications for housing and utilities/ infrastructure.

Type of Development	Number	Percentage
Advertisements and Signs	9	3.3%
Agriculture and Fisheries	18	6.6%
Parking Areas	0	0.0%
Chalets	4	1.5%
Community Services	2	0.7%
Education	0	0.0%
Forestry	2	0.7%
Holiday Accommodation - Conversion	8	2.9%
Holiday Parks	1	0.4%
Food to go	0	0.0%
Development for Householders	107	39.3%
Industry and Business	9	3.3%
Minor Development - Other Buildings	6	2.2%
Pubs and Bars	0	0.0%
Entertainment and Leisure	2	0.7%
Renewable - Hydro	0	0.0%
Renewable - Other	4	1.5%
Renewable - Solar	17	6.3%
Housing	38	14.0%
Restaurants and Cafe	3	1.1%
Retail	2	0.7%
Static Caravans	2	0.7%
Touring and Camping Caravans	5	1.8%
Transport	0	0.0%
Utilities and Infrastructure	29	10.7%

Use of Eryri Local Development Plan Policies

1.13 There are 46 policies within the adopted LDP 2016-2031. 34 policies have been taken into consideration in determining planning applications during 2023-24. The following policies were not used within the monitoring period;

- Strategic Policy E (2): Large Scale Minerals Development
- Strategic Policy E (3): Removal of Slate Waste and Building Stone Quarries
- Strategic Policy F: Waste
- Development Policy 13: Gypsy and Traveller Sites
- Development Policy 4: Small Scale Sites for Household Waste and Inert Waste
- Development Policy 5: Open Spaces and Green Wedges
- Development Policy 12: Residential Care Homes and Extra Care Housing
- Development Policy 14: Apartment Accommodation
- Development Policy 17: Withdrawal of Agricultural Tenure and Holiday Accommodation Condition
- Development Policy 19: New Work and Training Development
- Development Policy 22: Cabins and Fixed Caravan Sites
- Development Policy 25: Visitor Vehicle Parking
- Development Policy 28: Newly Built Serviced Accommodation
- Strategic Policy Ng: Community Services and Facilities.

Appeals

1.14 There were four appeals during the 2023-24 monitoring period. Two were dismissed (one being a certificate of lawful use for the development of a dwelling and a listed building consent for new roof and garage), one was allowed/upheld for a holiday accommodation. In addition planning permission was granted for a garage in Llanuwchllyn.

Decisions in accordance with Eryri LDP policies

Between 2023 and 2024, no planning decisions (% of all applications) were permitted contrary to an officer's recommendation of refusal.

Annual meeting with agents and planners

No meetings were held with agents and planners during 2023-24. A date has been set for the Agents' Meeting in July 2024.

2 THE DEVELOPMENT STRATEGY

Aim of Strategy:

2.1 How we are meeting the plan's primary aim, strategic objectives and growth strategy?

Context

National Park purposes and duty

2.2 The National Park purposes and duty 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.

2.3 The National Park purposes and socio-economic duty, supported by the Sandford principle¹ and the Silkin test² set a clear statutory framework for development planning within the National Park. These purposes and duty provide an important strategic focus for the Plan and help to define the scope of future development in the area.

Sustainable Development

2.4 Sustainable development is the second key focus of the plan. National Park purposes and duty provide a 'special context' for sustainability. **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 revised Eryri LDP and the Well Being Goals were outlined during plan preparation stage and the revised LDP positively complements the well-being goals.

¹ 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.

² 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?'

Scale of Development

- 2.5 The relationship between the scale of development and its location is important when considering the impact on the landscape. In comparison with other larger 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 should not take place in National Parks except in exceptional circumstances. This is set out in Strategic Policy B: Major Development. **No planning applications have been approved since adoption contrary to Strategic Policy B: Major Development.**

Spatial Development Strategy

- 2.6 Snowdonia'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.

Considerations to inform amendments to the Eryri LDP

Future Wales: The National Plan 2040

- 2.7 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. Further consideration is given to the priorities set out in Future Wales in the relevant chapters of the AMR.

Planning Policy Wales updates

2.8 Since the Eryri LDP was adopted Planning Policy Wales (PPW) has 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.

Designated Landscapes: Valued and Resilient

2.9 This document outlines key priority areas for the Designated Landscapes of Wales. It calls on the designated landscapes managing bodies to deliver on the Nature Recovery Plan, the decarbonisation agenda, and Cymraeg 2050. Its 10 cross-cutting themes aim to improve resilience and realise the full value of Wales' landscapes:

- Landscapes for everyone
- Exemplars of the sustainable management of natural resources
- Halting the loss of biodiversity
- Green energy and decarbonisation
- Realising the economic potential of landscape
- Growing tourism and outdoor recreation
- Thriving Welsh language
- All landscapes matter
- Delivering through collaboration
- Innovation in resourcing

Cynllun Eryri 2020

2.10 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.

2.11 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. Snowdonia 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. Snowdonia 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 Snowdonia 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

Exit from the European Union

- 2.12 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.
- 2.13 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.

Coronavirus pandemic

- 2.14 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.
- 2.15 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. 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.

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

- 2.16 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.
- 2.17 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 document also highlights 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. The following policy priorities for post pandemic recovery will need to be taken into account when amending 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

Conclusion

- 2.18 Although there have been no significant developments permitted which undermine the existing Plan's Spatial Development Strategy or its strategic policies, the need to amend 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. A falling population and slower new household formation rates suggests that a lower overall housing requirement figure may be more suitable when amending the LDP.
- 2.19 Since the Plan was adopted in 2019, things have changed significantly and the need to amend the LDP has become apparent. 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 (PPW). The LDP will need to be amended to reflect the emphasis within these documents on the principles of placemaking and sustainable development, including the National Sustainable Placemaking Outcomes.
- 2.20 An amendment of the LDP 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.

2.21 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 emphasised.

3 PROTECTING, ENHANCING AND MANAGING THE NATURAL ENVIRONMENT

This section delivers a response to the following objectives:

Ensure that all development is undertaken in a way that respects designated nature conservation sites and ensures that the variety and abundance of wildlife habitats and protected species are conserved and enhanced.

Manage the effects of climate change through mitigation and adaptation including reductions in greenhouse gas emissions, reduce energy consumption and acceptable development planning with regard to flood risk.

Encourage, where appropriate the use of the National Park's natural resources for small scale renewable energy power generating schemes to meet local needs without harm to the 'Special Qualities' of the area.

Conserve and enhance the National Park's natural resources including the quality of its geodiversity, water, soil and air.

Protect and enhance the natural beauty of the National Park's landscape and geodiversity.

Promote waste minimisation and ensure the provision of sustainable, integrated waste management and recycling facilities in accordance with the Regional Waste Plan.

Landscape Character, Capacity and Sensitivity

- 3.1 The Authority is committed to promoting the protection, management and planning of Snowdonia's landscape. Its Supplementary Planning Guidance on the Landscapes of Eryri identifies 25 distinctive Landscape Character. Following on from this work is the joint Landscape Sensitivity and Capacity Study which aims to provide developers and agents with information on the impact development may have on the landscapes of Snowdonia and how to avoid, mitigate or compensate any adverse impacts.

Dark Skies Reserve

- 3.2 In November 2015, the Snowdonia National Park was awarded the status of Dark Sky Reserve. A Dark Skies Reserve designation is a prestigious award given by the International Dark Sky Association (IDA) to those discrete areas that have proven that the quality of their night sky is outstanding and have demonstrated that real efforts are being made to reduce obtrusive light pollution.
- 3.3 The Authority has to submit a report to the IDA annually, which serves to show that the Reserve continues to meet the minimum program requirements, sustains partnerships, outreach and

interpretive efforts and makes adequate progress towards at least 90% compliance with Lighting Management Plans. This report can be viewed on the International Dark Sky Reserves website.

- 3.4 During October 2016, the Supplementary Planning Guidance on Obtrusive Lighting (Light Pollution) was published. Whilst the whole of the National Park is designated a Dark Skies Reserve, there are a number of core areas, shown on the Proposals Map, where new lighting will be more strictly controlled and must be compliant with the requirements of the "*Snowdonia Dark Sky Reserve External Lighting Masterplan*" produced by Lighting Consultancy And Design Services Ltd. The adopted Local Development Plan (2016-2031) addresses the Dark Sky status within the Plan, and the "core areas" are identified on the proposals map.
- 3.5 Between 2016 and 2017, there were several meetings and discussions between the ENPA, Community Councils and specific Organisations to try and maintain and implement the Dark Sky Reserve through various projects that raise awareness and seek protection. One of these projects was Gwynedd Street Light, whereas in March 2017, it has managed to reduce over 50% of Gwynedd's streetlights, thereby securing further protection for the Dark Sky Reserve. During Summer 2017 Highways and Gwynedd Council submitted a funding bid for another major investment, a three-year project to dim the remaining 7,500 streetlights in Gwynedd.
- 3.6 Since 2017, there has been an emphasis on working in the community to support local people to take ownership of light pollution in their areas. Events and advice on dark sky friendly lighting have been well received with many communities requesting further events and support to ensure they are protecting the darkness where they live. This is important to the Reserve as it means the areas that fall outside the reserve will become darker and hopefully create a darker reserve. In 2019, the Park 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.
- 3.7 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
- 3.8 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.

Climate Change

3.9 In 2019 Welsh Government declared a climate emergency. PPW sets out an ambitious and comprehensive policy framework for planning authorities to address the causes and effects of climate change.

3.10 PPW policy areas in this regard include;

- Sustainable transport hierarchy should be used to reduce the need to travel, prevent car dependent developments in unsuitable locations, and support the delivery of schemes located, designed and supported by infrastructure which prioritises access and movement by active and sustainable transport.
- The importance of Ultra Low Emission Vehicles (ULEVs) which includes electric vehicles, in the decarbonisation of transport.
- A requirement for local planning authorities to establish targets for renewable energy generation in development plans, as well as to identify spatial areas where renewable energy developments will be permitted.
- Severely restricting the extraction of new fossil fuels.
- Ensuring biodiversity enhancement (a net benefit for biodiversity), ecosystem resilience and green infrastructure as part of advocating nature-based solutions.
- Taking forward measures to embed the principles of a circular economy, particularly in the construction, and use, of the built environment and land, and the sustainable management of mineral resources.
- Directing development away from areas at risk of flooding.

3.11 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).

3.12 An assessment was undertaken by Snowdonia National Park officers in early 2021, 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

3.13 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. Its fundamental that the replacement Plan provides a clear steer and continues to 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.

3.14 The Authority has 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 be published during 2022.

3.15 In March 2022, Gwynedd Council published their 'Climate and Nature Emergency Plan' lasting the period between 2022 and 2030. The aim of the plan is to outline the steps that they 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

3.16 The plan will be monitored regularly as part of the council's internal performance monitoring process.

Eryri's Low Carbon Strategy 2024 - 2029

3.17 The officers of the Authority and the Carbon Scrutiny Group have been working on drawing up a draft of a Low Carbon Strategy for the Authority and this is timely and significant work as the Eryri Plan and the Local Development Plan are being reviewed within the year. In addition to the Welsh Government's 2050 target, the Public Sector has a target of achieving net zero carbon by 2030. This 'combined 2030 ambition' will focus on the footprint of the public sector itself, although recognizing that there is a wider influence and an important leadership role. The organizations' own action plans are likely to include other priority areas but the Welsh Government's four priority areas are considered to be the key to achieving the joint net zero carbon ambition - and they are as follows; Buildings; Mobility and transport; Procurement; and Land use.

- 3.18 So far, the NPA has commissioned 3 reports to inform the evidence base and formulate policies in the National Park. All 3 reports contribute significantly to the evidence base, but they also have their limitations. They will be useful for guiding and feeding information rather than setting arrangements for policy making.
- 3.19 The three reports in question are "The Tyndall Centre: Setting Carbon Budgets for Eryri"; Work by 'Small World Consulting'; and the work of Aquaterra (how the Park organization itself can contribute to decarbonisation). These reports all contained a large number of recommendations and targets for the Authority itself, and the Park area, to ensure progress towards the 2030 target.

Green Infrastructure

- 3.20 Green infrastructure has a key setting within Planning Policy Wales (PPW) (edition 10) 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.
- 3.21 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
- 3.22 At a local scale these might comprise of parks, fields, public rights of way, allotments, cemeteries and gardens. At smaller scales individual urban interventions such as street trees, hedgerows, roadside verges and green roofs/walls can all contribute to green infrastructure networks.
- 3.23 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. NRW 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.
- 3.24 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 biodiversity 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.

3.25 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. Further information on the implications of green infrastructure to the plan review can be found at the end of this chapter.

Phosphates

3.26 In 2016 higher phosphorous standards and targets were set by the Joint Nature Conservation Committee (a public body that advises the UK government and devolved administrations), and in 2021 NRW published evidence which showed that over 60% of riverine special areas of conservation (SAC) waterbodies, failed against the revised phosphorous standards.

3.27 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.

3.28 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.

3.29 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. When amending the Plan it will be necessary to assess the impacts of phosphate strategies on sites and allocations within the National Park.

3.30 The implications for Snowdonia National Park, and the review process are discussed further at the end of the chapter.

Strategic Flood Consequences Assessment (SCFA)

3.31 A revised TAN 15 was due to be published during 2022 but has since been delayed until the end of 2024. 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

3.32 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.

3.33 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.

- 3.34 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.

Area Statements

- 3.35 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.
- 3.36 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'.
- 3.37 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.

Wales Marine Plan

- 3.38 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.
- 3.39 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

- 3.40 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.
- 3.41 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).
- 3.42 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.

3.43 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, and so the developments in Fairbourne will need to be watched carefully in the future.

Local Flood Risk Management Strategy (Gwynedd Council)

- 3.44 Gwynedd Council officers have produced a draft document 'Local Flood Risk Management Strategy'. The Flood and Water Management Act, 2010 requires the 22 Lead Local Flood Authorities (LLFA) in Wales to draw up Local Flood Risk Management Strategies (Local Strategy). The Welsh Government's National Strategy for Flood and Coastal Erosion Risk Management (RPLEA) in Wales (National Strategy) states that over 245,000 properties across Wales are at risk of flooding from rivers, the sea and surface water, with nearly 400 properties also at risk of coastal erosion. The National Strategy explains that as the climate changes, we can expect that risk to increase, with more frequent and more serious floods, sea levels rising and the coast eroding at a faster rate. The National Strategy sets out the legal context for RPLEA activities in Wales. Local Authorities are also required in certain circumstances to draw up Flood Risk Management Plans under the Flood Risk Regulations 20093 (now repealed under the EU Retained Law Act).
- 3.45 Different Risk Management Authorities (RMAs) in Wales are responsible for different sources of flood risk. The LLFA in Wales are responsible for 'local flood risk' which is defined as flood risk from; Runoff surface water; Ground Water; and Normal watercourses (generally smaller watercourses). This Strategy focuses on these local sources of flood risk but recognizes and considers other sources of flood risk (including from the sea, larger watercourses and sewers) and associated RMA.
- 3.46 The first Local Strategy was published in 2014, which set out the general approach to local flood risk management. Alongside the Local Strategy, the Flood Risk Management Plans (FRMP) were published. The FRMPs developed the high level objectives and actions outlined in the Local Strategy in a more detailed plan to control flooding in the communities. This document is the second Local Strategy. Although the Council published the Local Strategy and the FRMP separately, this new Local Strategy combines the two documents into one. This reduces any complexity and enables more effective communication and management of local flood risk. In this document, they identify the current and future risks associated with flooding and coastal erosion. The aim is to ensure that the reader is aware of all the sources of flooding in the community, rather than focusing only on the sources for which Gwynedd Council acts as an RMA.

Nature Recovery

- 3.47 There is a key focus on reversing biodiversity decline and the importance of resilient ecological networks which are vital for nature recovery and for health and wellbeing purposes. The Covid-19 pandemic has also highlighted the importance of access to green spaces.
- 3.48 Welsh Government's 'Building Better Places – July 2020' notes the need for maximising environmental protection and limiting environmental impact. These will be measured against outcomes which include;
- resilient biodiversity and ecosystems
 - distinctive and special landscapes
 - integrated green infrastructure
 - appropriate soundscapes
 - reduced environmental risks
 - manage water resources naturally
 - clean air
 - reduced overall pollution
 - resilience to climate change
 - distinctive and special historic environment
- 3.49 Officers within the National Park's agricultural department are working on creating an 'Eryri Nature Restoration Action Plan' (CGAN). This will be a strategic plan for trying to restore the natural environment. The Eryri CGAN will be a document aimed at promoting biodiversity and ecosystems within the National Park through collaboration with local communities. It will replace the previous Biodiversity Action Plan and align with international calls for the restoration of the natural world, as well as the Welsh Government's global legislation, policies and targets. It will also coincide with the Climate Emergency and Nature Emergency statements issued in 2019 and 2021 respectively. The CGAN will be designed to be for anyone interested in improving and protecting the natural world. This will include individuals, community groups, schools, landowners, land managers, local and regional authorities, businesses, and not-for-profit organisations. The main overarching aim of CGAN Eryri will be to encourage initiatives that protect, preserve and improve the natural world, for the benefit of people and the environment in our local communities and beyond. This CGAN will cover the area within the Snowdonia National Park, which is shared between Gwynedd and Conwy County Councils.

Woodlands Strategy

- 3.50 Officials within the National Park, and external partners, have come together to produce a draft 'Woodlands Strategy' for the Authority. This follows a recent study carried out to assess the carbon footprint of all UK National Parks has highlighted the need for a local carbon reduction and capture and storage plan. As part of the response to this report which is to be published soon, the Park Authority wanted to produce a Tree and Woodland Strategy. As interest increases in acquiring land for tree planting, carbon sequestration, and carbon trading, there is increasing awareness among communities and the Authority of the potential changes ahead. It is essential for the Authority to be prepared to face these challenges and provide guidance on the appropriate actions, locations and density of tree planting initiatives.

3.51 The Park Authority understands the need to balance the aims of carbon reduction and environmental conservation with the unique characteristics and needs of the local communities. By being proactive and united with the communities, the Authority aims to ensure that any future developments are in line with the general vision for Eryri, taking into account the ecological, social and cultural aspects of the region. It is likely that the release of the carbon footprint study will lead to more attention and discussions regarding carbon capture and storage and trading in Eryri. As custodian of the National Park, the Authority is committed to providing valuable advice and guidance to local communities and stakeholders. This will enable informed decisions to be made regarding the type and scale of tree planting initiatives, ensuring that they contribute positively to the climate goals and the unique character and well-being of Eryri and its inhabitants. A final version of this Strategy will be presented towards the end of 2024/beginning of 2025.

Environment (Wales) Act 2016

3.52 This legislation introduced by the Welsh Government establishes the legislation needed to plan and manage Wales' natural resources in a more proactive, sustainable and co-ordinated way. The act received Royal Assent on 21 March 2016. The act positions Wales as a low carbon green economy, ready to adapt to the effects of climate change.

3.53 Policies in the Local Development Plan (2016-2031) work towards the aims of this act and specific policies are included in it with the aim of protecting biodiversity and the environment.

Future Wales 2040

3.54 Future Wales – The National Plan 2040 is Welsh Government's national development framework, setting the direction for development in Wales up until 2040. Adopted during February 2021, it is a development plan with a strategy for addressing key national priorities through the planning system. Some sections of the document, which are relevant to this chapter of the AMR include;

3.55 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*".

3.56 The document 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.

3.57 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.

MF01

Objective	Protecting, Enhancing and Managing the Natural Environment.			
Key Policies Development Policy 2: Development and the Landscape (2)	Related Policies Strategic Policy D: Natural Environment (D) Strategic Policy Dd: Climate Change (Dd)			
Indicator	Target	Outcome		Trigger Point
Area of undeveloped coast 3,499 ha.	No significant loss of undeveloped coast	AMR No 1:	No significant loss of undeveloped coast.	1 or more developments resulting in significant loss for 3 consecutive years.
		AMR No 2:	No significant loss of undeveloped coast.	
		AMR No 3:	No significant loss of undeveloped coast.	
		AMR No 4:	No significant loss of undeveloped coast.	
		AMB No 5:	No significant loss of undeveloped coast	
Analysis				
There were no permissions granted within an area of Undeveloped Coast during this monitoring period. Therefore it is not considered that there has been a significant loss of undeveloped coastline during this monitoring period.				
Action	Development plan policies are being implemented effectively.			

MF02

Objective	Protecting, Enhancing and Managing the Natural Environment.			
Key Policies Development Development Landscape (2)	Policy 2: and the	Related Policies Strategic Policy D: Natural Environment (D) Strategic Policy Dd: Climate Change (Dd)		
Indicator	Target	Outcome		Trigger Point
Area of SPA, SAC, SSSI or Ramsar sites lost to development.	No significant net loss.	AMR No 1:	No areas of SPA, SAC, SSSI and RAMSAR are negatively affected.	No loss
		AMR No 2:	No areas of SPA, SAC, SSSI and RAMSAR are negatively affected.	
		AMR No 3:	No areas of SPA, SAC, SSSI and RAMSAR are negatively affected.	
		AMR No 4:	No areas of SPA, SAC, SSSI and RAMSAR are negatively affected.	
		AMR No 5:	No areas of SPA, SAC, SSSI and RAMSAR are negatively affected.	
Analysis				
<ul style="list-style-type: none"> • SPA – Permission was not given for any development within the SCR area within this monitoring period. • SAC – Eleven applications which intersected a SAC were given permission during this monitoring period and an additional five for relaxation of conditions. The planning applications that were granted included; Vary Condition 10 (Submission of Forest Management Plan) attached to previous planning permission at Zip World, Betws y Coed; New toilet, drainage system upgrade, and installation of a new sewage treatment unit, Glyn Cywarch Talsarnau; Demolish the existing cross outlet at the rear, front porch and erect a single storey rear extension, and install a raised deck terrace at the rear in a property in Rhyd Ddu; Create a proposed solar park on old quarry waste land / disused enclave containing 275 PV panels on the ground in Prenteg; Changes to the existing entrance to Coed Hafod y Bryn (Llanbedr) to include widening the entrance from 3.3m to 4.2m; Demolition of an existing bungalow and garage and construction of a new two-storey dormer bungalow and detached garage at a property in Llandanwg; Listed Building Consent for a new toilet, drainage system upgrade, and installation of a new sewage treatment unit in Talsarnau; A change to a previous application to include changes to the roof including a minor increase in height, installation of 4 skylights and a bat house (mitigation) in Plas y Brithdir, Dolgellau; Creation of a hard floor for the placement of seasonal containers, location of a tipi for group activities, and a retrospective application to retain the forest skate track and bridge, tree hopper shelter, camera kiosk, booking kiosk, snack hut, tree safari kit store and shelter, tree houses with nets, water tank shed, staff shelter, forest slide, kit buildings to use the forest nets and the diving in Betws y Coed; A retrospective planning application for the construction of an external building which includes a workshop, store and office in Nant Peris; and joint work and the intention to install new pipes including a new culvert head and scrubbing discharge area, reinforced concrete wall, installation of a 10ft storage container and temporary building compound, rock mesh and lay down area in Tal-Y-Bont. . • SSSI – 18 applications were permitted either within the SSSI area or intersecting them. Out of these 18, five were applications to cancel or modify a condition and one related to a material amendment. Applications were granted for; an amendment to a previous application to include changes to the roof including a minor increase in height, the 				

installation of 4 roof lights and a bat house (mitigation) near Brithdir; Create a proposed solar park on former quarry waste land / compound site containing 275 PV panels near Prenteg; Demolish behind an existing building, front porch and erect a single storey rear extension, and install a raised decked terrace to the rear near Rhyd Ddu; Two holiday units and installation of package handling equipment near Bala; Works related to proposed pipe replacement including new culvert head and scour release area, reinforced concrete wall, placement of 10ft shipping container and temporary building compound near Tal-Y-Bont; A new toilet, upgrading the drainage system, and installing a new sewage treatment plant in Talsarnau; Listed Building Consent for a new toilet, upgrading the drainage system, and installing a new sewage treatment plant in Talsarnau; Demolition of existing bungalow and garage and construction of a new two-storey dormer bungalow and detached garage in Llandanwg; Replacement of existing window on front elevation with bi-fold folding door near Harlech; Vary Condition 10 (Submission of a Forest Management Plan) which is attached to a previous Planning Consent in Betws y Coed; Creation of a hard floor for the placement of seasonal containers, location of a tipi for group activities, and a retrospective application to retain the forest skate track and bridge, tree hopper shelter, camera kiosk, booking kiosk, snack hut, tree safari kit store and shelter, tree houses with nets, water tank shed, staff shelter, forest slide, kit buildings to use the forest nets and the diving in Betws y Coed; and replacing an existing 15m replica telegraph (telecommunications) pole with a 15m high monopole to support new antenna openings along with ancillary development near Abergynolwyn.

- **RAMSAR** – No applications were granted within the RAMSAR area during this monitoring period. Two applications were refused (relating to the Llanuwchllyn/Y Bala railway) and one application was withdrawn.

It is considered that no areas of SPA, SAC, SSSI and RAMSAR are negatively affected due to the permitted developments, and that there is no new development of a nature that can affect the designations.

Action	Development plan policies are being implemented effectively.
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MF02a

Objective		Protecting, Enhancing and Managing the Natural Environment.		
Key Policies Development Policy 2: Development and the Landscape (2)		Related Policies		
Indicator	Target	Outcome		Trigger Point
Dark skies		AMR No 1:	It is not considered that Dark Sky core areas are negatively affected	
		AMR No 2:	It is not considered that Dark Sky core areas are negatively affected	
		AMR No 3:	It is not considered that Dark Sky core areas are negatively affected	
		AMR No 4:	It is not considered that Dark Sky core areas are negatively affected	
		AMR No 5:	It is not considered that Dark Sky core areas are negatively affected	
Analysis				
<p>20 applications were permitted within (or were intersecting) Dark Sky core areas during this monitoring period. These developments included;</p> <ul style="list-style-type: none"> • Proposed single storey storage extension to the existing catering cabin near Nant Gwynant. • Re-roofing and changes to an annex in Dolgellau • Replacement and extension of existing decking, window replacement and changes to the cabin in Trawsfynydd holiday village • Convert an outdoor activity centre to a house near Y Bala • Erection of an agricultural building for indoor manure storage on the site of an existing slurry pit near Trawsfynydd • Construction of a two-storey extension near Llidiardau • Installation of decking and balustrade and replacement of central French doors and new windows in Bronaber holiday village • Renovate and extend the existing decking in Bronaber holiday village • Construction of new wooden front decking in Bronaber holiday village • Construction of new wooden decking to the rear and side of the property in Bronaber holiday village • Two holiday units and the installation of a sewage treatment unit near Bala • Installation of a 30m high lattice tower which supports 9 antennas, 6 transmission dishes, 6 equipment cabinets, 1 meter cabinet, together with the placement of a generator and associated fuel tank, the formation of a hard floor area, the construction of a gabion wall, and the formation of a composite fencing near Trawsfynydd 				

- Retrospective planning application for the construction of an external building which includes a workshop, store and office near Nant Peris
- Demolition of an existing sub-standard dwelling and the building of a new dwelling near Lliardiardau
- Extension to an existing telecommunications mast to raise the height by 5 metres, relocation of 3 antennas and 2 existing dishes, installation of 6 new antennas and 4 new cabinets on the ground, and other supporting equipment within a facility compound near Nant Gwynant
- Installation of a 15m high telecommunications monopole mast with connected antennas, equipment on the ground and supporting infrastructure near Nant Gwynant
- Replace the existing 15m telecommunications pole with a 15m high 'Phase 5 monopole' pole to support 2 new antenna openings together with ancillary development near Abergynolwyn
- Amend Condition No. 3 (Condition of occupation) attached to Planning Permission DEU.R/3500/P dated 12/05/1970 to change the period of no occupation during the month of November each year to between 7th January and 7th February annually. Located in the holiday village of Bronaber
- Advance notice under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995 for the relocation of 3 emergency services network antennas and DIM to a new slender antenna, overall height increase to 17.4m (from 15m) . Located near Ysbyty Ifan
- Non-material Amendment (Windows) to what was approved under Planning Permission NP2/11/L524 dated 08/03/2023 (which is to demolish a garage and build a two-storey extension near Nant Gwynant)

In the case of one or two of the applications permitted, they do not have a dark sky policy, or assessment, where there should be one. This will be considered moving forward and it is felt that additional guidance and training is needed for officers to ensure it is effectively listed as a consideration and/or constraint with all relevant applications. Despite this, the situation in this regard has improved from the previous year following discussions.

Action	Development plan policies are being implemented effectively. However it is felt that there is a need for additional training to be given to officers to ensure all relevant applications consider dark sky implications where applicable.
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MF02b

Objective		Protecting, Enhancing and Managing the Natural Environment.		
Key Policies		Related Policies		
Development Policy 2: Development and the Landscape (2)		Strategic Policy D: Natural Environment (D)		
Indicator	Target	Outcome		Trigger Point
Dyfi Biosphere	No significant net loss	AMR No 1:	It is not considered that the Dyfi Biosphere area was negatively affected.	No loss
		AMR No 2:	It is not considered that the Dyfi Biosphere area was negatively affected.	
		AMR No 3:	It is not considered that the Dyfi Biosphere area was negatively affected.	

		AMR No 4:	It is not considered that the Dyfi Biosphere area was negatively affected.	
		AMR No 5	It is not considered that the Dyfi Biosphere area was negatively affected.	
Analysis				
<p>No application which intersected the Dyfi biosphere core area was granted during this monitoring period. In terms of the areas of the biosphere, which were not core areas (that is transition and buffer areas), 18 planning applications and 3 applications for the cancellation of condition/s were granted.</p> <p>One of the 18 full planning applications that were granted included an application for the construction of 5 affordable houses in Pennal, but this was not within the core area of the biosphere. The rest of the applications were for developments such as extensions, conversion or change of use of existing buildings or other personal/householders developments.</p>				
Action	Development plan policies are being implemented effectively.			

MF02c

Objective	Protecting, Enhancing and Managing the Natural Environment.			
Key Policies Strategic Policy D: Natural Environment (D)	Related Policies			
Indicator	Target	Outcome		Trigger Point
Natural heritage and Natura 2000 improvements via S106/conditions or other factors	Increase in areas improved	AMR No 1:	N/a	
		AMR No 2:	N/a	
		AMR No 3:	N/a	
		AMR No 4:	N/a	
		AMR No 5:	N/a	
Analysis				
<p>Planning Policy Wales (PPW) 10 sets out that <i>“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”</i>. The Authority has been actively securing biodiversity enhancements when considering development proposals. Securing a net benefit for biodiversity requires a pragmatic response to the specific circumstances of the site. If biodiversity loss cannot be completely avoided (i.e. maintained), and has been minimised, officers will consider the need to 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.</p>				
Action	Development plan policies are being implemented effectively.			

MF04

Objective		Protecting, Enhancing and Managing the Natural Environment.		
Key Policies Strategic Policy A: National Park Purposes and Sustainable Development (A) Strategic Policy D: Natural Environment (D)		Related Policies		
Indicator	Target	Outcome		Trigger Point
Amount of development (by TAN 15 category) not allocated in the LDP permitted in the C1 and C2 floodplain not meeting the TAN 15 tests.	No development permitted that conflicts with TAN 15 (not including those considered exceptions in TAN 15)	AMR No 1:	No applications were considered unacceptable in terms of the potential consequences of flooding	1 development
		AMR No 2:	No applications were considered unacceptable in terms of the potential consequences of flooding	
		AMR No 3:	No applications were considered unacceptable in terms of the potential consequences of flooding	
		AMR No 4:	No applications were considered unacceptable in terms of the potential consequences of flooding	
		AMR No 5:	No applications were considered unacceptable in terms of the potential consequences of flooding	
Analysis				
<ul style="list-style-type: none"> • C1 – 25 developments were permitted, which were within or partly within a C1 area during this monitoring period. The applications included the following; <ul style="list-style-type: none"> • three applications relating to advertising consent; • two were permissions for repealing a planning condition • five related to listed building consent • two for installing a temporary catering van • two applications for building an extension (one for a business and one for a dwelling) • change of use of holiday accommodation to form part of a dwelling in Brynchrug • permission for a certificate of lawful use (proposed use) for the erection of a single storey rear extension and a garage to the side of a house • demolish a conservatory and erect a single storey side extension in Arthog • demolish an existing garage and build a new garage in Dolwyddelan • retain 4 gazebos within an existing car park that were given temporary permission under previous planning permission in Meddgelert • request for the replacement of an existing ATM machine and the installation of a CCTV camera in Y Bala • build a first floor extension to an existing workshop/laundry to include an open plan office in Dolgellau 				

- demolish an existing building and disused outbuildings and erect a new building. Hard and soft landscaping including new car park, fenced storage compound with storage containers in Dolgellau
- removal of the existing sun lounge and construction of a single storey side extension, changes to the front porches and construction of two dormers to the rear elevation at Beddgelert
- demolish a flat roof extension and build a single storey extension with a gable roof in Llanbedr
- demolish an existing sunroom and build an extension in Dolgellau.

C2 – 34 developments were permitted which were within, or partly within, a C2 area during this monitoring period. The applications included:

- two applications for advertisements
- changes and expansion of an agricultural entrance to the highway near Nant Peris
- an amendment to the condition of a planning application for modifying the size of a roof in a power house near Plas y Brithdir
- change external doors and windows to shop fronts for new automatic opening doors, install notice boards at the front of the building, renew external ramps and install PV solar panels
- change of use of a currently mixed use building with legal use for dentistry (Use Class D1) and 2 flats (Use Class C3) to one dwelling including ancillary residential accommodation in Dolgellau
- build a sun lounge to the side of the house in Llanuwchllyn
- build a two-storey extension in Llanuwchllyn
- erecting a single storey building for use as commercial cat accommodation near Llanelltyd
- build a two-storey rear extension in a property near Betws y Coed
- five applications relating to listed building consent
- four applications relating to minor amendments to previous planning permission relating to developments to personal property
- demolish a conservatory and erect a single storey side extension and install two roof windows at the front in a property in Arthog
- demolish the existing cross exit at the rear, front porch and erect a single storey rear extension, and install a raised deck terrace at the rear near Rhyd Ddu
- erecting a single-storey rear extension, erecting a separate two-storey garage and home office, and widening a vehicular access bridge, Parc Glan y Coed, Dwygyfylchi
- erecting a single storey side extension and a separate double garage in a property near Bermo
- build two separate affordable houses for local need (1 bungalow and 1 two-storey house) near Talybont
- extension to the cottage at the rear, replacement of the windows and skylight at the rear, skylight on the front elevation together with internal changes, Meurig court, Dolgellau
- external works including replacing the existing external ATM in Dolgellau
- changing the use of an integral garage to a bedroom and erecting a separate garage near Dwygyfylchi
- removing a chimney and installing skylights in a property in Llanuwchllyn
- rendering over existing concrete brick cladding with smooth colour rendering in a property in Dyffryn Ardudwy

- installing Upvc French doors and panels (3 sets) to replace the existing wooden French doors and panels on the front elevation in a hotel in Llanbedr
- replace the existing 15m telecommunications pole with a 15m high 'Phase 5 monopole' pole to support 2 new antenna openings together with ancillary development near Abergynolwyn
- a single storey front extension including the construction of a short stone boundary wall with a gate entrance near Llanelltyd
- two applications for solar developments (near Betws y Coed and near Abergynolwyn)

Following the assessments and their conclusions, no applications were considered unacceptable in terms of the potential consequences of flooding, and each development proposal was consulted with NRW. NRW advised that additional information such as Flood Action Plans, Flood Consequences Assessments and Flood Risk Activity Permits be included as part of some of the schemes, but otherwise raised no concerns. In some cases/applications, NRW gave suggestions or requirements in order to ensure and improve an application in terms of its risk against flooding.

Action	Development plan policies are being implemented effectively.
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MF05

Objective	Protecting, Enhancing and Managing the Natural Environment.			
Key Policies	Related Policies			
Indicator	Target	Outcome		Trigger Point
% of new developments with Sustainable Drainage Systems (SUDS)	100% of all developments of 3 or more houses	AMR No 1:	n/a	30% or more of new development of 3 or more houses without SUDS.
		AMR No 2:	n/a	
		AMR No 3:	n/a	
		AMR No 4:	n/a	
		AMR No 5:	n/a	
Analysis				
From 7 th January 2019, all new developments of more than one dwelling house or where the construction area is 100m ² or more, will require Sustainable Drainage Systems (SuDS) for surface water. SuDS on new developments must be designed and built in accordance with the Statutory SuDS Standards published by the Welsh Ministers and SuDS Schemes must be approved by the local authority acting in its SAB role, before construction work begins.				
Action	Development plan policies are being implemented effectively.			

MF07

Objective	Protecting, Enhancing and Managing the Natural Environment.			
Key Policies	Related Policies			
Indicator	Target	Outcome		Trigger Point
Area of open space (68.5 ha) and green wedge (54.7 ha)	No significant net loss	AMR No 1:	No significant loss	1 development resulting in significant loss for 3
		AMR No 2:	No significant loss	

		AMR No 3:	No significant loss	consecutive years or 3 developments resulting in significant loss in 1 year
		AMR No 4:	No significant loss	
		AMR No 5:	No significant loss	
Analysis				
<p>Open Spaces: One application was granted within, or partially within, areas of open space during 2023/2024. The application was to replace existing wooden French doors and panels with Upvc French doors and panels (three sets) on the front elevation.</p> <p>Green Wedges: Three applications were granted within a green wedge area during 2023/2024. These were applications to; demolish an existing front porch and erect a new single storey front extension; render over existing concrete brick cladding with a smooth colour render; and erecting a new single storey garden room on existing concrete slabs and associated landscape works.</p> <p>It is not considered that there has been a significant loss to areas of Open Spaces and/or Green Wedges during this monitoring period.</p>				
Action		Development plan policies are being implemented effectively.		

MF08

Objective	Protecting, Enhancing and Managing the Natural Environment.			
Key Policies	Related Policies			
Indicator	Target	Outcome		Trigger Point
Monitor planning applications and decisions within the Green Wedge	No inappropriate development	AMR No 1:	No inappropriate development	1 development resulting in loss of openness
		AMR No 2:	No inappropriate development	
		AMR No 3:	No inappropriate development	
		AMR No 4:	No inappropriate development	
		AMR No 5:	No inappropriate development	
Analysis				
<p>Three applications were granted in a green wedge area during 2023/2024. These were applications to; demolish an existing front porch and erect a new single storey front extension; render over existing concrete brick cladding with a smooth colour render; and erecting a new single storey garden room on existing concrete slabs and associated landscape works. These were not considered to be inappropriate, or 'new' developments within areas of Green Wedge and therefore the policy is being implemented effectively.</p>				
Action		Development plan policies are being implemented effectively.		

MF11

Objective	Protecting, Enhancing and Managing the Natural Environment.		
Key Policies		Related Policies	
Indicator	Target	Outcome	
Monitor progress of the Shoreline Management Plan	Monitor Progress	AMR No 1:	n/a
		AMR No 2:	n/a
		AMR No 3:	n/a
		AMR No 4:	n/a
		AMR No 5:	n/a
Analysis			
<p>The first Wales Marine Management Plan was published by Welsh Government on the November 12, 2019. Follow up discussions with Welsh Government will be undertaken in order to see how the National Park can contribute to the success of the Plan.</p> <p>Gwynedd Council has now produced a draft version of its Local Flood Risk Management Strategy, which includes looking at the risk of flooding from the sea as well as coastal erosion (among floods in general). Officials from the Park will hold discussions with Gwynedd Council and Gwynedd Consultancy officials regarding these issues, which will be relevant for revising the Local Development Plan and dealing with work related to the Shoreline Plan. It will also be necessary to consider some of the Council's policies, for example the Coastal Change Management Area Policy, and consider the possibility of developing a suitable policy for the Park area.</p>			
Action	Development plan policies are being implemented effectively.		

Further research and considerations to inform an amendment of the Eryri LDP

- 3.58 'Future Wales 2040' national plan does highlight 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 its implications for the National Park. 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.
- 3.59 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, including green infrastructure. Resilient ecological networks are also integral to health and well-being and forms part of the response to climate change.
- 3.60 As mentioned previously in par 3.9, '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.

- 3.61 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 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 enhancement, which is linked to Welsh Government’s bio-diversity 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
- 3.62 In terms of Area Statements, the key themes for the north west Wales area include;
- Ways of working – Area Statements will begin the ongoing way of collaborative working
 - Climate and environment emergency – Stakeholders identified the climate and environment emergency as the most important and overarching theme for the north west Wales area
 - 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 northwest Wales to promote and develop sustainable resource management contributing to the health of all life in the area.
- 3.63 Further consideration and assessments will need to be undertaken regarding the issue of phosphates during the LDP amendment process. Following on from the ‘Dee Catchment Phosphorous Reduction Strategy’ undertaken as part of Wrexham County Borough Council’s LDP process, it may be the case that a similar assessment and strategy be undertaken for the SAC river catchments of the National Park.
- 3.64 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 importance of climate change matters will involve 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 take the Park further into net zero territory.

Case Studies

Small hydro-power schemes

There were no new hydro power schemes granted permission (or submitted) during this monitoring report period (2023-2024).

The National Park Authority is keen to support the deployment of renewable and low-carbon technologies where they do not compromise the purposes of National Park designation or the Special Qualities as listed in the LDP. Whilst there have been a small number of planning consents for domestic scale wind turbines and solar pv arrays, the need to protect the landscape and visual amenity of the area predicates that deployment of these particular technologies is constrained.

In previous years, there was a significant uptake in micro hydro-power schemes. These are somewhat easier to accommodate in sensitive landscapes as are they are limited to small run-of-river schemes on upland streams where the penstock can be buried and the turbine houses are of a modest size and designed to blend into the agricultural landscapes or are close to other agricultural buildings on farmsteads.

113 new hydro schemes have been permitted in Snowdonia since the first Eryri Local Development Plan (2011-2026) was adopted, with a generating capacity of some 7.5619MW (the actual capacity may be higher as the capacity is not known for all applications, especially the micro-generation units). Most of these hydro schemes are agricultural diversification, creating extra income on farms.

The table below shows the number of applications for hydro-power schemes in Snowdonia since the adoption of the Eryri Local Development Plan

	<i>Permitted</i>	<i>Refused</i>	<i>Withdrawn</i>
<i>Number</i>	113	19	3

Although it is acknowledged that the number of suitable sites is finite and that environmental and ecological constraints may preclude further significant development larger schemes, the National Park is, nevertheless, making a contribution to reducing demand for fossil-fuels through the generation of renewable energy and supporting income generation for farmers who can export excess electricity to the national grid.

4 PROTECTING AND ENHANCING THE CULTURAL HERITAGE

This section delivers a response to the following objectives:

To understand, value, protect and enhance the area's historic environment including archaeological remains and historical landscapes, and to promote development that enhances Snowdonia's built heritage and townscape.

To protect and enhance the natural beauty of the National Park's landscape by ensuring that development meets good sustainable design standards and respects the 'Special Qualities' of the area and the purposes of the National Park.

The Historic Environment Act (2016) Bill

- 4.1 The Historic Environment Act (2016) offers more effective protection to listed buildings and scheduled monuments, enhance existing mechanisms for the sustainable management of the historic environment and introduce greater transparency and accountability into decisions taken on the historic environment. The Local Development Plan (LDP) 2016-2031 has given consideration to the Act and consideration will also be given to the Act in drafting the Historic Environment SPG. The LDP has also included a Policy protecting Candidate World Heritage Sites, safeguarding the now designated World Heritage Site, – 'The Slate Landscape of North-West Wales'. This enabled the protection, conservation and enhancement of prospective World Heritage Sites which was beneficial in securing the designation. Protection needs to be given to sites that are within the National Park on the tentative list of World Heritage nominations with UNESCO in the future.
- 4.2 The Dolgellau Townscape Heritage project offers eligible property owners an opportunity to receive a grant to repair buildings, restore lost architectural features along with bringing empty floors back into economic use. Another objective of the initiative is to promote awareness of the town's heritage and encourage the community and visitors to have greater involvement in their cultural heritage. An update for the Dolgellau Townscape Heritage Project is within the Case Study section of this chapter.
- 4.3 The Authority is also continuing with the project to manage Snowdonia's 14 Conservation Areas. Funded by the Welsh Government's *Sustainable Landscapes, Sustainable Places* fund, the aim of the project is to ensure that sustainable conservation can enhance Conservation Areas to the future. The first phase of this project from October 2021 – March 2022 included working with the Conservation Areas local communities to develop Appraisals and Management Plans. These plans included a statement of significance and action plan to sustainably conserve and enhance the Areas, with a particular emphasis on making them more energy efficient. The Authority is committed to ensuring that Conservation Areas are protected from inappropriate development and that where possible the area and setting are enhanced. However, two of the major challenges facing our Conservation Areas today are the Climate Change Agenda and the lack of understanding the function and significance of the buildings within these designated areas.

4.4 Regarding the Climate Change agenda, much of the building stock in these Conservation Areas are traditional buildings which are identified as not very energy efficient. Energy efficiency may be further constrained by the additional planning regulatory requirements relating to home improvements such as solar panels and double-glazing. These additional constraints can lead to confusion among property owners regarding improving the efficiency of properties, which can lead to no action or inappropriate action being taken. It can also lead to inconsistent advice from officers. Local builders may occasionally also make inappropriate home improvements that can have an adverse effect on the Conservation Areas but can also make a building more inefficient. A conservation area appraisal is the foundation for 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 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. There is an update on the Conservation Areas Project in the Case Study section of this chapter.

MF12

Objective		<p>To understand, value, protect and enhance the area’s historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia’s built heritage and townscape.</p> <p>To protect and enhance the natural beauty of the National Park’s landscape by ensuring that development meets good sustainable design standards and respects the ‘Special Qualities’ of the area and the purposes of the National Park.</p>		
Key Policies Strategic Policy Ff: Historic Environment (Ff)		Related Policies 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		
Indicator	Target	Outcome		Trigger Point
Preparation & adoption of SPG on Historic Environment	By 2019	AMR No 1:	Preparation underway	
		AMR No 2:	Preparation underway	
		AMR No 3:	Preparation underway but delayed due to other work commitments	
		AMR No 4:	Preparation underway but delayed due to other work commitments	
		AMR No 5:	Preparation underway but delayed due to other work commitments	
Analysis				
SPG preparation is underway in order to support the adopted policies but has been delayed due to other work commitments.				
Action				

MF13

Objective		<p>To understand, value, protect and enhance the area’s historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia’s built heritage and townscape.</p> <p>To protect and enhance the natural beauty of the National Park’s landscape by ensuring that development meets good sustainable design standards and respects the ‘Special Qualities’ of the area and the purposes of the National Park.</p>		
Key Policies Strategic Policy Ff: Historic Environment (Ff)		Related Policies 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		
Indicator	Target	Outcome		Trigger Point
Preparation & adoption of SPG on Sustainable Design - locally distinct	By 2018	AMR No 1:	Preparation underway but delayed due to other work commitments	
		AMR No 2:	Preparation underway but delayed due to other work commitments	
		AMR No 3:	Preparation underway but delayed due to other work commitments	
		AMR No 4:	Preparation underway but delayed due to other work commitments	
		AMR No 5:	Preparation underway but delayed due to other work commitments	
Analysis				
SPG preparation is underway in order to support the adopted policies but has been delayed due to other work commitments.				
Action				

MF14

Objective		<p>To understand, value, protect and enhance the area’s historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia’s built heritage and townscape.</p> <p>To protect and enhance the natural beauty of the National Park’s landscape by ensuring that development meets good sustainable design standards and respects the ‘Special Qualities’ of the area and the purposes of the National Park.</p>		
Key Policies Strategic Policy Ff: Historic Environment (Ff)		Related Policies 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		
Indicator	Target	Outcome		Trigger Point
Number of Conservation Areas with up to date Area Assessments (14)	Complete Area Assessments by 2012 and review every 5 years	AMR No 1:	Delayed	
		AMR No 2:	Delayed	
		AMR No 3:	Underway	
		AMR No 4:	Have been prepared	
		AMR No 5:	Have been prepared	
Analysis				
<p>The Conservation Area Appraisals and Management Plans have been drafted along with guidance on improving energy efficiency in traditional buildings within Conservation Areas. The Appraisals and Management Plans have been subject to public consultation, with the next steps including formal adoption as a material planning consideration.</p>				
Action				

MF15

Objective		<p>To understand, value, protect and enhance the area’s historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia’s built heritage and townscape.</p> <p>To protect and enhance the natural beauty of the National Park’s landscape by ensuring that development meets good sustainable design standards and respects the ‘Special Qualities’ of the area and the purposes of the National Park.</p>		
Key Policies Strategic Policy Ff: Historic Environment (Ff)		Related Policies 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		
Indicator	Target	Outcome		Trigger Point
Number of Conservation Areas with up-to-date Management Plans	Complete Management Plans and review every 5 years.	AMR No 1:	Delayed	
		AMR No 2:	Delayed	
		AMR No 3:	Underway	
		AMR No 4:	Have been prepared	
		AMR No 5:	Have been prepared	
Analysis				
<p>The Conservation Area Appraisals and Management Plans have been drafted together with guidelines on improving energy efficiency in traditional buildings within Conservation Areas. The Evaluations and Management Plans have been subject to public consultation, with the next steps including formal adoption as a relevant planning consideration.</p>				
Action				

MF 16

Objective		<p>To understand, value, protect and enhance the area's historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia's built heritage and townscape.</p> <p>To protect and enhance the natural beauty of the National Park's landscape by ensuring that development meets good sustainable design standards and respects the 'Special Qualities' of the area and the purposes of the National Park.</p>																			
Key Policies Strategic Policy Ff: Historic Environment (Ff)		Related Policies 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																			
Indicator	Target	Outcome		Trigger Point																	
Number of listed buildings at risk (323)	To reduce the number of listed buildings at risk and monitor the reason for increase in number.	AMR No 1:	303 (2018-19)																		
		AMR No 2:																			
		AMR No 3:																			
		AMR No 4:	107																		
		AMR No 5:	171																		
Analysis																					
According to the Built Heritage Assessment System (HAA Base) the condition of the Listed Buildings at Risk within the Park is as follows;																					
Risk Assessment	No. of buildings	%	Risk Score		No.	%															
At risk	171	9.2	1 In Serious Danger		61	3.27															
			2 In Substantial Danger		3	0.16															
			3 In Danger		107	5.73															
Fragile	197	10.56	4 Fragile		197	10.56															
Not at risk	1498	80	5 Not at Risk		454	24.33															
			6 Not at Risk		1044	55.95															
<table border="1"> <thead> <tr> <th>Condition profile</th> <th>No. of buildings</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>Good</td> <td>1057</td> <td>56.65</td> </tr> <tr> <td>Reasonable</td> <td>618</td> <td>33.12</td> </tr> <tr> <td>Poor</td> <td>127</td> <td>6.81</td> </tr> <tr> <td>Very poor</td> <td>64</td> <td>3.43</td> </tr> </tbody> </table>							Condition profile	No. of buildings	%	Good	1057	56.65	Reasonable	618	33.12	Poor	127	6.81	Very poor	64	3.43
Condition profile	No. of buildings	%																			
Good	1057	56.65																			
Reasonable	618	33.12																			
Poor	127	6.81																			
Very poor	64	3.43																			

Action	Continue Monitoring: Development plan policies are being implemented effectively.
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MF17

Objective	<p>To understand, value, protect and enhance the area's historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia's built heritage and townscape.</p> <p>To protect and enhance the natural beauty of the National Park's landscape by ensuring that development meets good sustainable design standards and respects the 'Special Qualities' of the area and the purposes of the National Park.</p>			
Key Policies Strategic Policy Ff: Historic Environment (Ff)	Related Policies 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			
Indicator	Target	Outcome		Trigger Point
Monitor planning applications in and adjacent to Historic Parks and Gardens that may have an impact.		AMR No 1:	None were considered to have an adverse effect on the historic park or its setting.	
		AMR No 2:	None were considered to have an adverse effect on the historic park or its setting.	
		AMR No 3:	None were considered to have an adverse effect on the historic park or its setting.	
		AMR No 4:	12	
		AMR No 5:	12	

Analysis

There have been 19 planning applications for various developments within 100m buffer of historic parks and gardens. Of the 19 applications, 4 applications were refused, and 3 were withdrawn. 12 of these planning applications were approved, which includes 1 certificate approved, and 2 requests to relax conditions. Of the 12 applications approved, 4 were listed building applications and 1 related planning application. There was another application for a minor amendment to a previously granted application. Among the full applications granted were the following:

- Erection of a single storey side extension and a detached double garage in Bermo.
- Partial retention of sewage treatment work / partial completion, together with related work on the Decommissioning Site, Trawsfynydd
- Installation of 2 arrays of ground mounted solar panels (22 panels in each array providing a peak output of 18kw) and installation of an air source heat pump on a property in Maentwrog.
- Drilling from 17no. boreholes for investigation and monitoring of groundwater at the Decommissioning Site, Trawsfynydd.

Both private property planning applications considered Strategic Policy Ff: The Historic Environment which specifically protects Historic Parks and Gardens from inappropriate development in the assessment process, coming to the conclusion that there will be no negative effects on the designation of Historic Parks and Gardens. Unfortunately Strategic Policy Ff: was not considered during the assessment of Trawsfynydd Decommissioning Site applications. .

With a request to retain a sewage treatment plant as part of the assessment, it was decided that the construction of a new sewage treatment plant would be a necessary and essential infrastructure to allow for the continued treatment of the site's sewage into and beyond the site's existing Care and Maintenance access point. This will enable continued decommissioning of the power station. The replacement work will be located within the boundaries of the Trawsfynydd Site and, given the general context of the site, will not appear as an incompatible form of development. In general, the development is considered to be in accordance with the LDPE.

With a request to drill boreholes as part of the assessment, it was decided that the proposal would be necessary and part of the decommissioning process. The proposed boreholes are on a limited scale and will not be detrimental to the visual amenity character of the area. There would be no conflict with the relevant policies identified; the application is therefore supportable.

Despite this, there will be a need to ensure that Strategic Policy Ff is operated as intended, and there is a need for officers to receive training.

Action	Training needed. Strategic Policy Ff is not being implemented as intended and officer training is needed. Officer training has been arranged with Development Control Officers, along with a review of the application verification process to prevent a further incident.
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MF18 +19

Objective	To understand, value, protect and enhance the area's historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia's built heritage and townscape.
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		To protect and enhance the natural beauty of the National Park's landscape by ensuring that development meets good sustainable design standards and respects the 'Special Qualities' of the area and the purposes of the National Park.		
Key Policies Strategic Policy Ff: Historic Environment (Ff)		Related Policies 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		
Indicator	Target	Outcome		Trigger Point
Number of Scheduled Ancient Monuments at risk. Monitor planning applications which may have an impact on a Scheduled Ancient Monument	To reduce the number at risk	AMR No 1:	None were considered to have an adverse effect on Scheduled Ancient Monuments.	
		AMR No 2:	None were considered to have an adverse effect on Scheduled Ancient Monuments.	
		AMR No 3:	None were considered to have an adverse effect on Scheduled Ancient Monuments.	
		AMR No 4:	None were considered to have an adverse effect on Scheduled Ancient Monuments	
		AMR No 5:	None were considered to have an adverse effect on Scheduled Ancient Monuments.	

Analysis	
<p>A record of SAM at risk is maintained by CADW, this information can be viewed within SA Objective 10(b) of the Sustainability Appraisal Monitoring Framework. Within a 100m SAM buffer zone, there were 16 planning applications approved during this monitoring period, with 5 for new developments; the rest were for minor developments to existing developments, such as alterations, conversions and change of use. There were also some for changing the conditions of existing applications. The new developments include the following:</p> <ul style="list-style-type: none"> • Erection of a two-storey side extension, a single-storey rear extension, and a separate garage/garden shop to a property in Harlech. • Construction of a detached two-storey house in Garndolbenmaen. • Install solar panels on a roof in Betws-y-coed. • Advertisement Consent to display an information panel on Taith Mari Jones in Brithdir. • Erection of an agricultural building in Llanfairfechan. <p>None were considered to have an adverse effect on Scheduled Monuments.</p>	
Action	Continue Monitoring: Development plan policies are being implemented effectively.

MF20

Objective		<p>To understand, value, protect and enhance the area's historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia's built heritage and townscape.</p> <p>To protect and enhance the natural beauty of the National Park's landscape by ensuring that development meets good sustainable design standards and respects the 'Special Qualities' of the area and the purposes of the National Park.</p>		
Key Policies Strategic Policy Ff: Historic Environment (Ff)		Related Policies 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		
Indicator	Target	Outcome		Trigger Point
Number of archaeological sites, Scheduled Ancient	All development proposals	AMR No 1:	Delayed	1 development failing to preserve or
		AMR No 2:	Delayed	
		AMR No 3:	Delayed	

Monuments and Conservation Areas preserved or enhanced by development proposals	AMR No 4:	enhance for 3 consecutive years or 3 developments failing to preserve or enhance in 1 year (needs to link to CA Assessments and Management Plans as above)
	AMR No 5	
Analysis		
<p>As the Conservation Area assessments and management plans have not yet been adopted as a relevant planning consideration, it is difficult to determine if conservation areas have been improved by development proposals. However, preserving and enhancing conservation areas has been considered as part of the decision-making process. Due to the Dolgellau Townscape Heritage Project, many enhancements have been made to the Conservation Area. See 'Case Studies' section for further information. In addition there was action as part of the Conservation Areas Project in the form of four drop-in events across the National Park with experts in the field of Building Conservation promoting the project and promoting information about different suitable and sustainable methods of improving the energy efficiency of traditional buildings within Conservation Areas. In addition, a grant scheme was available to assist with energy efficiency improvements and / or thermal upgrades of public, community and commercial properties within designated Conservation Areas of the National Park, such as Churches / Chapels, Community Halls, Libraries, Community Pubs, and Village Shops. The closing date for the submission of tenders was 3 March 2023 and a decision was made on the successful application. The work on the successful application has now been completed and is considered to have a positive impact on the Betws y Coed conservation area where the building is located.</p>		
Action	Continue Monitoring: Development plan policies are being implemented effectively.	

MF21

Objective	To understand, value, protect and enhance the area's historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia's built heritage and townscape.
	To protect and enhance the natural beauty of the National Park's landscape by ensuring that development meets good sustainable design standards and respects the 'Special Qualities' of the area and the purposes of the National Park.
Key Policies Strategic Policy Ff: Historic Environment (Ff)	Related Policies 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	
Indicator	Target	Outcome		Trigger Point	
Monitor planning applications coming forward within the World Heritage Site or essential setting and Candidate World Heritage Site	No unacceptable impact on the designations and candidate designations	AMR No 1:	Preparation underway		
		AMR No 2:	Preparation underway		
		AMR No 3:	None were considered to have an unacceptable impact on the designations.		
		AMR No 4:	None were considered to have an unacceptable impact on the designations.		
		AMR No 5:	None were considered to have an unacceptable impact on the designations.		
Analysis					
<p>Since July 2021, the previously designated Candidate World Heritage Site, The Slate Landscape of Northwest Wales, has been awarded the status of designated World Heritage Site. This means that there are now two World Heritage Sites within Snowdonia National Park.</p> <p><u>Castles and Town Walls of King Edward in Gwynedd World Heritage Site – Harlech Castle</u></p> <p>10 applications were permitted within the World Heritage Sites Essential Setting. These applications included;</p> <ul style="list-style-type: none"> • An extension and garage in a property in Harlech • Installation of an oil tank in a property • Changes to shop front • A residential development of seven units (2 affordable and 5 open market) comprising three pairs of gabled houses and one detached house, creating a new vehicle entrance and landscaping • Redevelop a building linked to the Golf Club • Construction of a detached two-storey house with 4 bedrooms and internal garage, Cae Gwastad • Change of use of part of the ground floor from retail (A3) to retail and domestic use • Replace a window on the front elevation with a bi-fold door to personal property • Erection of 2 single storey extensions (1 to the front and 1 to the side) • Advertisement Consent to retain externally illuminated signs. 					

Permission was also granted to relax conditions based on a previous permission on a domestic property on Ffordd Glan Môr.

The Slate Landscape of North West Wales World Heritage Site

One application was permitted within the north west Wales Slate Landscape World Heritage Site during this monitoring year. This application was a Listed Building Consent for repairs to the existing buttress and parapet structures on the side elevation of the main property and to carry out repairs to the rainwater outlets in Plas Tan y Bwlch, Maentwrog. The application was not considered to have an unacceptable impact on the designation, but rather to have a positive effect on the designation as a key building that is part of the designation.

8 pre-applications were also submitted for development within the Slate Landscape World Heritage Site boundary. 7 out of the 8 were enquiries for minor development/householder development, whilst there was one enquiry for the reinforcement of an existing flood embankment in Maentwrog.

Action	Continue to Monitor: Development plan policies are being implemented effectively.
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Further research and considerations to inform an amendment of the Eryri LDP

- 4.5 None of the monitoring indicators' trigger points in this Chapter have been activated therefore we can assume that the policies are being implemented successfully. It is considered that there are not any major implications for the amendment of the LDP in this section.
- 4.6 Nevertheless, as reported in the last Monitoring Report 2021-2022, there was an appeal regarding a specific development within the National Park, where Development Policy 7 of the LDP, the Traditional Buildings Register and the criteria to include a building on the register was questioned by the Inspector.
- 4.7 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. This is because the buildings which are now considered and noted as 'traditional buildings' on the register were, historically, listed as Grade III Listed Buildings on the grading recognised by law, prior to the grading being revised to only include and recognise Grade I, Grade II*, Grade II Listed Buildings through the Planning (Listed Buildings and Conservation Areas) Act 1990. By this Act, 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 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.
- 4.8 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. In amending the LDP, it will therefore be necessary to consider this case regarding Development Policy 7: Listed and Traditional Buildings.
- 4.9 However, since the decision of this appeal case, a 'Local List of Historic Buildings' letter from the Deputy Minister, has asked Local Planning Authorities in Wales to ensure active steps to protect historic and traditional buildings that are outside the watershed national guard.
- 4.10 When reviewing the LDP, it will therefore be necessary to consider appeal case APP/H954/A/21/3280822 and the letter 'Local Listing of Historic Buildings', regarding Development Policy 7: Listed and Traditional Buildings.

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

Conservation Areas fit for the Twenty-First Century



The Authority has embarked on a new project to manage Snowdonia's 14 Conservation Areas. Funded by the Welsh Government's *Sustainable Landscapes, Sustainable Places* fund, the project, led by Chambers Conservation, will ensure that sustainable conservation can improve the Conservation Areas for the future. The first phase of this project between October 2021 and March 2022 involves working with local communities and Conservation Area interest groups to develop Appraisals and Management Plans for the designated areas. These plans will include a statement of significance and an action plan to sustainably protect and improve the areas, with particular emphasis on making them more energy efficient. The Authority is committed to ensuring that Conservation Areas are protected from inappropriate developments and where possible, that the area and setting are enhanced. However, two of the major challenges facing our Conservation Areas today are the Climate Change Agenda and the lack of understanding of the operation and significance of the buildings within these designated areas.

Regarding the Climate Change Agenda, much of the building stock in these Conservation Areas are traditional buildings that are identified as not being very energy efficient. Energy efficiency can be further limited by the additional planning regulatory requirements relating to home improvements such as solar panels and double glazing. These additional restrictions can lead to confusion among property owners about improving property efficiency, which can lead to no action or inappropriate actions being taken. It can also lead to inconsistent advice from officers. On occasion, local builders can also make inappropriate improvements to homes which can have an adverse effect on the Conservation Areas but can also make a building more inefficient. Conservation Area Appraisals are the foundation for positive management of these areas to ensure appropriate as well as sustainable development. The Appraisals will define what is important about the areas but also, through analysis, begin to identify where there are issues, opportunities and other factors. The subsequent Management Plans will provide a framework to manage the Conservation Areas effectively, improving and protecting their special character in a positive and proactive way, and providing effective guidance to those who live, work, invest in the areas and manage them.

Update 2023/2024

The individual Conservation Area Evaluations and Management Plan documents were subject to public consultation between 30 September and 11 November 2022. A number of comments were received from a number of respondents. Following the checking of the changes, the intention is to present the documents to the Members for final adoption in the Planning and Access Committee. Other work that has taken place as a result of this work during Spring/Summer 2023 is four drop-in events across the National Park with experts in the field of Building Conservation promoting the project and promoting information about different suitable and sustainable methods of improvement energy efficiency in traditional buildings within Conservation Areas. In addition, a grant scheme was available to assist with energy efficiency improvements and / or thermal upgrades of public, community and commercial properties within designated Conservation Areas of the National Park, such as Churches / Chapels, Community Halls, Libraries, Community Pubs, and Village Shops. The closing date for the submission of tenders was 3 March 2023 and a decision was made on the successful application, where the work has now been completed on a commercial building in Betws y Coed.

The Carneddau Landscape Partnership Scheme



The Carneddau Landscape Partnership has developed a scheme that will help promote a positive future for the Carneddau by increasing understanding and enjoyment of its history, cultural traditions and wildlife. It will conserve the area's heritage by promoting sustainable farming that protects rare habitats, species and archaeological remains, and by recording place names and memories. A £1.7 million grant from the National Heritage Lottery Fund will help deliver the scheme, worth over £4 million, over the next 5 years.

Projects within the scheme include:

1. Cylchdaith y Carneddau – Circular Tour: Establish a multi-day tour on existing Rights of Way, access improvements, promotion and creating digital and printed interpretation resources.
2. Grazed Uplands: Ffridd and mountain fringe improvements, conservation for and recording of chough and gorse and bracken clearance from archaeological sites.
3. Landscape of Neolithic Axes: Public archaeology exploring 6,000 year old stone quarries and the beautiful axes that were traded and exchanged over long distances across Britain.
4. LiDAR Citizen Science: Discovering and mapping archaeology, peatlands and landscape features using a new 3D aerial laser scan of the entire Carneddau landscape.
5. Meadows: Restoring upland meadows which are important feeding grounds for rare birds including the twitter. Establishing and supporting flower rich valley-side meadows to increase biodiversity and help pollinators.
6. The Water Cycle: Peat and Rivers: Improving riverside corridors, removing invasive Himalayan Balsam, repairing peatland, raising awareness of the environmental importance of peatland, lake and river habitats and analysing ancient pollen in peat to understand landscape change.
7. Trees and Woodland: Planting trees in specific areas to improve the connectivity of habitats and biodiversity and recording ancient trees, establishing small nurseries to plant local trees and remove invasive Rhododendron.
8. Skylines: Promote awareness of the distinctive high summits and ridges and knowledge of their special heritage and wildlife including bronze age burial cairns and ancient arctic and alpine plant habitats.
9. Carneddau Voices and Place Names: A research and oral history project which will share stories, memories and experiences of life and husbandry in the Carneddau as well as information about farming communities and how those have shaped the Carneddau we know today.

Update 2023/2024

The project has now passed the halfway point and several milestones have been achieved. The Carneddau Partnership website has been launched and the projects are on target in terms of time and budget to be delivered and completed by spring 2026. Officers are currently planning and confirming the endowment projects of the scheme, to ensure that the impact of projects the Scheme benefits the communities of the area for years to come. A formative evaluation enables us to reflect on the Plan's progress regularly, and adjust plans and ways of working as the need arises. This means that the Partnership can work in an Agile way, and respond to needs. This is essential in realising a long-term plan.

Dolgellau Townscape Heritage Project

One of the most prominent features of the town of Dolgellau is its tall buildings of gray dolerite stone and slate, and its web of narrow streets which have evolved and developed accidentally over four centuries. 180 of the town's buildings are listed, and many of the town's historic buildings, mainly commercial, have fallen into disrepair, with some having been empty or partially empty for years.

In order to help regenerate the town, the Dolgellau Townscape Heritage project was established in 2009, which is a partnership between the Snowdonia National Park Authority, the Heritage Lottery Fund, Cadw and Gwynedd Council. The initiative offers grants to eligible property owners towards repairing buildings, restoring the loss of architectural features and bringing vacant floors back into economic use. Another aim of the initiative is to promote awareness of the town's heritage and encourage residents and visitors to take a greater part in their cultural heritage.

Update 2023/2024.

The external work to 4 Eldon Row is almost complete and only requires decorating the front of the shop and relocating an external gas pipe.

The essential restoration and repair work to Tŷ Newyddion, the former Wilkins Newsagents (priority building) is progressing more slowly than expected. This work has been extremely challenging due to the nature of the restoration and structural work. It is hoped that the retail/commercial space on the ground floor will be in use again in September. The internal upper floor work will be completed as a second stage by the property owner.

A number of awareness raising projects relating to Dolgellau's woollen and tannery industries have been completed. These projects have had strong community engagement with local schools and local craft and history groups, where artworks have been created by Josie Russell and Nicole Le Maire, local artists who work through the medium of textiles and wool felt in the that order. These artworks have now been placed on permanent display in the Free Reading Room, making them accessible to all.

Two former woollen mill sites on the river Aran have been surveyed by an archaeologist with the help of Grŵp yr Aran. The archaeological reports relating to the findings will be uploaded on the Authority's website. Grŵp yr Aran members received training in building inspection.

A wool week was organised where school children learned about the industry and its connection to the sugar and trans-Atlantic slave trade through walking routes and a lecture by a Lecturer from Cardiff University. Workshops were also held for school pupils to learn about creating works of art from wool, felt and other textiles.

A book on the wool and tannery industries has been published and the official launch of the book was held. Income from the sale of the books is used by Grŵp yr Aran to further raise awareness of the industries through other projects.

An interpretation board and a new frame relating to two footpaths along the river Aran and which include the sites of the old woollen mills have been produced and placed near the entrance to the Marian car park. An event was held with local school children officially unveiling the interpretation board.

The general completion date for the project is currently 31 July 2024. However, it is likely that this will be delayed until early September due to the ongoing work for Tŷ Newyddion.

5 PROMOTING HEALTHY AND SUSTAINABLE COMMUNITIES

This section delivers a response to the following objectives:

Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people.

Support the appropriate provision and retention of key community facilities and services throughout the area.

Encourage community recreational facilities where they meet local needs and do not conflict with the 'Special Qualities' of the Park.

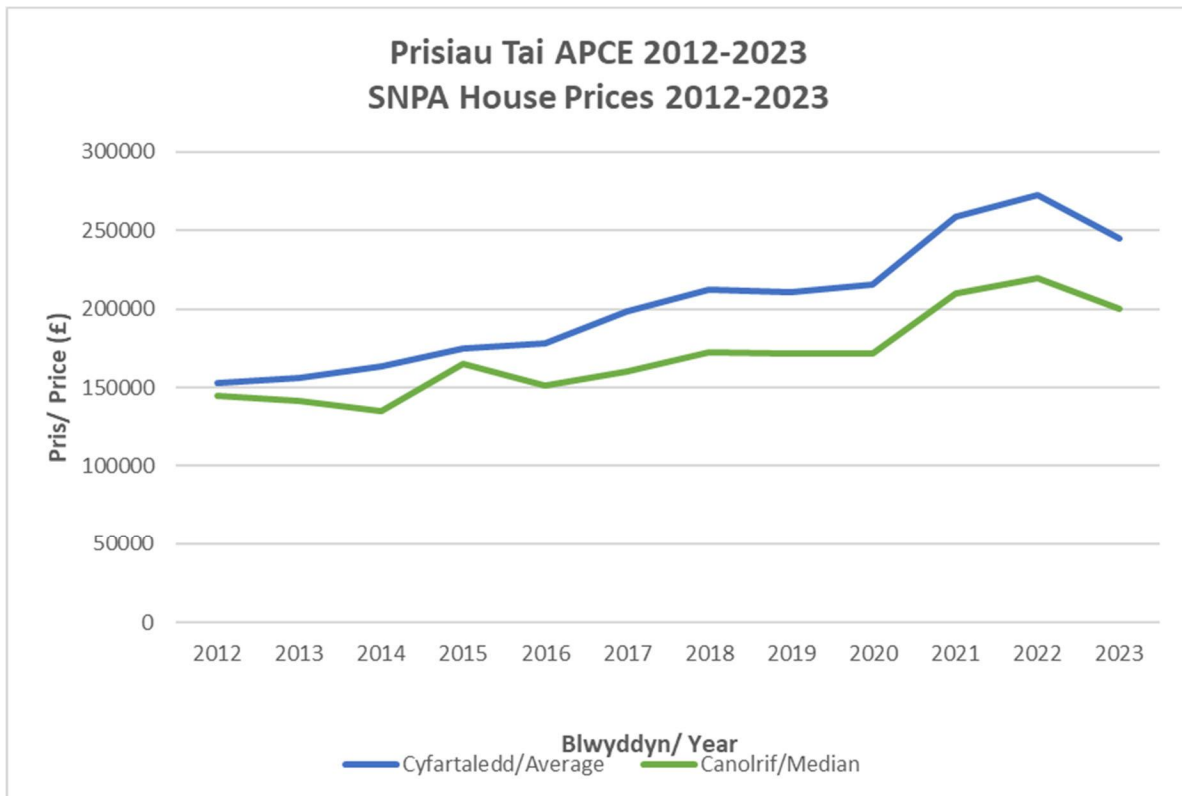
Promote measures to encourage development that supports the vibrancy of the Welsh language and to protect communities from developments that are insensitive to impact on the Welsh language.

Overall Housing Market

House Prices and Sales

5.1 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 average house price in 2020 was £215,524, up from £211,107 in 2019. The mean average house price for 2021 rose further to £259,096. In 2022 it rose again to £272,294. During 2023, it dropped significantly to £244,570. The house price median reduces the skewing effect of the highest and lowest value purchases. The median value of house prices has been increasing since 2014 (with a decrease in 2016), reaching £172,000 in 2020. It increased substantially in 2021 to £210,000. 2022 saw a further increase to £220,000. During 2023, this dropped to £200,000. Graph 1, below, demonstrates the median house changes since 2009.

Graph 1: Average and Median House Prices since 2009 within Snowdonia National Park.



5.2 In terms of the number of annual sales; it fell between 2018, and 2020, from 491 to 346. During 2021 it rose again to 446 before decreasing once more in 2023 to 349.

5.3 Reasons for the price increases:

- 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.
- House prices were seen to be falling substantially at the beginning of 2023 in Eryri and across Wales. It is believed that this was a result of the UK Government budget in October 2022, rising interest rates, and difficulties in obtaining mortgages.

Second homes / self-catering holiday accommodation: Consultations and Regulatory changes

The levels of second home ownership and the increase in short-term self-catering accommodation have been a very prominent issue since the first lockdown ended. The effects of the pandemic and Brexit have accelerated current trends. The increase in second homes and short-term self-catering accommodation is linked to economic, environmental and cultural impacts on the sustainability of communities and is a major concern for the communities of Eryri. Until the 20th of October 2022, changing the use of an existing house to a second home or holiday accommodation was not considered as development under the Planning Act, so their change of use was outside the scope of the Planning system, and the LDPE. 2016-2031 does not include relevant policies.

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 that could affect the National Park Authority. This includes a legislative change that enables a Local Planning Authority to try to manage second homes and short-term self-catering accommodation in its area. It follows a consultation on the matter in November 2021, for which the National Park Authority supported the principle but also drew attention to some issues relating to practicality and the burden of resources.

From October 20th, 2022, the *Town and Country Planning (Classes of Use) Order 1987* (UCO) was amended to create new use classes for:

'Dwellings, used as a main or sole residence' (Class C3),

'Dwellings, otherwise used as a sole or main residence' (Class C4), and:

'Class C6' short term letting.

Previously there was no difference between these uses within the Use Class Order - and they would all have been considered under one Class C3.

The *Town and Country Planning (General Permitted Development) Order 1995* has also been amended to allow changes between the above 3 uses. Permitted Development (ie no planning application required) is to change between the 3 new uses – C3, C5 and C6. Crucially, these 'permitted development' rights can be disqualified within a particular area by what is known as an Article 4 Direction from a Local Planning Authority on the basis of strong local evidence.

As stated in the **Minister's letter to LPAs dated 28 September 2022** complementary changes have also been made to section 4.2 of Planning Policy Wales (PPW). These policy changes make it clear, where relevant, that the prevalence of second homes and short-term lettings in a local area must be considered when considering housing requirements and policy approaches in Local Development Plans (LDPs). The amendments to Planning Policy Wales make it clear that when a local planning authority issues an Article 4 Direction, it should reinforce its actions by requiring conditions to be placed on all new dwellings that restrict their use to Class C3 where such a condition would satisfy the relevant tests. Local authorities should also allocate sites in LDPs restricted to C3 use, including local market housing, in areas where they seek to manage second homes and short-term lettings.

In November 2022, the Authority's Planning and Access Committee decided to agree with the principle of Article 4 Directive to control the use of short-term holiday accommodation with second homes, with 12 months' notice and public consultation to take place in Spring 2024.

Local Government and Housing Committee Inquiry into Second Homes³

The Senedd's Local Government and Housing Committee held a formal inquiry focusing on second homes. The terms of reference for the inquiry were to examine the recommendations made by Dr Simon Brooks in his report, and to evaluate the evidence base for policy change in this area and to identify any gaps in knowledge and data. The Planning Policy section submitted a detailed consultation response. The Committee published its report on 23 June 2022. The report contained 15 recommendations, supporting regulatory changes and further research and monitoring, including via the Dwyfor pilot project.

Welsh Language Communities Plan⁴

The Welsh Language Communities Housing Scheme was published in October 2022. It offers support to Welsh-speaking communities that have a high concentration of second homes. The Welsh Language Communities Housing Scheme includes actions for the following:

- The Economy, Housing and the Welsh language
- Community-led social enterprises and co-operatives
- Co-operative and community-led housing
- Steering group of property agencies and stakeholders
- Local housing campaign - Fair Opportunity Scheme
- Welsh Communities Commission
- Cultural Ambassadors
- Welsh place names.

The Welsh Language Communities Commission was established by the Welsh Government in August 2022 with the aim of making recommendations in order to strengthen Welsh communities. The Commission's final recommendations will be published in the form of a report by August 2024. The Commission's final recommendations were published in a Commission position paper, published in August 2024⁵. In order to be able to vary public policy in such communities, it is recommended that areas of linguistic significance should be designated. As well as considering areas of linguistic significance (higher density), the Commission has begun the work of scrutinising specific policy areas. To date, these are not recommendations but rather initial views and comments. The areas include planning, housing, education, and community assets. The commission will lead a socio-linguistic

³ <https://business.senedd.wales/mgIssueHistoryHome.aspx?IId=38211>

⁴ <https://gov.wales/welsh-language-communities-housing-plan>

⁵ <https://www.llyw.cymru/sites/default/files/pdf-versions/2023/6/4/1685613974/papur-safbwynt-y-comisiwn-cymunedau-cymraeg.pdf>

analysis of the health of the language in our communities. It will develop a model to give evidence to local authorities on the vitality of the language in the communities they serve.

Dwyfor Pilot⁶

5.4 The Welsh Government have 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, Garndolbenmaen), and ENPA are involved as partners. The radical package of measures includes giving local authorities the ability to introduce higher council tax premiums on second homes and long-term empty properties; changes to the set thresholds for placing holiday accommodation on the non-domestic rate list; innovative changes to the planning framework and housing scheme for Welsh communities. 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.

Land Transaction Tax

5.5 Those looking to buy second homes or buy-to-let properties in Wales have to pay at least an extra 4% in Land Transaction Tax (LTT) on top of that payable for their band. This higher rate is activated when a house is sold to someone already owning another property, which in addition to holiday homes can also include those buying houses to rent them out and also someone still trying to sell their original home. Therefore, it is possible to use the information to provide an indication of the number of dwellings being bought as second homes or as holiday lets, though given the various circumstances where it applies, caution is required. In 2021, following an application from the Snowdonia National Park Policy Section, the Welsh Revenue Authority have released this data specifically to Wales’s three National Parks.⁷

5.6 The table below shows the total number of residential transactions per financial year, April to March (this number may include transactions of chalet, statics etc at holiday parks), and the number paying the higher rate. The number of transactions, and those paying higher rates, during 2023-24, has decreased to its lowest level in the past 6 years.

Residential Land Transaction Tax statistics for Snowdonia National Park Authority			
	Residential transactions	Paying higher rate	Percentage paying higher rate
2018-19	590	240	41%
2019-20	530	230	43%
2020-21	520	220	42%
2021-22	670	280	42%
2022-23	530	200	38%
2023-24	450	190	42%

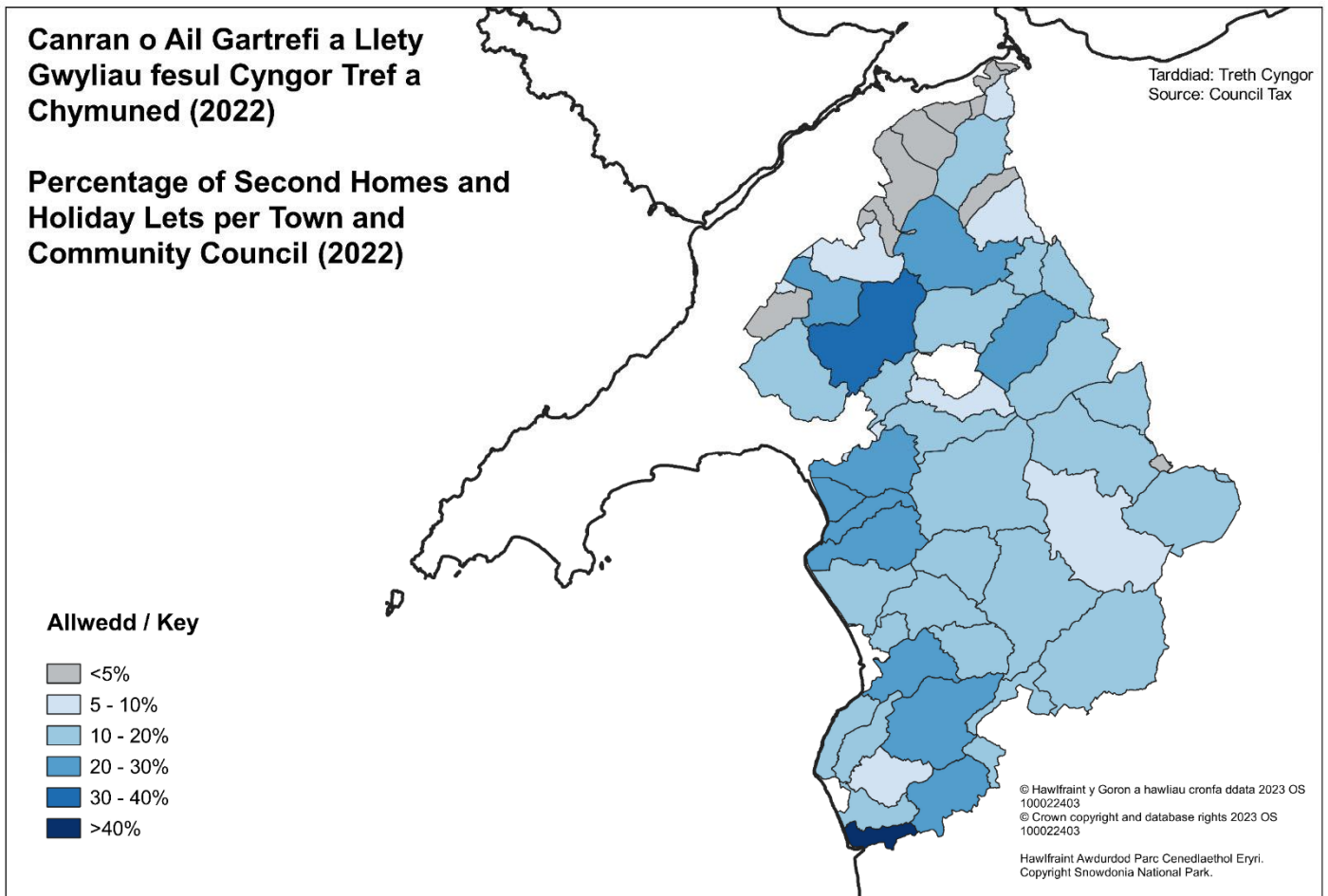
5.7 The percentage for Snowdonia National Park of around 42% is comparable to 30% for the area of Gwynedd outside the National Park, and 23 % for the area of Conwy outside the National Park.

⁶ <https://gov.wales/next-steps-confirmed-tackle-impact-second-home-ownership-wales-communities>

⁷ <https://statscymru.llyw.cymru/Catalogue/Taxes-devolved-to-Wales/Land-Transaction-Tax/Geographic-data/residentiallandtransactiontaxstatistics-by-measure-nationalpark>

Council Tax data

- 5.8 Council tax data shows the number of properties paying the second homes council tax premium. The number of self-catering properties paying non-domestic business rates is also shown. If both datasets are combined, the percentages for each community council are shown on the thematic map below. Band 'A' has not been included, as some communities have high numbers due to static and chalet parks with occupancy restrictions in place. Some community council areas include land outside the National Park boundary. The Gwynedd data suggests, in 2022, the communities with the highest percentages are Aberdyfi, (46%), Beddgelert (34%), Llanfair (28%) and Llanfihangel y Pennant (24%). Looking at the trends from 2020 to 2022, within Gwynedd there is not a significant increase in the overall numbers. In several communities however, there is a clear trend of a reduction in second homes, and a similar corresponding increase in the number of homes paying non-domestic rates. This may reflect owners choosing to offer their second homes as short-term holiday accommodation, in order to qualify for rates relief and avoid paying Council Tax.
- 5.9 The 2022 data for the Conwy Council area does not show any significant change in the numbers of second homes and self-catering units. When comparing with 2020 data, small increases and decreases are seen within communities. The communities with the highest combined percentage are Bro Machno (26%), Capel Curig (21%), and Betws y Coed (19%).
- 5.10 Gwynedd Council's introduction of a 150% premium on second homes seems to have driven more to 'flip' properties from second homes to self-catering business paying non-domestic rates.
- 5.11 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 (up to a maximum of 300%). Along with a potential requirement for planning permission, one potential consequence could be a decrease in second homes which could lead to more moving to the area to live on a permanent basis, which will have an impact on communities.
- 5.12 The table in Appendix 4 shows the Council Tax data for community council areas within the National Park for both Gwynedd and Conwy, including the areas that are partly within the Park area.



5.13 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 accommodation⁸. Accurate data on these numbers would assist in formulating policies and ENPA will continue to work with partners to explore means of achieving this. A proposed statutory licence scheme for holiday accommodation may be some years away from being introduced.

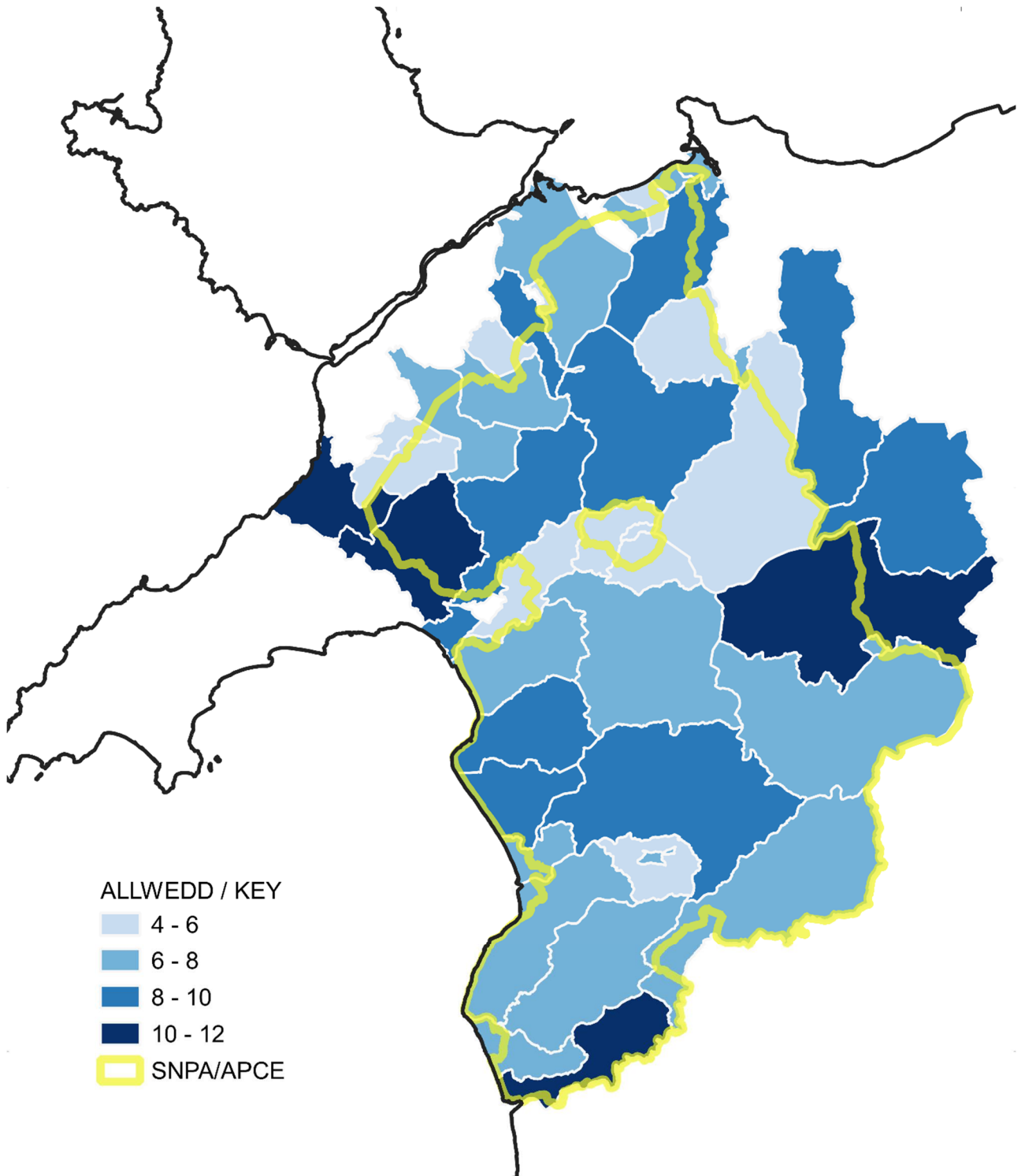
Income

5.14 The relationship between income and house price is of key importance in providing a picture of housing affordability in the National Park. Income information is available from CACI household income data. Local incomes in the National Park are generally low and opportunities for higher paid employment limited. The area’s low average income level means that a large proportion of Snowdonia’s population are unable to afford homes for sale in the local housing market. Middle-income earners are also finding their ability to buy a house on the open markets compromised by external demand.

⁸ https://www.visitsnowdonia.info/sites/default/files/2020-06/Gwynedd%20Bedstock%20Survey%202018_19_S_05062020.pdf

5.15 The map below shows the 2022 median house price to median income ratios for wards within or partly within the National Park (wards which lie partly with the Park contains data from outside of the Authority area). Mortgage lenders will typically lend a household three and a half times their household income. Every ward within the National Park has a ratio of 4 or more. Of 43 wards, 32 have a ratio of 6 or more (74%). A significant number of would be first time buyers are therefore priced out of the housing market.

Median house price to median income ratios for wards within or partly within the National Park (2022 data)*



Housing Development within the National Park

- 5.16 There are no regional house builders active in the market and therefore there is very limited speculative building of open market and affordable housing in the National Park. The housing market in the National Park is localised in nature, relying on small local builders and self-build projects on small sites. High inflation and 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. With numbers higher last year, and low this year, it does not appear that the pandemic has had a clear or significant impact upon new housing development within the National Park. It is considered that the pandemic's impact has fallen mostly on the existing housing stock as previously discussed in paras
- 5.17 A further factor that has become more prominent since 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 and they remain high in 2023. Much of this can be attributed to global supply chain disruption, and there has been a shortage of workers within the construction industry with the effects of Brexit and COVID contributing to this. The low number of completions during the recent years of the AMR 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.
- 5.18 The development of affordable housing by housing associations is also facing barriers. Through discussions with housing associations who operate within Snowdonia National Park, we are aware that it is increasingly difficult to make schemes stack up financially, especially small schemes in rural areas. They 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.

Affordable Housing Need

- 5.19 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.
- 5.20 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.

5.21 Notable headlines from The Conwy LHMA include:

- The market analysis indicates that 46.7% of first-time buyers and newly forming households are priced out of the market, both to rent and to buy. Industry-accepted definitions of affordable housing costs suggest that spending more than 30% of household income on housing costs is unsustainable.
- The assessment indicates that 31.5% of new households could only afford social housing rents and only 15.2% are able to afford low-cost home ownership (intermediate) schemes
- Conwy County has a relatively low level of social housing stock in Wales, so many lower income households must rely on the private sector.
- The proportion of private rented properties has stabilised at around 17% of dwellings. For new households, renting from a private landlord is expensive. Fewer than 2% of newly marketed private lets in Conwy are let at, or below, the Local Housing Allowance for their size.
- Housing benefit support in the private sector is frozen, shortfalls between housing benefits and rent mean householders must find rent money from already tight budgets. Low-income young single householders have very few options.
- Property owners are considering options as house prices and short-term letting offer attractive alternatives.
- The loss of dwellings to non-residential uses will negatively impact overall supply. Policies to control the loss could bring the overall level of unmet demand for housing down. Consideration ought to be given to policies to preserve residential accommodation and resist losses to holiday lets.

5.22 The new guidance⁹ 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. Gwynedd and Conwy have started on the work of updating their LHMA which will be an important part of the evidence base for a review of the Eryri LDP in the future. The Welsh Government has introduced a new methodology for the production of the LHMA.

5.23 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.

Rental Properties

5.24 As stated above, 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

⁹ https://gov.wales/sites/default/files/publications/2022-03/local-housing-market-assessment-guidance-2022_0.pdf

properties to holiday uses, which may be possible with future planning policy and legislation change.

Population and Household Projections

- 5.25 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.
- 5.26 As these projections show a very small increase in the number of households in Snowdonia, 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 amendment of the Eryri LDP.

Review of Section 106 Agreements

- 5.27 The Authority is aware that in the current economic climate lenders are taking a more cautious view towards self-build mortgages in general and to properties that are subject to restrictions such as section 106 agreements. In line with the requirements of lenders the Authority has in recent years sought to amend its Section 106 Agreements in line with the work carried out nationally with the Welsh Local Government Association and the Council of Mortgage Lenders. Despite making 106 agreements more flexible to lenders, they continue to be risk averse in lending to first time buyers especially for affordable local needs housing and especially on self-build projects. The Authority considers there are no further amendments possible to 106 agreements without compromising LDP policies. Copies of standard 106 agreements have been made available on the website for applicants to discuss at an early stage with lenders and with the Authority if necessary. In addition to this the Authority has also amended, where requested by developers, S106 agreements to allow for shared equity schemes on houses. This allows greater flexibility on who can buy the properties once they are developed. The Authority has in conjunction with Cyngor Gwynedd and Tai Teg, sent a briefing note to advise Mortgage Brokers/Financial Advisors of the availability of mortgages for affordable housing sites with Section 106 Agreements. Two lenders in particular are more favourable to providing mortgages. It is hoped the note will raise awareness and assist brokers in finding mortgages for affordable dwellings with Section 106 agreements.

Progress on Allocated sites update

- 5.28 Information provided for the allocated sites has been inputted into Appendix 3 which is a schedule on the development progress of allocated housing sites in the LDP. The Authority contacts site owners of allocated and large sites annually to ascertain progress on sites and receive their input of when they will be delivered.

TAN 20 – Planning and the Welsh Language

- 5.29 The Welsh Government published revised TAN 20 in October 2017. Development Policy 18: The Welsh Language and the Social and Cultural Fabric of Communities requires a Community and Linguistic Statement to be submitted for developments of certain size and type. The current SPG on the Welsh Language was adopted in 2011. A draft SPG has been revised and consulted upon and is expected to be adopted Summer 2021. A language impact assessment was undertaken when preparing the ELDP 2016-2031 which informed the strategy and the policies within the Plan. 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 to secure the vitality of the language for future generations the revised LDP must continue to 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 the local communities.

Empty Homes

- 5.30 Apart from building new affordable housing units there is also a relatively high level of long term empty properties in the National Park that could be brought back into use for housing purposes. Some of the affordable housing shortfall identified in the Park can be met by empty properties being brought back into use. Planning permission is not required to bring an empty home back into use, however, Snowdonia National Park Authority works in partnership with Gwynedd and Conwy Housing Authorities and Housing Associations to help bring these long-term empty properties back into permanent residential use as affordable housing for local needs
- 5.31 Gwynedd and Conwy Councils have Empty Homes Strategies and their Officers aim to facilitate the return of long-term empty properties and the conversion of other appropriate empty buildings back into permanent residential use as affordable housing for local needs. The Authority is contributing to Gwynedd and Conwy's Empty Property Enforcement Action Plans. The Welsh Government is providing training and resource support these plans. The Authority has collaborated with Conwy Council to set up a grant scheme for first time buyers who are purchasing and renovating empty properties. The Authority's commuted sums from Section 106 agreements are used to fund the scheme.

Housing Trajectory 2023-2024

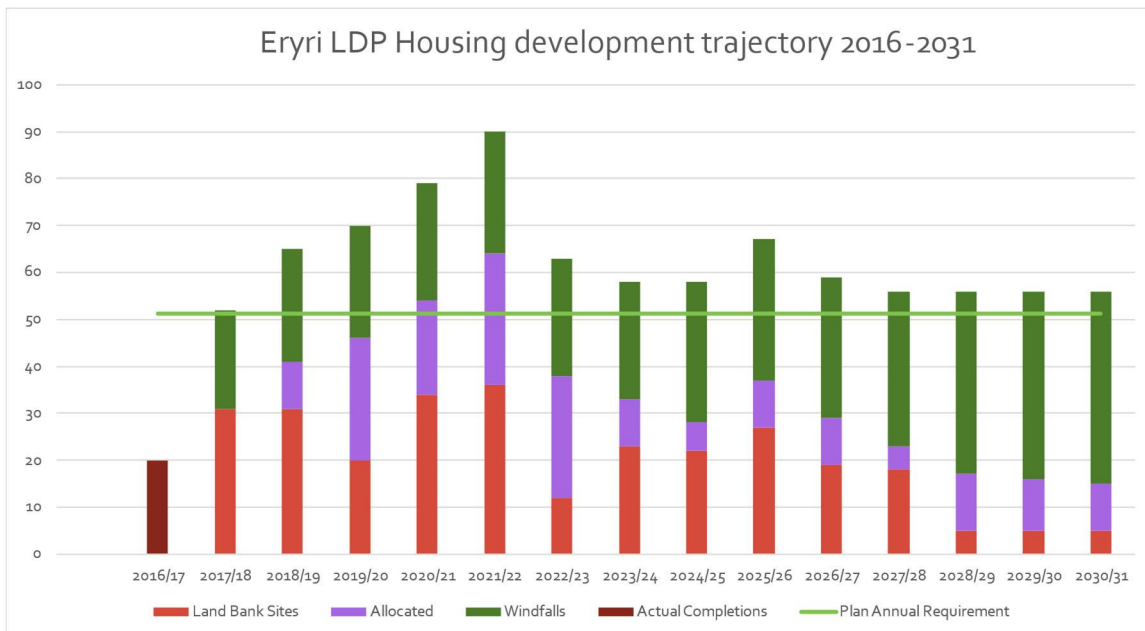
- 5.32 In accordance with the guidance, LPA's who adopted an LDP prior to the publication of the Development Plan Manual Edition 3 in March 2020 need to create a housing trajectory based on the actual completions to date, and set out the timing and phasing of sites/supply in the remaining years of the plan period. Two tables, one for allocations and one for large sites (5 or more units) are included in Appendix 4.
- 5.33 The table below reflects the actual annual completions compared against the Average Annual Housing Requirement (AAR), as set out in the adopted plan.

Table 1: Annual completions against Average Annual Housing Requirement

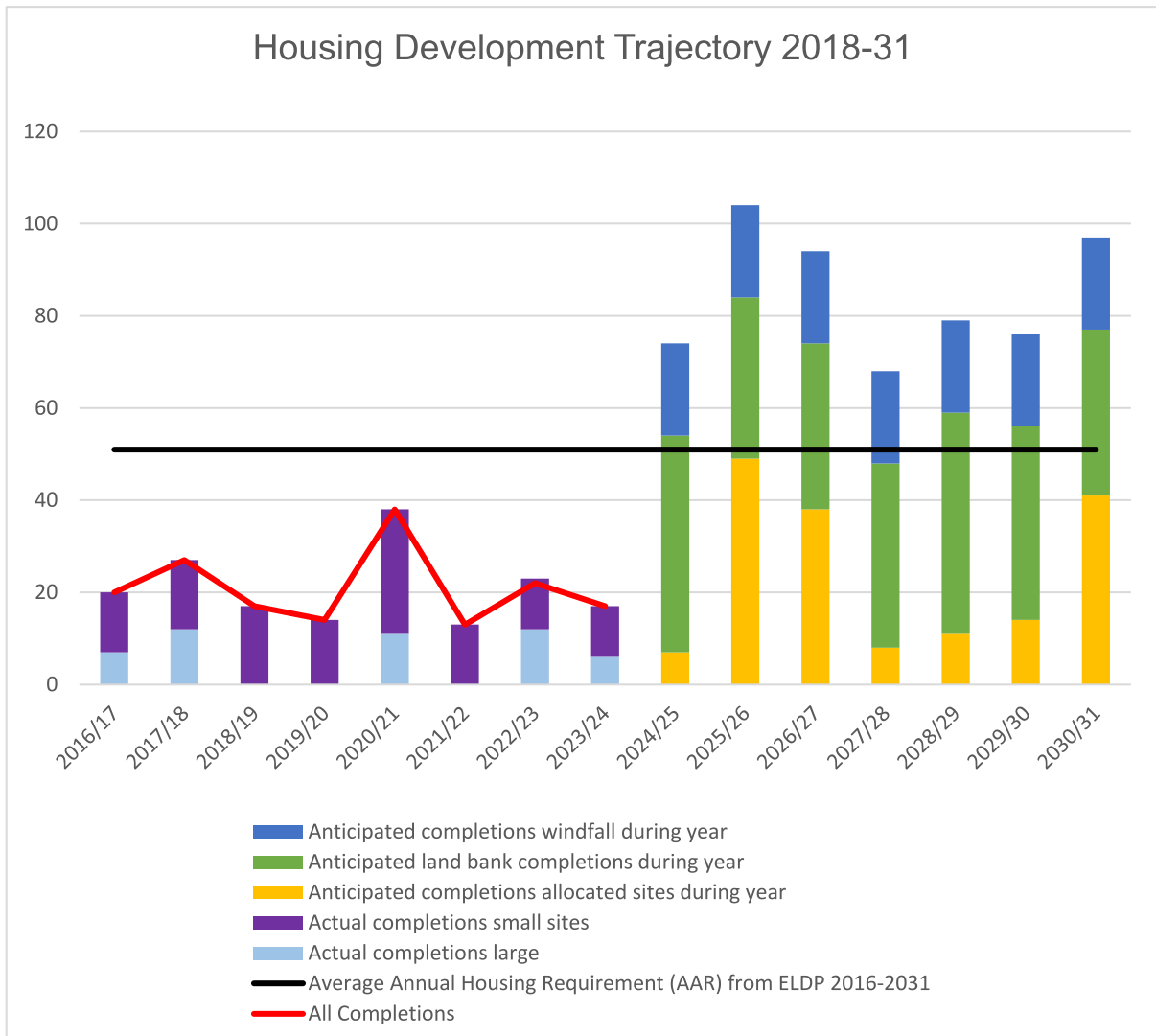
LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Actual completions large	7	12	0	0	11	0	12	6							
Actual completions small sites	13	15	17	14	27	13	11	11							
Anticipated completions allocated sites during year									7	49	38	8	11	14	41
Anticipated land bank completions during year									47	35	36	40	48	42	36
Anticipated completions windfall during year									20	20	20	20	20	20	20
Average Annual Housing Requirement (AAR) from ELDP 2016-2031	51	51	51	51	51	51	51	51	51	51	51	51	51	51	51
All Completions	20	27	17	14	38	13	22	17							

5.34 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. It also includes the total cumulative completions monitored against the cumulative average annual housing requirement set out in the plan, both in numerical and percentage terms.

Graph 1: Housing Trajectory Graph as set out in the Adopted Eryri Local Development Plan 2016 2031



Graph 2: Housing Trajectory Graph - as amended through the AMR



5.35 Graph 1 shows the trajectory as set out in the ELDP 2016-31; Graph 2 shows the trajectory as amended by this AMR for 2023/24. Graph 2 shows there is an annual shortfall against the AAR 'black line' in 2023/24. **In this year completions are 34 units below what was anticipated (51 AAR vs 17 actual completions, - 67%).** 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.

5.36 The cumulative required build rate from the start of the plan period 2016 to 31st March 2024 as set out on the 'black line' was 408 units. **Actual completions 'red line' have been 169 units, representing a 239 unit shortfall in housing delivery over the plan period to date (-41%).**

5.37 For the remaining seven-year period of the plan, the amended supply bars are the outcome of the 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 592 units, higher than the AAR number of 357 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 recently published household projection figures, along with other issues identified within this AMR, a lower plan requirement figure might be more suitable in any future revisions of the Eryri LDP.

- 5.38 The graph also shows that as allocations have come on stream and have gained planning permission, this element would generally increase in proportion while the site allocation element would decrease.
- 5.39 In respect of housing completions only, the plan is falling significantly 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 this AMR.
- 5.40 In the period up to the adoption of the next replacement LDP, the Authority will continue to address the shortfall in housing delivery through proactive action, including:
- Considering proposals for new residential development on their relative planning merits on a site-by-site basis and having due regard for the need to increase the delivery of housing.
 - Work in collaboration with Gwynedd and Conwy Housing Authorities to address shortfalls and on their Housing Action Plans, including any plans to build and provide affordable housing.
 - Continue to work with RSL's to deliver housing on allocated sites and to seek new sites and opportunities to deliver affordable housing.
 - Explore co-operative and community housing by working with partners and local communities.

MF24

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people.				
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing		Related Policies Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites			
Indicator	Target	Outcome		Trigger Point	
Number of consents granted and new houses completed annually	To meet the requirement of 770 (average 51 units per annum) units over the Plan period (2016-2031) 2017/18 44 2018/19 57 2019/20 62 2020/21 72 2021/22 85 2022/23 56 2023/24 51 2024/25 51 2025/26 60 2026/27 52 2027/28 46 2028/29 46 2029/30 46 2030/31 45	Adoption		Below the average annual housing requirement, target over two consecutive years i.e. below 102 units over two consecutive years.	
		AMR No 1:	14 housing units granted permission, 14 housing units completed		
		AMR No 2:	34 housing units granted permission, 38 housing units completed		
		AMR No 3:	7 housing units granted permission, 13 housing units completed		
		AMR No 4:	15 housing units granted permission, 22 housing units completed		
		AMR No 5:	45 housing units granted permission, 17 housing units completed		
Analysis					
<p>Conclusion: The number of new consents and completions tends to fluctuate from year to year. Some years the number of new units granted planning permission is low while completions are higher, and vice versa. It is therefore very difficult to determine any specific trends.</p> <p>External factors have impacted upon the overall economy and housing market and influenced development with the National Park. The uncertainty over Brexit over the last 6 years may have dissuaded developers from proceeding with plans to invest in housing. Factors such as Brexit and the Covid-19 pandemic have contributed to a significant increase in building material costs. High inflation, high cost of living, coupled with stagnant wages may also be discouraging developers of custom built single plots/self build plots. The current economic climate has resulted in a difficult borrowing environment for small builders and self-build projects as well as mortgages increasingly difficult to obtain which may impact the rate of development in the National Park.</p> <p>Many landowners in the National Park are not incentivized to bring sites forward for development as there is not much commercial pressure to develop in the area. There is a lack of private sector interest and development in general within the National Park.</p>					

The activity of housing associations during each year has a significant impact on the overall housing figures within the National Park. During AMR year 1 and 3, there were no permissions or completions by Housing Associations, while permissions and completions were higher in year 2. A housing association has completed a site of 9 houses in year 4, which increases the figure.

The patterns shown by this, and other targets of this AMR, demonstrates the significant role Housing Associations plays in the delivery of affordable housing units on allocated sites and in providing affordable housing within the National Park area.

Permissions and completion numbers were higher during AMR 2, being boosted by Housing Associations activity (9 permissions, 11 completions).. The Authority continues to work closely with both housing authorities and housing associations to bring appropriate sites forward for development.

A trend of low completions recognised by previous AMR's was taken into account during the revision of the ELDP. Changes were made to the housing policy which were expected to increase housing completions. New housing allocations have been proposed in sustainable locations to meet local needs over the Plan period and greater choice and flexibility of sites have been proposed to ensure a sustained delivery of new housing. The thresholds for requiring affordable housing provision were increased within settlements, e.g. Within Local Service Centres 20% affordable housing provision is required on sites of 5 dwellings or more. The previous LDP required a 50% affordable housing provision on all unallocated sites within Local Service Centres. Within service and secondary settlements, single open market dwellings on windfall sites are now acceptable. The inclusion of general market housing and affordable housing within service settlements and secondary settlements was considered the most appropriate way forward in order to balance the need to deliver affordable housing to meet local need, while enabling the release of more open market housing to stimulate the local housing market. This was also intended to increase the overall completion rate and support small builders and the local economy within the context of a designated landscape setting.

Whilst there was an increase in the second year of monitoring, the very low numbers for the 1st, 3rd and 4th years suggest the policy has not had the desired effect of increasing housing development. However, there is a significant increase in the number who received planning permission during the 5th year of monitoring (with 45 units having been granted permission), with these being a mixture of individual sites, conversions, private new building plans and social building plans. The low numbers of development in some years, particularly from the private sector, suggests it is related to the overall housing market condition, high inflation and the borrowing environment and that small builders are much more risk averse in the current unstable economic climate.

Action	<p>The number of houses that have been approved and completed has been below the average annual housing requirements target for several years in a row, although an increase was seen in the number that received planning permission (45 units) during the 5th year of monitoring. It will be necessary to continue to monitor to see if the progress is likely to continue.</p> <p>The increasing pressure on the national and local housing market which has worsened as a result of Covid 19 affects the sustainability of local communities; which suggests that future LDP policies should focus on securing accessible local market housing and affordable housing.</p>
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	<p>The latest household projections also suggest that a lower housing requirement figure may be more suitable when amending the LDP.</p> <p>Providing homes is a key element of the scheme's strategy. With continued low numbers of units coming forward and being completed in several monitoring years, the housing figures of the development plan are not being achieved. A review report has been prepared and adopted during 2023 which recommends a full review of the Plan.</p>
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MF25

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people.			
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing	Related Policies Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites			
Indicator	Target	Outcome		Trigger Point
% of consents granted and new housing completed annually in each settlement tier	Local Service Centres (25%)	Adoption	See analysis	Proportion of dwellings permitted falls below the targets for a) Local Service Centres and Service Settlements b) exceeds the targets for Secondary Settlements and Open Countryside for two consecutive years
	Service Settlements (10%)	AMR No 1:		
	Secondary Settlements (45%)	AMR No 2:		
	Smaller Settlements (10%)	AMR No 3:		
	Open Countryside (10%)	AMR No 4:		
		AMR No 5		
Analysis				
2019/2020:				
Granted Permission:				
Local Service Centres. 2 units = 14% Below target				
Service Settlements 2 units = 14% Above target				
Secondary Settlements 9 units = 64% Above target				
Smaller Settlements: 0%				
Open Countryside : 1 unit = 7% Below target				
Completions:				
Local Service Centres: 3 units = 21% Below target				
Service Settlements: 2 units = 14% Above target				
Secondary Settlements: 4 units = 29% Below target				
Smaller Settlements: 0%				
Open Countryside: 4 units = 36% Above target				
2020/21:				
Granted Permission:				
Local Service Centres. 15 units = 44% Above target OK				
Service Settlements 4 units = 12% Above target OK				

Secondary Settlements **3** units = 9% **Below target OK**
Smaller Settlements: **3** units = 9% **Below target**
Open Countryside : **9** unit = 26% **Above target OK**

Completions:

Local Service Centres: **5** units = 13% **Below target**
Service Settlements: **13** units = 34% **Above target**
Secondary Settlements: **9** units = 24% **Below target**
Smaller Settlements: **0**%
Open Countryside: **11** units = 29% **Above target**

2021/22

Granted Permission:

Local Service Centres. **0** units = **0**% **Below target**
Service Settlements **1** units = 14% **Above target OK**
Secondary Settlements **4** units = 57% **Above target OK**
Smaller Settlements: **0** units = **0**% **Below target**
Open Countryside : **2** unit = 29% **Above target OK**

Completions:

Local Service Centres: **0** units = 0% **Below target**
Service Settlements: **4** units = 31% **Above target OK**
Secondary Settlements: **4** units = 31% **Below target**
Smaller Settlements: **0**% = **Below target**
Open Countryside: **5** units = 38% **Above target**

2022/23

Granted Permission:

Local Service Centres. **0** units = 0% **Below target**
Service Settlements **1** units = 7% **Below target**
Secondary Settlements **5** units = 33% **Below target**
Smaller Settlements: **0** units = 0% **Below target**
Open Countryside : **9** units = 60% **Above target**

Completions:

Local Service Centres: **11** units = 50% **Above target**
Service Settlements: **1** units = 5% **Below target**
Secondary Settlements: **5** units = 23% **Below target**
Smaller Settlements: **1** unit = 5% = **Below target**
Open Countryside: **4** units = 18% **Above target**

2023/24

Granted Permission:

Local Service Centres. **1** unit = 2% **Below target**
Service Settlements **18** units = 40% **Above target**
Secondary Settlements **10** units = 22% **Below target**
Smaller Settlements: **0** units = 0% **Below target**
Open Countryside : **6** units = 36% **Above target**

Completions:

Local Service Centres: **1** unit = 6% **Below target**
Service Settlements: **4** units = 23% **Above target**
Secondary Settlements: **2** units = 12% **Below target**
Smaller Settlements: **1** unit = 6% **Below target**
Open Countryside : **9** units = 53% **Above target**

All planning applications granted for housing since adopting the LDP have been determined in accordance with Strategic Policy C: Spatial Development Strategy and therefore complied with the main spatial strategy outlined in the Plan.

Due to the relatively small scale development and low number of housing units within the National Park, unanticipated development on a windfall site or a large site completed within one year can result in exceeding the % target for a given settlement tier for that particular year and can have a profound impact on the % target. Given the low numbers of houses built in the National Park, the percentages can be skewed significantly each year.

Given the low number of units permitted and completed, it is difficult to deduct any strong trends from this target. Minor changes in numbers, and a development by a housing association, can significantly change the distribution percentages. It is necessary to consider the value of this target, and the trigger points, as the numbers have been low.

Action	Further Investigation / Research Required: The policies of the development plan are not being implemented as intended and further investigation and / or investigation is required.
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MF26

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people.			
Key Policies	Strategic Policy G: Housing Development Policy 30: Affordable Housing		Related Policies	
		Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites		
Indicator	Target	Outcome	Trigger Point	
Number of affordable housing units granted planning permission per annum	25 affordable housing units to be granted planning permission per annum	Adoption	Below 21 units granted planning permission per annum for 2 consecutive years	
		AMR No 1:		2
		AMR No 2:		14
		AMR No 3:		1
		AMR No 4:		2
		AMR No 5	20	
Analysis				
Out of the 45 new residential dwellings granted planning permission between April 2023 and March 2024, 20 of these were affordable housing units. This is significantly more than the numbers in previous years although it remains below the trigger point of 21 units for the 5th year of monitoring in a row.				
The planning permissions for affordable housing during 23/24 were a mixture of conversions, exempt sites and random sites. A housing association had received permission for 10 affordable units on two sites (5 each).				
While the numbers this year are higher (20 units), they remain below the target (25 units). As with last year, external factors may have impacted upon the overall economy and housing market and influenced development with the National Park. The state of the national economy, following Brexit and Covid, and inflation and high interest rates may have dissuaded developers from proceeding with plans to invest in housing. There has				

been an increase in the costs of house building materials; inflation coupled with stagnant wages and high cost of living makes it increasingly difficult to obtain mortgages.

The Authority depends on the delivery of the majority of affordable housing units by Housing Association on allocated sites. The National Park does not see housing development by large housebuilding companies. Small-scale developers building single plots are more prevalent; large schemes are mostly by Housing Associations, which provide 100% affordable provision.

The raising of the threshold in Service and Secondary settlements in the short form revision allows single units to be open market dwellings. This has resulted in permissions for a number of single, open market dwellings (9 in 2019/20, 3 in 2020/21, 5 in 2021/22). Had the policies of the previous ELDP had been applied, 5 of 7 permissions granted during 2021/22 would have been required to be affordable. Discounting units granted to housing associations's, the low number of permissions for affordable homes may be partly a result of this change in threshold. The change may have encouraged small-scale developers to apply for single plots in areas where under the previous plan, would have had a requirement to be affordable (although there is no certainty that affordable housing would have come forwards)

The AMR figures over the last 5 years (and further) demonstrates that in the current economic climate, the private sector is not delivering many affordable houses within the national park. Within the national park, not many private allocations are coming forward for development, and therefore do not provide many affordable houses. No large housing developments are coming forward, meaning the required % contribution of affordable housing from such sites is not being provided. This highlights the need to review the deliverability of the plan's housing figures and the viability of sites. There is more activity, albeit low numbers, from small, single plot developments, which tend to be self build / custom build plots by local developers, to provide for their own needs, and not developments purely for profit and investment purposes, to be made available on the market. This suggests that future policy may need to focus on the provision of housing for the local market, and affordable housing.

Action

Although 20 affordable units have been granted planning permission between 2023-24, the number of affordable housing units granted planning permission per annum is below 21 units for 5 consecutive years. A policy review is required as affordable housing is not being delivered and allocations are not coming forward.

The increasing pressures on the local housing market exacerbated by Brexit and 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.

Provision of affordable homes for local communities is a key element of the plan's strategy. With persistent low numbers of units coming forwards, the development plan housing figures are not being delivered. The formal review was started in March 2023 and a review report has been prepared

MF27

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing		Related Policies Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites		
Indicator	Target	Outcome	Trigger Point	
Number of affordable housing units completed per annum	25 affordable housing units to be completed per annum.	Adoption	Below 21 units completed per annum for 2 consecutive years	
		AMR No 1:		3
		AMR No 2:		19
		AMR No 3:		2
		AMR No 4:		11
AMR No 5:	4			
Analysis				
<p>The number of affordable units completed during 2023/24 has decreased to 4 units, well below the target of 25 and below the trigger point of 21. The number of affordable housing units completed has been lower than the target for 5 consecutive years.</p>				
<p>The low number of completions may have been due to the overall health of the property market and economy. External factors may have impacted upon the overall economy and housing market and influenced development with the National Park, such as uncertainty over Brexit and difficult borrowing environment for small builders and self-build projects. Factors such as Brexit and the Covid-19 pandemic has contributed to a significant increase in the cost of building materials. Inflation, high cost of living, coupled with stagnant wages may also be discouraging developers of custom build single plots/self build plots, with mortgages increasingly difficult to obtain.</p>				
<p>The Authority is dependent on the delivery of affordable housing units by Housing Associations. In 2023/24, no affordable units were completed by Housing Associations, which has a significant impact on the figures for this monitoring year.</p>				
<p>In the current economic climate, it does not appear that the private sector are delivering many affordable housing units within the National Park. Affordable housing delivery is heavily dependent on housing association activity, which generally appears to deliver a site every two years. It does not appear that the private sector can be relied upon to provide affordable housing.</p>				
Action	<p>Number of affordable housing units completed per annum is below 21 units for 3 consecutive years (although the figure for 2020-21 (19 units) was just below the target..</p> <p>Provision of affordable homes for local communities is a key element of the plan's strategy. With persistent low numbers of units completed, the development plan housing figures are not being delivered. Given the situation facing the communities of Snowdonia, it is considered that triggering a formal review is appropriate.</p>			

	The increasing pressures on the local housing market exacerbated by Brexit and 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 The formal review was started in March 2023 and a review report has been prepared.
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MF28

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
Key Policies	Strategic Policy G: Housing Development Policy 30: Affordable Housing		Related Policies	
			Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites	
Indicator	Target	Outcome		
Number of market units coming forward as a result of non-viability (i.e. units that are not viable and have therefore resulted in open market housing with a commuted sum).		Adoption		10 or more units per annum granted planning permission for three consecutive years.
		AMR No 1:	0	
		AMR No 2:	3	
		AMR No 3:	0	
		AMR No 4:	3	
		AMR No 5	5	
Analysis				
Commuting sums were received for five planning applications during 2023/24, resulting in 4 units, and one part of a unit. There was an application for the conversion of buildings to residential use in the countryside, together with part of a unit for permission for 7 new houses which included 2 affordable units.				
Action	Development plan policies are being implemented effectively			

MF29

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
Key Policies	Strategic Policy G: Housing Development Policy 30: Affordable Housing		Related Policies	
			Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites	
Indicator	Target	Outcome		
Number of affordable housing units granted planning permission per annum via windfalls.	6 units per annum	AMR No 1:		Below 5 units granted planning permission per annum for 2 consecutive years
		2		
		AMR No 2:	4	
		AMR No 3:	0	
		AMR No 4:	0	
		AMR No 5:	7	

Analysis	
<p>Seven affordable housing units were granted planning permission via windfalls in 2023/24, which is much higher than previous years.</p> <p>Previous low figures for affordable housing units permitted on windfall sites were taken into account during the revision of the LDP for 2016-2031 to ensure windfall sites are brought forward for development. The thresholds in the revised Plan was increased to assist sites coming forward; and the percentage provision of affordable housing units required for developments was reduced. It appears that a number of small open market windfall sites have come forwarded which fall below the threshold.</p> <p>The raising of the threshold in Service and Secondary settlements allows single units to be open market dwellings, whereas previously they were required to be affordable. This has resulted in permissions for a number of single, open market dwellings within these settlement types over the first 3 years of monitoring. The low number of permissions for affordable homes may be a direct result of this change in threshold. The change may have encouraged small scale developers to apply for single open market plot in areas where under the previous plan, would have had a requirement to be affordable.</p>	
Action	The trigger point has been activated following two consecutive years of numbers falling below the target. The contribution of windfalls in the plan may be too high and needs to be reviewed as part of the housing strategy.

MF30

Objective		Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people Communities		
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing		Related Policies Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites		
Indicator	Target	Outcome		Trigger Point
Number of affordable housing units completed per annum via windfalls.	6 units per annum	Adoption		Below 5 units completed per annum for 2 consecutive years
		AMR No 1:	2	
		AMR No 2:	4	
		AMR No 3:	0	
		AMR No 4:	2	
		AMR No 5:	1	
Analysis				
<p>One affordable unit completed on windfall sites during 2023/24 in a smaller settlement.</p> <p>The housing market in the National Park is localised in nature, relying on small local builders and self-build projects on small sites of less than five units. There are no regional house builders active in the market and therefore there is very limited speculative building of open market and affordable housing.</p> <p>The target will need to be monitored closely over the next year to see if this is part of a longer term trend.</p>				

Action	The trigger point has been activated following two consecutive years of numbers falling below the target. The contribution of windfalls in the plan may be too high and needs to be reviewed.
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MF31

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people		
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing Development Policy 9: Conversion and Change of Use of Rural Buildings	Related Policies		
Indicator	Target	Outcome	Trigger Point
Number of affordable housing units granted planning permission per annum via conversions.	3 units per annum	Adoption	Below 2 units granted planning permission per annum for 2 consecutive years
		AMR No 1: 0	
		AMR No 2: 1	
		AMR No 3: 1	
		AMR No 4: 2	
		AMR No 5: 4	
Analysis			
<p>Four affordable housing units were granted planning permission via conversion during 2023/24, This follows 4 years when the number was below the trigger level of 3</p> <p>3 units were a conversion of a hotel to affordable units.</p> <p>There may be general economic reasons for the low numbers. The need for a S.106 for an affordable dwelling may discourage developers, coupled with difficulties obtaining mortgages. Coupled with high inflation, high building costs and stagnant wages, the current economic climate does not encourage investment in conversions as affordable dwellings.</p>			
Action	The trigger point has been activated, with three consecutive years of numbers falling below the target , but the number is higher than the target during 2022/23. Affordable housing is not being delivered via conversions; the plan policies are not being implemented and are failing to deliver; a review of the policy is required.		

MF32

Objective		Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people		
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing Development Policy 9: Conversion and Change of Use of Rural Buildings		Related Policies		
Indicator	Target	Outcome		Trigger Point
Number of affordable housing units completed per annum via conversions.	3 units per annum	Adoption		Below 2 units completed per annum for 3 consecutive years
		AMR No 1:	3	
		AMR No 2:	4	
		AMR No 3:	2	
		AMR No 4:	0	
		AMR No 5:	3	
Analysis				
3 affordable units were completed via conversions, by converting a hotel.				
Action		Development plan policies are being implemented effectively		

MF33

Objective		Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people		
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing		Related Policies		
Indicator	Target	Outcome		Trigger Point
Monitor uptake of affordable housing in smaller settlements	2 per settlement over the life of the Plan	Adoption		Take up of 2 units per settlement. Take up of more than two units per settlement relating to need. No take up after 4 years in any individual settlement.
		AMR No 1:	0	
		AMR No 2:	3	
		AMR No 3:	0	
		AMR No 4:	0	
		AMR No 5:	0	
Analysis				
0 affordable dwellings have been permitted within smaller settlements.				
Over the five year period of the AMR, affordable housing has only been provided within two of the 29 smaller settlements within the national park area. The affordable requirement with the need for a S.106, and difficulties obtaining a mortgage, may be discouraging development, coupled with other wider economic factors, as outlined under other targets.				

The target of 2 units per settlement appears ambitious (it would equate to 58 units), and does not appear to be deliverable and should be re-considered as part of the review. The increasing pressures on the local housing market exacerbated by Brexit and 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.

Action	Development plan policies are not being implemented as intended and further research and/or investigation is required.
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MF34

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing Development Policy 11: Affordable Housing in Exception Sites	Related Policies			
Indicator	Target	Outcome	Trigger Point	
Number of affordable housing units granted planning permission and completed per annum on exception sites. The exception sites are not included in the housing requirement figure.	1 scheme completed every 4 years	Adoption	Less than 1 scheme completed every 4 years.	
		AMR No 1:		0
		AMR No 2:		0
		AMR No 3:		0
		AMR No 4:		1
		AMR No 5	0	
Analysis				
<p>Nine affordable housing units were permitted on an exception site during 2023/24. No affordable units were completed on an exception site during 2023/24. Suitable land owned by housing associations have already been allocated in the development plan, as opposed to being brought forward as exception sites. Units can be expected to be completed in the coming years following approvals during 23/24.</p> <p>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, as outlined under other targets.</p>				
Action	Further Investigation/Research Required. The figure for the first two years of monitoring falls below the trigger level and the Authority will investigate and continue to monitor future reports to distinguish trends.			

MF35

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing	Related Policies Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites			
Indicator	Target	Outcome		Trigger Point
Monitor the size of sites coming forward and the number of units proposed on each site.		Adoption		
		AMR No 1:	See analysis	
		AMR No 2:	See analysis	
		AMR No 3:	See analysis	
		AMR No 4:	See analysis	
		AMR No 5:	See analysis	
Analysis				
<p>Of the 45 residential units granted planning permission in 2023/24, there were sites of 7, 6 and two 5 unit sites. The rest were single sites of 1 or 2 units. There have been more large sites during 23/24 than previously, with two 5 unit sites from a housing association.</p> <p>The housing market in the National Park is localised in nature, relying on small local builders and self-build projects on small sites of less than five units. There are no regional house builders active in the market and therefore there is very limited speculative building of open market and affordable housing. Large sites are mostly dependent on Housing Association activity.</p>				
Action	Development plan policies are not being implemented as intended and further research and/or investigation is required.			

MF36

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing	Related Policies Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites			
Indicator	Target	Outcome		Trigger Point
Monitor the affordable housing targets and		Adoption		
		AMR No 1:	Targets met	
		AMR No 2:	Targets met	

thresholds of sites coming forward.		AMR No 3:	Targets met
		AMR No 4:	Targets met
		AMR No 5:	Targets met
Analysis			
<p>The units which had an affordable housing requirement have met the affordable housing target of the Eryri LDP.</p> <p>The review will need to consider the Affordable Housing targets and thresholds.</p> <p>One application was considered to convert 4 listed building residential units which was not viable in terms of providing affordable housing.</p>			
Action	Development plan policies are not being implemented as intended and further research and/or investigation is required.		

MF37

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
Key Policies Strategic Policy G: Housing Development Policy 13: Gypsy and Travellers Sites	Related Policies			
Indicator	Target	Outcome	Trigger Point	
If need is identified through the GTNA within the National Park consider suitable sites.	Continue to be part of the GTNA group	Adoption	Failure to meet an identified need.	
		AMR No 1:		See analysis
		AMR No 2:		See analysis
		AMR No 3:		See analysis
		AMR No 4:		See analysis
		AMR No 5:	See analysis	
Analysis				
<p>Local authorities have a duty to undertake gypsy and traveller accommodation assessments (GTAA's) under the Housing (Wales) Act 2014. Gwynedd and Conwy local housing authorities have completed their Gypsy and Traveller Accommodation Needs Assessments at local authority level early in 2016. The GTAA's for the Gwynedd and Conwy areas were submitted to the Welsh Government and it was found that there was no need within the National Park for a residential site or a transit/temporary stopping site for gypsy and travellers. Cyngor Gwynedd have established a new steering group for 2021 of which the Authority are members. In May 2021. Arc4 were commissioned to assist Gwynedd and Ynys Mon Councils to prepare a Gypsy and Travellers Accommodation Assessment to inform local housing strategies and Gypsy and Traveller site provision policies in Development Plans. The GTANA has been carried out in accordance with the methodology set out in the Welsh Government's Undertaking Gypsy and Traveller Accommodation Assessment. Again the GTANA did not identify the need for a site within the National Park.</p>				

The Authority will continue to be part of the project steering group to ensure that ongoing monitoring will be maintained and to identify whether further residential or temporary stopping places should be delivered to meet any further identified need. The Authority will use the Eryri LDP criteria based policy to judge proposals to meet future or unexpected demand.

Action **Development plan policies are being implemented effectively**

MF38

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people Communities
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Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing	Related Policies Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites
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Indicator	Target	Outcome		Trigger Point
Monitor affordable housing need figure identified through the LHMA and other appropriate local housing needs surveys		Adoption		
		AMR No 1:	See analysis	
		AMR No 2:		
		AMR No 3:		
		AMR No 4:		
		AMR No 5:		

Analysis

Local Housing Authorities are responsible for producing and updating LHMA in partnership with planning authorities and other stakeholders. Local Housing Authorities are responsible for producing and updating Local Housing Market Assessment (LHMA) in partnership with planning authorities and other stakeholders.

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.

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. 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.

Gwynedd and Conwy Housing Authorities are looking to commence LHMA's in the near future in accordance with new methodology released by the Welsh Government.

Gwynedd and Conwy have started the work of updating their LHMA which will be an important part of the evidence base for a review of the Eryri LDP in the future. The Welsh Government has introduced a new methodology for the production of a LHMA.

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 mix of occupancy.

During this monitoring year, the Rural Housing Enablers (RHEs) has undertaken a local housing needs survey in Dolgarrog/ Trefriw.

Action	Development plan policies are being implemented effectively
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MF39

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people
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Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing	Related Policies Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites
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Indicator	Target	Outcome	Trigger Point
Monitor the need for intermediate affordable housing needs through Tai Teg Register.		Adoption	
		AMR No 1:	See analysis
		AMR No 2:	
		AMR No 3:	
		AMR No 4:	
		AMR No 5:	

Analysis

The Local Authorities of North Wales and housing associations have established Tai Teg, a joint intermediate housing register which is coordinated by Grwp 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. This information is available to the Authority and housing associations.

The numbers of households on the Tai Teg register within the National Park in August 2023 was:

Gwynedd: 152 for purchasing and 159 for rental;
Conwy: 97 for purchasing and 80 for rental

There has been an increase in the numbers registered. As it is possible for households to be on both registers, and can choose up to three areas, there may be duplication. Figures are divided into community council areas, some of which contain areas outside the National Park.

Action	Development plan policies are being implemented effectively
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MF40

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing		Related Policies Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites		
Indicator	Target	Outcome		Trigger Point
Revise existing SPG on Affordable Housing	By 2019	Adoption	Existing SPG	Failure to deliver
		AMR No 1:	SPG Revised and adopted	
		AMR No 2:		
		AMR No 3:		
		AMR No 4:		
		AMR No 5:		
Analysis				
<p>A revised SPG for affordable housing was adopted in September 2019. This is a practical guidance note for applicants who intend to submit a planning application for an affordable dwelling to meet local needs which is available to download on the Authority’s website. The Authority continues to discuss viability issues on a case by case basis making reference to the SPG on Affordable Housing</p> <p>The SPG provides detailed information on how policies contained in the revised Eryri Local Development Plan (ELDP) (2016-2031) will be applied in practice by the Authority. The most relevant policies in the revised Eryri LDP are Strategic Policy G: Housing, Development Policy 30: Affordable Housing, Development Policy 11: Affordable Housing on Exception Sites and Development Policy 9: Conversion and Change of use of rural buildings.</p> <p>The SPG was the subject of a 6 week public consultation between the 9th of July 2019 and the 18th of September 2019. The consultation report is available for viewing on the Authority’s website.</p> <p>The SPG has been updated to reflect current data on household income that guides the affordable price level of properties. The size of affordable housing units has also been defined so they commensurate with the needs of the intended household and remain affordable in perpetuity. The SPG has also been updated to reflect the most up to date data relating to commuted sum payments.</p> <p>The Authority has produced a practical guidance note for applicants who intend to submit a planning application for an affordable dwelling to meet local needs which is available to download on the Authority’s website. The Authority continues to discuss viability issues on a case by case basis making reference to the SPG on Affordable Housing.</p>				
Action	Development plan policies are being implemented effectively			

MF41

Objective		Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people		
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing Development Policy 17: Removal of Agricultural and Holiday Accommodation Occupation Condition		Related Policies		
Indicator	Target	Outcome		Trigger Point
The number of applications approved for the removal of an agricultural or holiday accommodation occupancy condition	Substitution for a condition restricting occupancy to affordable housing	Adoption		Less than 30% of all approvals to remove agricultural or holiday accommodation conditions
		AMR No 1:	0	
		AMR No 2:	1	
		AMR No 3:	0	
		AMR No 4:	0	
Analysis		During 2023/24, no applications were approved.		
Action	Development plan policies are being implemented effectively			

MF42

Objective		Support the appropriate provision and retention of key community facilities and services throughout the area. Encourage community recreational facilities where they meet local needs and do not conflict with the 'Special Qualities' of the Park.		
Key Policies Strategic Policy Ng: Community Services and Facilities		Related Policies Strategic Policy A: National Park Purposes and Sustainable Development		
Indicator	Target	Outcome		Trigger Point
Number of new or improved community facilities in Local Service Centres, Secondary Settlements and Smaller Settlements	An increase in the number of new or improved community facilities	Adoption		
		AMR No 1:	2 improved community facilities	
		AMR No 2:	2 improved community facilities	
		AMR No 3:	1 improved community facilities	
		AMR No 4:	1 improved community facilities	
		AMR No 5:	1 improved community facilities	

Analysis	
During 2023/24: - Planning permission was granted for improvements to a children's playground in Aberdyfi. Planning permission was granted for the conversion of a former church into a community building in Llan Ffestiniog	
Action	Development plan policies are being implemented effectively

MF43

Objective		Support the appropriate provision and retention of key community facilities and services throughout the area. Encourage community recreational facilities where they meet local needs and do not conflict with the 'Special Qualities' of the Park	
Key Policies Strategic Policy Ng: Community Services and Facilities		Related Policies Strategic Policy A: National Park Purposes and Sustainable Development	
Indicator	Target	Outcome	Trigger Point
Number of community facilities lost through change of use	No loss of viable facilities	Adoption	Failure to deliver
		AMR No 1: No losses	
		AMR No 2: No losses	
		AMR No 3: No losses	
		AMR No 4: No losses	
AMR No 5: No losses			
Analysis			
NP5/72/25H Outdoor pursuit centre			
Action	Development plan policies are being implemented effectively		

MF44

Objective		Promote measures to encourage development that supports the vibrancy of the Welsh language and to protect communities from developments that are insensitive to impact on the Welsh language.	
Key Policies Development Policy 18: The Welsh language and the Social and Cultural fabric of Communities		Related Policies	
Indicator	Target	Outcome	Trigger Point
Number of Community & Linguistic Statements submitted	No significant harm to the character and language balance of a community	Adoption	1 harmful scheme for 3 consecutive years or 3 harmful developments in 1 year
		AMR No 1: No harmful scheme or developments	
		AMR No 2: No harmful scheme or developments	

		AMR No 3:	No harmful scheme or developments	
		AMR No 4:	No harmful scheme or developments	
		AMR No 5:	No harmful scheme or developments	
Analysis				
During 2023/24, three community and linguistic statements were presented. They were for an application to change the use of a hotel to 6 residential units. Another statement was submitted for an application for 7 residential units, and another for 5 units.				
Action	Development plan policies are being implemented effectively			

MF45

Objective	Promote measures to encourage development that supports the vibrancy of the Welsh language and to protect communities from developments that are insensitive to impact on the Welsh language.			
Key Policies Development Policy 18: The Welsh language and the Social and Cultural fabric of Communities	Related Policies			
Indicator	Target	Outcome		Trigger Point
Monitor the effectiveness of the Community and linguistic statement and the Community & Linguistic Impact Assessments	Number produced in compliance with policy. Assess effectiveness.	Adoption		
		AMR No 1:	See analysis	
		AMR No 2:		
		AMR No 3:		
		AMR No 4:		
		AMR No 5:		
Analysis				
The Community & Linguistic Statements that have been submitted in previous years enabled the Authority to make an informed decision on applications that may have had an effect on the Welsh language within communities. They have also provided an opportunity for applicants to demonstrate positive influences on communities, particularly where the development serves to meet local needs. In response to any negative impacts of the development, the statement also gives the applicant the opportunity to expand on the benefits of the development and to present evidence of mitigating factors relevant to the application and planning.				
Action	Development plan policies are being implemented effectively			

MF46

Objective	Promote measures to encourage development that supports the vibrancy of the Welsh language and to protect communities from developments that are insensitive to impact on the Welsh language			
Key Policies Development Policy 18: The Welsh language and the Social and Cultural fabric of Communities Development Policy 10: Advertisements and Signs	Related Policies			
Indicator	Target	Outcome		Trigger Point
Encouraging Welsh or bi-lingual signage	An increase in Welsh or bi-lingual signage	Adoption		
		AMR No 1:	Increase	
		AMR No 2:	Increase	
		AMR No 3:	Increase	
		AMR No 4:	Increase	
		AMR No 5	Increase	
Analysis				
During 2023/24, applicants have been encouraged to produce bilingual signs. During this Annual Monitoring period, 6 out of 8 applications for advertisement consent were bilingual. Three signs were interpretation boards, two for a garage, two for a bank, and one for a café/shop. Permission for signs to a shop/cafe yn Harlech and a sign for HSBC in Bala were not bilingual. .				
Action	Training Required: The policies of the development plan are not being implemented as intended and officer training is required.			

MF47

Objective	Promote measures to encourage development that supports the vibrancy of the Welsh language and to protect communities from developments that are insensitive to impact on the Welsh language			
Key Policies Development Policy 18: The Welsh language and the Social and Cultural fabric of Communities	Related Policies			
Indicator	Target	Outcome		Trigger Point
Encouraging the use of Welsh place names for new developments	An increase in Welsh place names for new developments	Adoption		
		AMR No 1:	See analysis	
		AMR No 2:	See analysis	
		AMR No 3:	See analysis	
		AMR No 4:	See analysis	
		AMR No 5:	See analysis	

Analysis

There are a number of initiatives being undertaken by the Authority that encourage the use of the Welsh language and seek to protect Welsh place names. They are also actions under the objectives of the Authority’s Management Plan (Cynllun Eryri). Such projects positively promote the language, which gives the National Park its sense of place. Through participating in such schemes, individuals will have increased awareness of the language and may be more minded to retain Welsh names for new developments and adopt bilingual policies for business.

- *Ysgwrn, the Carneddau Landscape Partnership Scheme and the Harlech and Arduwy Cultural Heritage Scheme offer a wide variety of opportunities for people to socialise, engage with heritage and participate through the medium of Welsh. These opportunities include volunteering, skills development, activities and events. Yr Ysgwrn adds to Curriculum for Wales resources. The Authority has officially approved the use of the names Yr Wyddfa and Eryri in all languages. There was a positive response to the decision and a number of national bodies are following the same path, leading to better awareness of Welsh place names and an understanding of their significance. Place name projects are being planned with Pontio (Bangor) and for the National Eisteddfod 2023. All medium/large planning applications must carry out a linguistic assessment and demonstrate that there is no adverse effect before being granted.*
- *All volunteers are encouraged to take part in the Ambassador scheme as an introduction to the NP.*
- *The Cader Idris Voluntary Warden scheme was established similar to Yr Wyddfa, to encourage learners to practice when they are out on patrol. 65% of Yr Wyddfa volunteers are fluent in Welsh, 20% of Cader Idris volunteers are fluent in Welsh.*
- *The Carneddau Landscape Partnership Scheme and the Harlech and Arduwy Cultural Heritage Scheme are collecting place names to contribute to the List of Historical Welsh Names. The names are interpreted and promoted through creative projects.*
- *In 2022, the National Park Authority decided to officially adopt the names Eryri and Yr Wyddfa in all languages. This decision has prompted similar action by other national bodies and has inspired better awareness of Eryri's place names and their cultural significance.*
- *Principles for dealing with place names were adopted by ENPA, in order to harmonize the use of place names. The list of lake names is about to be harmonized by the Place Names Standardization Panel and this will lead to consistency in the names of Snowdonia's peaks in due course.*
- *Eryri Ambassadors: An ambassador programme to improve the learning experience of Eryri's Special Qualities. There are over 900 ambassadors who carry out modules, one of which is the Welsh language and there are elements of legends, place names and the use of the language in many of the other modules.*
- *Online series on how to pronounce Welsh geographical names in the National Park. Significant increase in requests for information and understanding from external media on using Yr Wyddfa and Eryri only in communications internationally.*
- *The National Park Authority attended the 2023 National Eisteddfod to promote our work and understanding of the National Park and its special qualities.*
- *Collaborate with other organisations to promote the Welsh language.*

Action

The policies of the development plan are implemented effectively. Continue to monitor and encourage the use of Welsh names for new developments.

MF48

Objective		Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people	
		Support the appropriate provision and retention of key community facilities and services throughout the area.	
		Encourage community recreational facilities where they meet local needs and do not conflict with the 'Special Qualities' of the Park	
		Promote measures to encourage development that supports the vibrancy of the Welsh language and to protect communities from developments that are insensitive to impact on the Welsh language	
Key Policies Strategic Policy G: Housing Strategic Policy A: National Park Purposes and Sustainable Development Development Policy 18: The Welsh language and the Social and Cultural fabric of Communities Strategic Policy B: Major Development		Related Policies Development Policy 30: Affordable Housing	
Indicator	Target	Outcome	
Number of planning obligations secured on larger development	All large development	Adoption	
		AMR No 1:	0
		AMR No 2:	0
		AMR No 3:	0
		AMR No 4:	0
		AMR No 5:	0
Trigger Point			
Failure to secure obligations where necessary on 2 or more sites in 3 years			
Analysis			
During 2023/24 no large scale development requiring a planning obligation were submitted.			
Action		Development plan policies are being implemented effectively	

Further research and consideration to inform amendments to the Eryri LDP

5.41 The number of housing completions for 2023/24 was 17 units, a decrease from last years' completion figure of 22 units. The completion figure is 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 2023/24 with this years' completions of 17 units below what was anticipated (51 AAR vs 17 actual completions, - 67% 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 -41% for cumulative required build rate from the start of the plan period, 2016-17, up to 31st March 2024. 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.

- 5.42 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 in part be due to the difficult borrowing environment for developers, small builders, and self-build projects. There has been a general trend in lower numbers of completions between 2015 and 2019 within the National Park and at an all-Wales level. Changes in the Authority's housing policies through the recent Eryri LDP revision by increasing the thresholds before 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.
- 5.43 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. 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 developers, 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.
- 5.44 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 effect on the sustainability of viable communities and the Welsh language. Regulatory changes are to be introduced which will allow greater control of changes between different types of residential uses and the formation of planning policies. This 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.
- 5.45 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 amending the LDP. A lower housing requirement figure would also reflect past completions and the current housing development industry's ability to deliver within the National Park.

- 5.46 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 focus on achieving accessible local market housing and affordable housing to secure the long-term viability of Snowdonia's local communities.
- 5.47 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.
- 5.48 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 amended LDP will need to ensure that development occurs at a rate which can be absorbed and assimilated without damaging the character of communities. Adverts and signs are a method of promoting the distinctive culture of Snowdonia and can contribute enormously to the Sense of Place. When amending the LDP it will be important that policies ensure that adverts and signs are provided bilingually and expect new developments and streets to have Welsh names.
- 5.49 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.
- 5.50 The potential contribution of a community-led housing, co-operative housing and land trusts should also be considered. The Authority is exploring the possibility of creating and funding a community led housing officer post, along with other partners, to work with communities and explore potential Community led housing schemes. Discussions will continue with partners and local communities.
- 5.51 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.

6 SUPPORTING A SUSTAINABLE RURAL ECONOMY

This section delivers a response to the following objectives:

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

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

Employment

- 6.1 Seven applications were permitted during 2023/24 that resulted in an estimated increase of 8518m² *new* floor space for employment purposes. These applications were for;
- First floor extension buildings to existing workshop/laundry to include open plan office, near Glyndwr Road in Dolgellau
 - Erection of single storey rear extensions and alterations including installation of two kitchen extraction chimneys, retaining walls, metal stairs and gantry and installation of a new window, in the Royal Oak Betws y Coed
 - Creation of a hard floor for locating seasonal containers, location of a tipi for group activities, and a retrospective application to retain the forest skate track and bridge, tree hopper shelter, camera kiosk, booking kiosk, snack hut, safari kit store trees and shelter, tree houses with nets, water tank shed, staff shelter, forest chute, kit buildings to use the forest nets and diving. Zip World, Betws y Coed
 - Retention of 4 gazebos within an existing car park which was granted temporary permission under Planning Permission NP2/11/1G dated 09/04/2021 until 31/12/23, and a storage shed behind the cafe at Caffi Glandwr, Beddgelert
Permanent location of a catering cabin in Caffi Colwyn, Beddgelert
 - Locating a catering van in the back yard, land behind yr Afr, Bala
 - Change of use from an existing retail shop (Use Class A1) to a proposed tea shop / small gift shop (Use Class A3 & A1) in Bala
- 6.2 The total of 8518m² of new employment floor space is based on information submitted with the planning application which may include an area outside the development area. Because of this, it is assumed that the total is significantly less than 8518m² but despite this, there has been an increase in employment floor during the latest AMR period.
- 6.3 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.
- 6.4 In July 2020, Welsh Government published 'Building Back Better Places – The Planning System Delivering Resilient and Brighter Futures – Placemaking and the Covid 19 recovery'. The documents seeks to highlight the key existing planning policies and tools which should be used by all sectors in the environmental, social, cultural and economic recovery of Wales, recognising the continuing need for Planners to operate within a wider context of priorities and action at all scales.

- 6.5 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 undertaken between the National Park, Gwynedd Council and Anglesey Council mentioned previously. 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.
- 6.6 '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.
- 6.7 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
- 6.8 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.

Snowdonia Enterprise Zone

- 6.9 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. The site at Llanbedr had previously been shortlisted as a possible location for a Spaceport during 2015; however, Industrial Strategy funding was awarded in 2018 to a proposed vertical launch spaceport in Sutherland, Scotland, bringing an end to the potential of a vertical launch facility at Llanbedr. However, potential horizontal launch sites such as those potentially planned in Cornwall, Glasgow Prestwick and Llanbedr are to be boosted by gaining access to a new £2million development fund.
- 6.10 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.

- 6.11 As previously discussed in Chapter 3, the 'Future Wales 2040' document does highlight the real possibility of a SMR being located at Trawsfynydd in the future. Whilst it may not be within the next LDP timescale, it will be important for the Authority to be involved in future discussions about the possibility of the SMR being located in Trawsfynydd and its implications for the National Park.
- 6.12 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. 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

Officers from the Policy Department are working with Magnox/NRS to form a Planning Framework for the site and for the decommissioning process. A draft of this document will be submitted by Magnox/NRS by the end of 2024 or early during 2025, and an update will be given within the next AMR.

Tourism and Recreation

- 6.13 The main changes to the Visitor Accommodation policies within the ELDP 2016-2031 adopted in February 2019, were the two new policies, Development Policy 28: New Build Serviced Accommodation, and Development Policy 29: Alternative Holiday Accommodation. The new Visitor Accommodation SPG was adopted on January 22nd 2020.
- 6.14 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.
- 6.15 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 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. In the short-term various actions have been taken by the Authority, in collaboration with the Local Authorities and other Bodies, on prevention, education and information. Snowdonia'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 There are calls from the tourism sector 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 trialing 'Aires' sites over a period of 3 years, aiming to commence during 2023. These will be located on existing council owned car parks (Criccieth, Llanberis, Caernarfon, Pwllheli). No site has been determined within the boundaries of the National Park.

- 6.16 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.

Retail

- 6.17 A retail survey was carried out during October 2022 in Aberdyfi, Bala, Betws y Coed, Dolgellau and Harlech. The average vacancy rate for the five towns was 8.2%, which is slightly higher than the 9.2% seen in the 2021 study. At a national level since 2022, the number of vacant retail units continue to increase. The figure for the second quarter of 2023 was 17%, an increase of 0.3% compared with the same period in 2022 (reported by the Welsh Retail Consortium). Two applications were permitted for extensions and changes to the retail units during 2022/2023
- 6.18 Due to staffing and resource limitations, a retail survey was not carried out during this monitoring period. A retail survey will be carried out during the autumn months of 2024 and will be reported in next year's annual monitoring report.
- 6.19 Welsh Government's 'Building Back Better Places (June 2020)' notes its intention to revitalise town centres within Wales. Throughout Wales, the Covid lockdowns meant that retail and commercial centres became deserted, and supermarkets and convenience shops became the only few shops open. The economic consequences meant that many retailers were struggling financially which could lead to higher vacancy rates in commercial centres. Welsh Government note that the planning system must respond to this situation by ensuring that the retail and commercial centres can operate as flexibly as possible. This will begin by setting out a clear vision for each centre within LDPs, as well as establishing realistic and sensible boundaries for centres, with the identification of sites for redevelopment. This means that the role and function of established shopping areas must be reassessed and sometimes difficult decisions about the future of some of these centres will need to be made, master planning will be a particularly useful tool in this respect.
- 6.20 Welsh Government note that centres should 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. Evidence suggests that traditional retailing uses will not be as prevalent and the demand for new retail space will be very low for the foreseeable future, therefore primary retail areas will need to be urgently reviewed. This must be realistic and not done in the expectation that retail occupiers will return in the numbers prior to the pandemic. Unreasonable and inflexible policies should be challenged through the development plan process, as much more creative thinking will be needed to reimagine and repurpose these areas.

6.21 Retail assessments in Local Development Plans should 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.

MF50

Objective		Supporting a Sustainable Rural Economy		
Key Policies Strategic Policy H: A Sustainable Rural Economy (H)		Related Policies Development Policy 19: New employment and training development Development Policy 24: Retail (24)		
Indicator	Target	Outcome		Trigger Point
New employment floor space built in the Local Service Centres	Increase in new employment floor space	AMR No 1:	0	Failure to deliver
		AMR No 2:	0	
		AMR No 3:	0	
		AMR No 4:	0	
		AMR No 5:	0	
Analysis				
No new employment floor space was built in Local Service Centres during 2023/24. See MF51 for new employment floor spaces in other areas of the National Park. Permission was given to build a first floor extension to an existing workshop/laundry to include an open plan office in Dolgellau which could mean more employment floor within a Local Service Centre, but it is not a new development.				
Action	It is possible to note that this indicator fails to some extent in terms of failing to achieve a new employment floor within Local Service Centres. To try to solve this, employment land provision will be assessed and reviewed within these areas during the review of the plan and this work has already started in conjunction with Gwynedd Council and Anglesey Council.			

MF51

Objective		Supporting a Sustainable Rural Economy		
Key Policies Strategic Policy H: A Sustainable Rural Economy (H)		Related Policies Development Policy 19: New employment and training development Development Policy 9: Conversion and change of use of rural buildings Development Policy 24: Retail (24)		
Indicator	Target	Outcome		Trigger Point
Total new employment floor space built in National Park (including conversions)	Increase in new employment floor space	AMR No 1:	2367.77 m ²	Failure to deliver
		AMR No 2:	463.18m ²	
		AMR No 3:	834.42m ²	
		AMR No 4:	3356m ²	
		AMR No 5:	8518 m ²	
Analysis				
Seven applications (relevant to this indicator) were permitted for areas of new employment or retail (or conversions/adaptations) within the National Park during this monitoring period, some of which resulted in new employment floorspace.				
<ul style="list-style-type: none"> • First floor extension buildings to an existing workshop/laundry to include an open plan office, near Glyndwr Road in Dolgellau 				

- Erection of single storey extensions at the rear and alterations including the installation of two kitchen extraction chimneys, retaining walls, metal stairs and a gantry and the installation of a new window, in the Royal Oak Betws y Coed
- Creation of a hard floor for locating seasonal containers, location of a tipi for group activities, and a retrospective application to retain the forest skate track and bridge, tree hopper shelter, camera kiosk, booking kiosk, snack hut, safari kit store trees and shelter, tree houses with nets, water tank shed, staff shelter, forest chute, kit buildings to use the forest nets and diving. Zip World, Betws y Coed.
- Retention of 4 gazebos within an existing car park which was granted temporary permission under Planning Permission NP2/11/1G dated 09/04/2021 until 31/12/23, and a storage shed behind the cafe at Caffi Glandwr, Beddgelert
- Permanent location of a catering cabin at Caffi Colwyn, Beddgelert
- Location of a catering van within the back yard, land behind yr Afr, Bala
- Change of use from an existing retail shop (Use Class A1) to a proposed tea shop / small gift shop (Use Class A3 & A1) in Bala.

The total of 8518m² of new employment floor space is based on information submitted with the planning application which may include an area outside the development area. Because of this, it is assumed that the total is far less than 8518m² but nonetheless, there has been an increase in employment floor space during the latest AMR period.

Action	Development plan policies are being implemented effectively.
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MF52

Objective	Supporting a Sustainable Rural Economy			
Key Policies Strategic Policy H: A Sustainable Rural Economy (H)	Related Policies Development Policy 19: New employment and training development Development Policy 9: Conversion and change of use of rural buildings Development Policy 24: Retail (24)			
Indicator	Target	Outcome		Trigger Point
Number of additional jobs created	Increase in number of additional jobs created	AMR No 1:	Increase	Failure to deliver
		AMR No 2:	Increase	
		AMR No 3:	Increase	
		AMR No 4:	Increase	
		AMR No 5:	Increase	
Analysis				
<p>There were applications permitted which resulted in increases in employment floor space within the National Park (as highlighted in MF51, although they could not be considered as significant contributors to job increases.</p> <p>Examples include;</p> <ul style="list-style-type: none"> • First floor extension buildings to an existing workshop/laundry to include an open plan office, near Glyndwr Road in Dolgellau • Erection of single storey extensions at the rear and alterations including the installation of two kitchen extraction chimneys, retaining walls, metal stairs and a gantry and the installation of a new window, in the Royal Oak Betws y Coed • Creation of a hard floor for locating seasonal containers, location of a tipi for group activities, and a retrospective application to retain the forest skate track and bridge, 				

tree hopper shelter, camera kiosk, booking kiosk, snack hut, safari kit store trees and shelter, tree houses with nets, water tank shed, staff shelter, forest chute, kit buildings to use the forest nets and diving. Zip World, Betws y Coed.

- Retention of 4 gazebos within an existing car park which was granted temporary permission under Planning Permission NP2/11/1G dated 09/04/2021 until 31/12/23, and a storage shed behind the cafe at Caffi Glandwr, Beddgelert
- Permanent location of a catering cabin at Caffi Colwyn, Beddgelert
- Location of a catering van within the back yard, land behind yr Afr, Bala
- Change of use from an existing retail shop (Use Class A1) to a proposed tea shop / small gift shop (Use Class A3 & A1) in Bala.

The exact number of additional jobs created is not known, but they will lead to an increase in the number of additional jobs in the National Park.

Action	Development plan policies are being implemented effectively.
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MF53

Objective	Supporting a Sustainable Rural Economy			
Key Policies Strategic Policy H: A Sustainable Rural Economy (H)	Related Policies Development Policy 19: New employment and training development Development Policy 9: Conversion and change of use of rural buildings Development Policy 24: Retail (24)			
Indicator	Target	Outcome		Trigger Point
Amount of employment land (ha) and floor space (sq m) redeveloped to other uses	No loss of employment land/floor space unless in line with the Policy	AMR No 1:	0	Supply of employment land/premises lost not in line with Policy. 1 scheme lost for 3 consecutive years or 3 schemes lost in 1 year.
		AMR No 2:	0	
		AMR No 3:	0	
		AMR No 4:	0	
		AMR No 5	0	
Analysis				
No employment land or floor space was lost to other uses during this monitoring period.				
Action	Development plan policies are being implemented effectively.			

MF54

Objective		Supporting a Sustainable Rural Economy		
Key Policies Strategic Policy H: A Sustainable Rural Economy (H)		Related Policies Development Policy 19: New employment and training development Development Policy 9: Conversion and change of use of rural buildings Development Policy 24: Retail (24)		
Indicator	Target	Outcome		Trigger Point
Employment land and premises vacancy rate		AMR No 1:	n/a	
		AMR No 2:	n/a	
		AMR No 3:	n/a	
		AMR No 4:	n/a	
		AMR No 5:	n/a	
Analysis				
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.				
Action		Development plan policies are being implemented effectively.		

MF55

Objective		Supporting a Sustainable Rural Economy		
Key Policies Strategic Policy H: A Sustainable Rural Economy (H)		Related Policies Development Policy 19: New employment and training development		
Indicator	Target	Outcome		Trigger Point
Monitor employment land and industrial buildings available in close proximity to the National Park boundary		AMR No 1:	n/a	
		AMR No 2:	n/a	
		AMR No 3:	n/a	
		AMR No 4:	n/a	
		AMR No 5:	n/a	
Analysis				
The Employment Background Paper update undertaken in 2017 came to the conclusion that there were numerous employment and industrial sites around the National Park boundary and that many of these had high levels of vacancies. Therefore as noted it was concluded that no new employment land allocations would need to be allocated within the National Park.				

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. The project is in the early stages of formulating a brief, but the end result will assist in forming an evidence base for a review of Eryri's Local Development Plan.

Action Development plan policies are being implemented effectively.

MF56

Objective		Supporting a Sustainable Rural Economy		
Key Policies		Related Policies		
Development Policy 27: Snowdonia Enterprise Zone (27)				
Indicator	Target	Outcome		Trigger Point
Monitor de-commissioning of Trawsfynydd Nuclear Power Station and possible alternative uses for consideration in review		AMR No 1:	n/a	
		AMR No 2:	n/a	
		AMR No 3:	n/a	
		AMR No 4:	n/a	
		AMR No 5:	n/a	
Analysis				
<p>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.</p> <p>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.</p> <p>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.</p> <p>Officers from the Policy Department are working with Magnox to form a Planning Framework for the site and for the decommissioning process. A draft of this document will be submitted by Magnox by the end of 2024 or early in 2025, and an update will be given in the next AMR. There has been a delay in this work from what was reported in the previous AMR but the hope is that the document will be in place by next year.</p>				
Action		Development plan policies are being implemented effectively.		

MF56a

Objective	Supporting a Sustainable Rural Economy		
Key Policies Development Policy 27: Snowdonia Enterprise Zone (27)	Related Policies		
Indicator	Target	Outcome	Trigger Point
Types of development coming forward within Snowdonia Enterprise Zone		AMR No 1: 0	
		AMR No 2: 0	
		AMR No 3: 1	
		AMR No 4: 1	
		AMR No 5: 4	
Analysis			
<p>Four applications were received for development within the Eryri Enterprise Area during the period of the AMR. These permissions were all for the Trawsfynydd Decommissioning area and they included;</p> <ul style="list-style-type: none"> • Certificate of Use Lawfulness of Existing Use or Development for the demolition of the administrative complex area (including the old administration building and the workshop complex) and the infilling of underground spaces (including the residual basement space of the previously demolished turbine hall) with non-reactive demolition work outcomes and minor work • Partial retention of sewage treatment works / partial completion, together with related work • Drilling 17 boreholes for groundwater investigation and monitoring • Engineering work in terms of repairing, improving and extending the holding area. 			
Action	Development plan policies are being implemented effectively.		

MF56b

Objective	Supporting a Sustainable Rural Economy		
Key Policies Development Policy 27: Snowdonia Enterprise Zone (27)	Related Policies		
Indicator	Target	Outcome	Trigger Point
Developments coming forward within the Snowdonia Enterprise Zone Indicative Focus Area - Llanbedr		AMR No 1: 0	
		AMR No 2: 0	
		AMR No 3: 0	
		AMR No 4: 0	
		AMR No 5: 0	
Analysis			
<p>No applications for development in the Llanbedr Enterprise Zone have been received during the period of the AMR.</p>			
Action	Development plan policies are being implemented effectively.		

MF56c

Objective	Supporting a Sustainable Rural Economy			
Key Policies Development Policy 27: Snowdonia Enterprise Zone (27)	Related Policies			
Indicator	Target	Outcome		Trigger Point
Developments coming forward within the wider Snowdonia Enterprise Zone Indicative allocation - Llanbedr		AMR No 1:	0	
		AMR No 2:	0	
		AMR No 3:	0	
		AMR No 4:	0	
		AMR No 5:	0	
Analysis				
No applications for development in the wider Llanbedr Enterprise Zone allocation have been received during the period of the AMR.				
Action	Development plan policies are being implemented effectively.			

MF56d

Objective	Supporting a Sustainable Rural Economy			
Key Policies Development Policy 27: Snowdonia Enterprise Zone (27)	Related Policies			
Indicator	Target	Outcome		Trigger Point
Developments coming forward within the Snowdonia Enterprise Zone allocation - Trawsfynydd		AMR No 1:	1	
		AMR No 2:	0	
		AMR No 3:	1	
		AMR No 4:	1	
		AMR No 5:	4	
Analysis				
<p>Four applications were received for development within the Eryri Enterprise Area during the period of the AMR. These permissions were all for the Trawsfynydd Decommissioning area and they included;</p> <ul style="list-style-type: none"> • Certificate of Use Lawfulness of Existing Use or Development for the demolition of the administrative complex area (including the old administration building and the workshop complex) and the infilling of underground spaces (including the residual basement space of the previously demolished turbine hall) with non-reactive demolition work outcomes and minor work • Partial retention of sewage treatment works / partial completion, together with related work • Drilling 17 boreholes for groundwater investigation and monitoring • Engineering work in terms of repairing, improving and extending the holding area. 				
Action	Development plan policies are being implemented effectively.			

MF56e

Objective	Supporting a Sustainable Rural Economy		
Key Policies Development Policy 27: Snowdonia Enterprise Zone (27)	Related Policies		
Indicator	Target	Outcome	Trigger Point
Developments coming forward immediately adjacent to the Snowdonia Enterprise Zone allocation - Trawsfynydd		AMR No 1:	0
		AMR No 2:	0
		AMR No 3:	0
		AMR No 4:	0
		AMR No 5:	0
Analysis			
No applications for development, immediately adjacent to the Trawsfynydd Enterprise Zone, have been received during the period of the AMR.			
Action	Development plan policies are being implemented effectively.		

MF57

Objective	Supporting a Sustainable Rural Economy		
Key Policies Strategic Policy H: A Sustainable Rural Economy (H)	Related Policies Development Policy 9: Conversion and change of use of rural buildings (9) Strategic Policy G: Housing (G)		
Indicator	Target	Outcome	Trigger Point
Number of applications for appropriate live-work units Number of applications for home working	Increase in number of appropriate schemes approved	AMR No 1:	1
		AMR No 2:	5
		AMR No 3:	0
		AMR No 4:	3
		AMR No 5:	0
Analysis			
No rural enterprise dwellings were permitted during the period 2023/2024.			
Action	Development plan policies are being implemented effectively.		

MF58

Objective	Supporting a Sustainable Rural Economy		
Key Policies Strategic Policy I: Tourism	Related Policies Strategic Policy H: A Sustainable Rural Economy (H)		
Indicator	Target	Outcome	Trigger Point
Number of new or improved tourism facilities	Increase in number of appropriate schemes approved	AMR No 1:	Increase
		AMR No 2:	Increase
		AMR No 3:	Increase
		AMR No 4:	Increase
		AMR No 5:	Increase

Analysis

18 applications, relating to tourism, were permitted during this annual monitoring period. These included developments such as;

- Applications for the development of Alternative Holiday Accommodation, mainly pods
- Change of land use and conversion of agricultural buildings for self-catering holiday accommodation
- Demolition of existing workshop building and erection of a new building to provide storage, staff welfare facilities, secure cycle storage area, laundry area, machinery/storage and installation of electric vehicle charging points in connection with the associated caravan park
- Erection of a tool shed and installation of a 7,500 litre underground rainwater storage tank on a site in Llanbedr
- Proposed single storey storage extension to the existing catering cabin at Nant Gwynant
- Installation of water booster tanks and associated pumps enclosed and a 1.8m high palisade fence on a site in Gellilydan
- Changing the use of improved grassland and redundant buildings in order to extend an existing caravan site, re-locating nine sites including roads, paths and associated landscaping in Llanycil
- Partial change of use for a restructuring plan for 23 existing caravan and camping pitches on a site in Frongoch
- Use of the building and curtilage for two short term holiday units which are within use class C6 'short term installations' in Llwyngwriil
- Conversion and change of use of a disused agricultural building, installation of an access track and sewage treatment works for use as short term holiday accommodation as part of a farm diversification project in Rhosygwalu
- Extension and alterations to a house, converting an attached external building into short term self-catering holiday accommodation and creating a new vehicular entrance in Llanllechid
- Change of use from Hotel (Class C1 Use) to Short Term, Self-Contained Holiday Letting Accommodation (Class C6 Use) in Capel Curig.
- Conversion and change of use of an outbuilding, bunkhouse and toilet/shower block into 6 short-term self-contained holiday accommodation units together with the creation of a car park and related outdoor facilities at Capel Curig
- Retrospective application to convert a disused farmhouse into holiday let and create an access track in Harlech
- Retrospective application to change the use of a hayloft attic room from a holistic treatment room to one bedroom holiday accommodation with a separate shower room in Brynchrug.

Action

Development plan policies are being implemented effectively.

MF58a

Objective		Supporting a Sustainable Rural Economy		
Key Policies Development Policy 28: New Serviced Accommodation (28)		Related Policies Strategic Policy H: A Sustainable Rural Economy (H) Strategic Policy I: Tourism Development Policy 30: Affordable Housing (30)		
Indicator	Target	Outcome		Trigger Point
New build serviced accommodation permitted within or adjacent to the main built up areas of local service centres, service settlements and secondary settlements		AMR No 1:	0	Where proposals are on sites required for local affordable housing need and the scale and design of the development is not compatible with the setting.
		AMR No 2:	0	
		AMR No 3:	0	
		AMR No 4:	0	
		AMR No 5	0	
Analysis				
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 this monitoring period. However, an application was permitted for the placement of 3 glamping pods in the rear beer garden and the use of a former cellar/storage building to provide toilet/shower facilities for a Hotel in Harlech. This application was permitted on the basis that these pods would be subordinate to the main hotel and are not intended as self-contained units, and are therefore extended accommodation in close association with the Hotel. There was also an application for the demolition of the existing roof access terrace and the construction of a canopy to form a covered seating area in front of the hotel in Betws Y Coed. In addition, there was a Certificate of Lawful Use (Current Use) for locating 2 fixed caravans and 3 touring caravans, on hotel land in Dyffryn Ardudwy.				
Action	Development plan policies are being implemented effectively.			

MF58b

Objective		Supporting a Sustainable Rural Economy		
Key Policies Development Policy 29: Alternative Holiday Accommodation (29)		Related Policies Strategic Policy H: A Sustainable Rural Economy (H) Strategic Policy I: Tourism Development Policy 20: Agricultural Diversification (20)		
Indicator	Target	Outcome		Trigger Point
Number of small scale developments for alternative accommodation permitted		AMR No 1:	5 applications	Where new sites are permitted which are not linked to an agricultural diversification scheme or an existing visitor attractions.
		AMR No 2:	4 applications	
		AMR No 3:	4 applications	
		AMR No 4:	3 applications	
		AMR No 5:	3 applications	
Analysis				
Three applications for small scale alternative accommodation developments were permitted during this monitoring period. These were;				
<ul style="list-style-type: none"> • Construction of one new underground self-catering holiday unit together with the installation of a septic tank near Y Bala • Install three additional pods for short term holiday accommodation in Llanfairfechan • A retrospective application to locate one visitor accommodation pod in Capel Garmon. 				
Action	Development plan policies are being implemented effectively.			

MF59

Objective		Supporting a Sustainable Rural Economy		
Key Policies Development Policy 22: Chalet and Static Caravan Sites (22)		Related Policies Strategic Policy H: A Sustainable Rural Economy (H) Strategic Policy I: Tourism Development Policy 2: Development and the Landscape		
Indicator	Target	Outcome		Trigger Point
Number of developments that improve the quality of existing Chalet and Static Caravan	All developments proposal.	AMR No 1:	1 application	1 development failing to improve quality/reduce impact on
		AMR No 2:	2 applications	
		AMR No 3:	2 applications	
		AMR No 4:	4 applications	

sites and reduce its impact on the landscape.		AMR No 5:	4 applications	landscape for 3 consecutive years or 3 developments failing in 1 year.
Analysis				
Four applications were permitted during this monitoring period, which could result in the improvement of existing Chalet site, and 2 certificates were approved relating to the present Static Caravan sites and reduce their impact on the landscape.				
Action	Development plan policies are being implemented effectively.			

MF60

Objective	Supporting a Sustainable Rural Economy			
Key Policies Development Policy 23: Touring and Camping sites (23)	Related Policies Strategic Policy H: A Sustainable Rural Economy (H) Strategic Policy I: Tourism Development Policy 2: Development and the Landscape			
Indicator	Target	Outcome		Trigger Point
Number of developments that improve the quality of existing Touring and Camping Sites and reduce its impact on the landscape.	All developments proposal	AMR No 1:	0	1 development failing to improve quality/reduce impact on landscape for 3 consecutive years or 3 developments failing in 1 year.
		AMR No 2:	0	
		AMR No 3:	4	
		AMR No 4:	0	
		AMR No 5:	0	
Analysis				
No applications were permitted for developments that improve the quality of the existing Touring and Camping Sites and reduce its impact on the landscape during this monitoring period.				
Action	Development plan policies are being implemented effectively.			

MF61

Objective		Supporting a Sustainable Rural Economy		
Key Policies Development Policy 22: Chalet and Static Caravan Parks (22)		Related Policies Strategic Policy H: A Sustainable Rural Economy (H)		
Development Policy 23: Touring and Camping sites (23)		Strategic Policy I: Tourism		
Indicator	Target	Outcome		Trigger Point
Preparation and adoption of SPG on Chalet, Static and Touring Caravans and Camping Sites.	All developments proposal	AMR No 1:	Completed	1 development failing to improve quality/reduce impact on landscape for 3 consecutive years or 3 developments failing in 1 year.
		AMR No 2:	Completed	
		AMR No 3:	Completed	
		AMR No 4:	Completed	
		AMR No 5:	Completed	
Analysis				
SPG 8: Visitor Accommodation was formally adopted by Authority members on the 22 nd of January 2020 and is now a material planning consideration.				
Action		Development plan policies are being implemented effectively.		

MF62

Objective		Supporting a Sustainable Rural Economy		
Key Policies Development Policy 24: Retail (24)		Related Policies		
Indicator	Target	Outcome		Trigger Point
New retail floor space within the main built up areas of Local Service Centres, Service Settlements and Secondary Settlements.	All developments proposal	AMR No 1:	4	1 new development outside these areas for 3 consecutive years or 3 new developments outside these areas in 1 year.
		AMR No 2:	0	
		AMR No 3:	0	
		AMR No 4:	0	
		AMR No 5:	0	
Analysis				
<p>There were no applications permitted for <i>new</i> retail (inc restaurants/cafes) floor space within the main built-up areas of Local Service Centres, Service Settlements and Secondary Settlements during this period. Despite this, applications were permitted which resulted in an addition to existing retail/café facilities, for example;</p> <ul style="list-style-type: none"> • Build a first floor extension to an existing workshop/laundry to include an open plan office in Dolgellau • Demolition of existing building and disused outbuildings and construction of a new building. Hard and soft landscaping including new car park, fenced storage compound with storage containers in Dolgellau 				

	<ul style="list-style-type: none"> Erection of single storey extensions at the rear and alterations including installation of two kitchen extraction chimneys, retaining walls, metal stairs and gantry and installation of a new window in Betws y Coed Locating a catering van within a backyard in Bala Change of use from an existing retail shop (Use Class A1) to a proposed tea shop / small gift shop (Use Class A3 & A1) in Bala Changes to the front of a shop to create a new door to provide separate access to a first floor flat, together with the erection of a new porch and stairs in Harlech.
Action	In terms of the trigger point, development plan policies are being implemented effectively.

MF63

Objective	Supporting a Sustainable Rural Economy			
Key Policies	Development Policy 24: Retail (24)		Related Policies	
Indicator	Target	Outcome		Trigger Point
Number of new retail developments intended to serve a wider settlement catchment area limited to Bala and Dolgellau.	All developments proposal	AMR No 1:	n/a	1 new development outside these areas for 3 consecutive years or 3 new developments outside these areas in 1 year.
		AMR No 2:	n/a	
		AMR No 3:	n/a	
		AMR No 4:	n/a	
		AMR No 5:	n/a	
Analysis				
There were no new retail developments intended to serve a wider settlement catchment area during this monitoring period.				
Action	Development plan policies are being implemented effectively.			

MF64

Objective	Supporting a Sustainable Rural Economy			
Key Policies	Development Policy 24: Retail (24)		Related Policies	
Indicator	Target	Outcome		Trigger Point
Number of new retail developments situated within the main retail area or within 300m of the town centre.	All developments proposal	AMR No 1:	1	1 new development outside these areas for 3 consecutive years or 3 new developments outside these areas in 1 year.
		AMR No 2:	0	
		AMR No 3:	0	
		AMR No 4:	0	
		AMR No 5:	0	
Analysis				
There were no <i>new</i> retail developments permitted within the main retail area or within 300m of the town centre of a Local Service Centre during this monitoring period.				
Action	Development plan policies are being implemented effectively.			

MF65

Objective		Supporting a Sustainable Rural Economy		
Key Policies		Related Policies		
Development Policy 24: Retail (24)				
Indicator	Target	Outcome		Trigger Point
Vacant units in retail areas	Reduce or maintain vacancy rate	AMR No 1:	24	
		AMR No 2:	36	
		AMR No 3:	34	
		AMR No 4:	28	
		AMR No 5	n/a	
Analysis				
Due to staffing and resources limitations, no retail survey was undertaken during this monitoring period. A retail survey will be undertaken during the summer months of 2024 and reported on in next year's annual monitoring report.				
Action		The assessment of the historical figures shows that the development plan policies are being implemented effectively.		

MF66

Objective		Supporting a Sustainable Rural Economy		
Key Policies		Related Policies		
Development Policy 24: Retail (24)				
Indicator	Target	Outcome		Trigger Point
Percentage of non-A1 retail uses in main retail areas of Aberdyfi, Bala, Betws y Coed, Dolgellau and Harlech	Maintain rate within 10-25% of existing percentage (based on retail units)	AMR No 1:		Over 25% of non-retail uses in main retail areas for 3 consecutive years.
		AMR No 2:		
		AMR No 3:		
		AMR No 4:		
		AMR No 5		
Analysis				
Due to staffing and resource limitations, a retail survey was not carried out during this monitoring period. A retail survey will be carried out during the autumn months of 2024 and will be reported in next year's annual monitoring report.				
As noted at the beginning of the chapter, Welsh Government 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.				
Action		Development plan policies are being implemented effectively.		

Further research and action from this section:

- 6.22 Whilst it may not be within the next LDP's timescale, the 'Future Wales 2040' document highlights the real possibility of a Small Modular Reactor (SMR) being located at Trawsfynydd. It will be important for the Authority to be involved in future discussions about the possibility of the SMR being located in Trawsfynydd and its implications for 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.
- 6.23 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.
- 6.24 As part of the future LDP amendment 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.
- 6.25 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 amendment 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).
- 6.26 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
- 6.27 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. These are likely to 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. These methods are currently assessed in accordance with adopted policies.

6.28 Further work is needed to investigate the effects of campervans on the Park and how the associated problems can be tackled. The Authority will need to consider if a change of policy can address the issue positively whilst not harming the Special Qualities of the National Park.

7 PROMOTING ACCESSIBILITY AND INCLUSION

This section delivers a response to the following objectives:

Encourage new development to locations that reduce the need to travel with reasonable access to community services and facilities and sustainable modes of travel.

Support initiatives that are aimed at encouraging the use of sustainable modes of travel.

Accessibility

7.1 No new footpaths granted permission during this monitoring period.

Telecommunications

7.2 Three applications were approved for new, replacement, upgrading or developing telecommunication equipment at new and existing sites. The policy condition giving a ten-year temporary consent was removed following the review of the ELDP, with each case to be assessed on its own merits. A Supplementary Planning Guidance has been prepared and was adopted during Autumn 2021. Further details on this SPG can be found at the end of this chapter.

Visitor Traffic and Car Parking

7.3 Following the relaxation of Covid-19 restriction, the summer of 2020 saw high numbers of visitors to the National Park, with more taking holidays within the UK. This led to serious parking problems in popular walking areas such as around Snowdon and the Ogwen Valley, with large numbers of cars parking illegally along the highways. A campaign by the National Park Authority, Local Authorities and the Police, involving publicity and increased enforcement on the highway did reduce the problem. The National Park Authority introduced a pre-booking system for the Pen y Pass car park and sought to promote use of park and ride services.

7.4 The Authority has been looking into the parking situation for some time, and in 2020, Martin Higgitt Associates were commissioned by the Yr Wyddfa Partnership to undertake a review of transport and parking issues affecting Yr Wyddfa and Ogwen areas.

7.5 The aim of this review is to develop a strategy for managing access and parking around Yr Wyddfa and the Ogwen Valley in a way that supports the Partnership's long-term vision for Yr Wyddfa, as well as the National Park's broader purposes and duty of protecting the landscape, promoting the understanding and enjoyment of the area, and supporting the economic and social wellbeing of local communities. The report identified a range of issues that lead us to the current situation which is undermining the core purposes and duties of the National Park. Pressure on accessing these sites by car is affecting the ability to conserve and enhance the beauty of the designated landscape and Yr Wyddfa Partnership's objectives for management of the area. Car-dependency is undermining the ability of sections of the public to access and enjoy the landscape.

- 7.6 Visitor numbers and travel patterns are negatively impacting on daily lives of communities, whilst failing to capture the potential economic benefit for the local economy and businesses. The report's recommendations are that a Sustainable Tourism model be adopted and provides options to achieve and implement this aim. **The proposals outline how traffic, pollution and noise could be greatly reduced in the inner area during high season, whilst vastly improving the visitor experience.** This Sustainable Tourism Approach would transform how the area functions and is perceived as a destination. The approach is underpinned by integration, provision of new services and a re-scaling of existing services. Enabling such progressive delivery requires appropriate governance structures and a re-think of the economic model in which services are provided. A new governance model is recommended which is an opportunity for the area, and Wales in general, to be pioneering.
- 7.7 The proposals present a long-term aim for sustainable traffic management. Stakeholders have formed a delivery group, with Transport for Wales playing a prominent role, due to the links with the North Wales Metro. The North Wales Metro Programme seeks to transform rail, bus and active travel services across North Wales to make it easier and faster to travel across North Wales and build better connections with the Northwest of England.
- 7.8 The current ELDP policy on parking, Development Policy 25, supports new visitor car parks if they are an integral part of a proposed traffic management plan. This gives flexibility to be able to accept schemes such as the Yr Wyddfa / Ogwen transport plan under the policy. Consideration can be given as to whether a specific direction for the plan and parking / traffic situation is required in the next LDP
- 7.9 Transport for Wales have produced an Active Travel Plan for Snowdonia; which will be used alongside those produced by Gwynedd and Conwy Councils.
- 7.10 The Welsh Government have established a commission which will undertake a year-long review to develop recommendations for road, rail, bus and active travel across the whole of north Wales. The review will be led by Lord Burns.

MF67

Objective	Promoting Accessibility and Inclusion			
Key Policies Strategic Policy L: Accessibility and Transport (L)	Related Policies			
Indicator	Target	Outcome		Trigger Point
Number of developments with access to footpaths, cycle paths and public transport	Increase in number	AMR No 1:		Failure to deliver
		AMR No 2:		
		AMR No 3:		
		AMR No 4:		
		AMR No 5:		
Analysis				
As has been the case in previous years the vast majority of applications permitted during this period have had access to sustainable transport links				
Action	Development plan policies are being implemented effectively			

MF68

Objective	Promoting Accessibility and Inclusion			
Key Policies Strategic Policy L: Accessibility and Transport (L)	Related Policies			
Indicator	Target	Outcome		Trigger Point
Number of developments with access to public transport	Increase in number	AMR No 1:		Failure to deliver
		AMR No 2:		
		AMR No 3:		
		AMR No 4:		
		AMR No 5:		
Analysis				
23 out of 43 (53.5%) new developments were within 0.5km of a bus stop, and 33 of the 43 (76.7%) were within 1.5km of a bus stop. 18 of the 43 (41.9%) were also within 1.5km of a train station. As in previous years, the majority of new developments have some access to public transport.				
Action	Development plan policies are being implemented effectively			

MF69

Objective	Promoting Accessibility and Inclusion			
Key Policies Strategic Policy L: Accessibility and Transport (L)	Related Policies			
Indicator	Target	Outcome		Trigger Point
No significant harm from road network changes	All development proposals	AMR No 1:	1	Significant harm arising from 1 development for 3 consecutive years or significant harm arising from 3 developments in 1 year.
		AMR No 2:	0	
		AMR No 3:	0	
		AMR No 4:	0	
		AMR No 5:	0	

Analysis	
No new applications were granted planning permission during this monitoring period, in terms of road network changes.	
Action	Development plan policies are being implemented effectively

MF70

Objective		Promoting Accessibility and Inclusion		
Key Policies Development Policy 25: Visitor Car Parking (25)		Related Policies		
Indicator	Target	Outcome		Trigger Point
New visitor car parks focussed in Local Service Centres	All development proposals unless part of a traffic management scheme or integral part of a new or extended visitor attractions	AMR No 1:	0	1 development outside Local Service Centres unless part of a planned traffic management scheme or an integral part of a new or extended visitor attraction for 3 consecutive years or 3 developments outside these areas in 1 year
		AMR No 2:	0	
		AMR No 3:	0	
		AMR No 4:	0	
		AMR No 5:	0	
Analysis				
No new visitor car parks were permitted in Local Service Centres during the period of the AMR.				
Action	Development plan policies are being implemented effectively			

MF71

Objective		Promoting Accessibility and Inclusion		
Key Policies Development Policy 25: Visitor Car Parking (25)		Related Policies		
Indicator	Target	Outcome		Trigger Point
New visitor car parks outside Local Service Centres	Provision of new visitor car park as an integral part of a planned traffic management scheme or an	AMR No 1:	0	Failure to deliver
		AMR No 2:	0	
		AMR No 3:	0	
		AMR No 4:	0	
		AMR No 5:	0	

	integral part of a new or extended visitor attraction that gives precedence to sustainable transport			
Analysis				
No new visitor car parks were permitted outside Local Service Centres during the AMR period.				
'Martin Higgitt Associates' were commissioned by the Yr Wyddfa Partnership to undertake a review of transport and parking issues affecting Yr Wyddfa and Ogwen. The aim of the review is to develop a strategy for managing access and parking around Yr Wyddfa and the Ogwen Valley in a way that supports the Partnership's long-term vision for Yr Wyddfa , as well as the National Park's broader purposes and duty of protecting the landscape, promoting the understanding and enjoyment of the area, and supporting the economic and social wellbeing of local communities. The outcome of the review will need to be taken into consideration in any future review of the LDP.				
Action	Development plan policies are being implemented effectively			

MF72

Objective	Promoting Accessibility and Inclusion			
Key Policies	Strategic Policy L: Accessibility and Transport (L)		Related Policies Development Policy 21: Tourism and Recreation (21)	
Indicator	Target	Outcome		Trigger Point
Monitor any land use implications from the Authority's Recreation Strategy		AMR No 1:	n/a	
		AMR No 2:	n/a	
		AMR No 3:	n/a	
		AMR No 4:	n/a	
		AMR No 5:	n/a	
Analysis				
This document was previously named the Authority's Recreation Strategy (2012-2017) but has now changed to be called the "Outdoor Recreation Position Statement 2024-2029". This change has been made to ensure a closer link between the document and Cynllun Eryri.				
Action	Policies of accessibility and inclusion are effective.			

MF73

Objective	Promoting Accessibility and Inclusion			
Key Policies	Development Policy 26: Telecommunications (26)		Related Policies	
Indicator	Target	Outcome		Trigger Point
Monitor the number of telecommunication developments that do not harm the visual appearance and character of the area	All development proposals	AMR No 1:	5	Failure to deliver
		AMR No 2:	2	
		AMR No 3:	9	
		AMR No 4:	3	
		AMR No 5:	20	

Analysis

Twenty applications were approved (permitted or prior approval) for either new, replacement or the upgrading of telecommunication equipment at new and existing sites. These were for;

- Installation of a new telecommunications mast (40m), incorporating 9 new antennas and associated equipment near Llanfachreth, Dolgellau
- Installation of a new 35m high telecommunications mast, incorporating 9 new antennas and associated equipment near Ffestiniog, Trawsfynydd
- Installation of a new 40m high telecommunications mast/tower which supports 3 new antennas and 2 dishes and related equipment, near Llanuwchllyn, Bala
- Installation of a tower extension of 5m. Relocation of 2 antennas and installation of 6 new antennas and related equipment near Rhosygwali
- Installation of 6 new antennas on an existing telecommunications mast and associated equipment, near Cwm Hirnant, Rhosygwaliau
- Installation of a 5m extension to an existing tower. Relocation of 3 antennas and 2 dishes. Associated work in terms of equipment. Located near Penmachno Valley
- 7.5m extension to existing tower, and relocation of two antennas and two desks. Associated work and equipment. Located near Llanymawddwy
- Installation of a 15m telecommunications mast with connected antenna, and supporting infrastructure near Nant Gwynant.
- Installation of a 20m high telecommunications tower which will include 6 antennas, 4 work desks and related equipment, located near Llanegryn
- Installation of a 30m high lattice tower which supports 9 antennas, 6 transmission dishes, 6 equipment cabinets, 1 metre cabinet, together with the placement of a generator and associated fuel tank, the formation of a hard floor area, the construction of a gabion wall, and the formation of a composite fencing. Located near Trawsfynydd
- Extension to an existing telecommunications mast to raise the height by 5 metres, relocation of 3 antennas and 2 existing dishes, installation of 6 new antennas and 4 new cabinets on the ground, and other supporting equipment within a facility compound near Nant Gwynant
- Replace the existing 15m telecommunications pole with a 15m high 'Phase 5 monopole' pole to support 2 new antenna openings together with ancillary development, near Abergynolwyn
- Upgrade telecommunications equipment to an existing mast including an antenna, support pole and related works, near Frongoch
- Installation of a 5m tower extension to the existing installation and relocate 3 flats antenna and 2 no. dishes to the top of the extension (approved under application NP5/74/474) together with installation of 6 new antennas, 5 no equipment cabinets on the ground, installation of remote radio units, mast head installers, GPS nodes and related ancillary works. Located near Mallwyd
- Installation of a 5m tower extension to the existing telecommunications mast and relocate 3 antennas and 2 antennas to the top. Installed 6 new antennas and 4 new equipment cabinets on the ground. Installation of radio units, masthead amplifiers, GPS nodes and associated equipment and ancillary work. Located near Pwll Penmaen.
- Advance notice under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995 for the relocation of 3 emergency services network antennas and DIM to a new slender antenna, overall height increase to 17.4m (from 15m) . Installation of 3 new shared rural network antennas, 5 new cabinets, remote radio units, masthead amplifiers, GPS nodes and associated equipment with ancillary work within the existing facility compound. This is located near Ysbyty Ifan

- Advance notice under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995 for the relocation of 3 emergency services network antennas and DIM to the new slender antenna, overall height increase to 17.4m (from 15m). Installation of 3 new shared rural network antennas, 5 new cabinets, remote radio units, masthead amplifiers, GPS nodes and associated equipment with ancillary work. Located near Pwll Penmaen
- Advance Notice under Schedule 2, Part 24, of the Town and Country Planning (General Permitted Development) Order 1995 as amended, for the relocation of 3 Emergency Services Network antennas and NO to a new slender antenna mount, overall increase in height to 17.4m. Installation of 3 new Rural Shared Network antennas, 5 new cabinets, remote radio units, masthead amplifiers, 'GPS' nodes and related equipment and support work. Located near Beddgelert
- Advance notice under Schedule 2, Part 24, Town and Country Planning (General Permitted Development) Order 1995 as amended to install new slender antenna mount, general height increase to 17.4m. Relocation of 3 Emergency Services Network antennas and Installation of 3 new Rural Shared Network antennas, 5 new cabinets, remote radio units, masthead amplifiers, GPS nodes and associated equipment with ancillary work near Llanbedr.
- Advance notice under Schedule 2, Part 24, Town and Country Planning (General Permitted Development) Order 1995 as amended to install 6 new Rural Shared Network antennas, 6 new equipment cabinets, GPS nodes, amplifiers masthead, remote radio units and associated equipment with ancillary work near Ganllwyd.

A Supplementary Planning Guidance for Telecommunication developments was adopted during the Autumn of 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 will also provide guidance to assist developers submitting planning and prior approval applications.

Action

Development plan policies are being implemented effectively

Further research and consideration to inform amendments to the Eryri LDP

7.11 A new SPG regarding telecommunications developments was adopted during this annual monitoring report period. 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.

7.12 Consideration will need to be given in the future LDP to any land use implications resulting from the findings and implementation of parking and traffic solutions derived from the Higgit Report, and the actions taken by the Delivery Group. The role of Active Travel should also be given prominence in the review, with consideration given to Active Travel Plans.

APPENDIX 1 Sustainability Appraisal Monitoring Framework

This year's report contains 2020/2021, 2021/2022 and 2022/23 data for comparative purposes.

	SA Objective	Monitoring Indica	Data Source	Analysis
1	Manage the effects of climate change through mitigation and adaptation	Ratio of renewable energy (solar, domestic wind and hydro) project planning permissions granted against planning applications per year.	SNPA	<p>2020/21 Of all the planning permissions granted during this period, 0% have been for Hydro. 0% for Solar, 1% for other renewable energy schemes. Through planning policies in the LDP, the Authority supports small-scale domestic renewable energy applications. The Authority granted all 3 applications received for 'other' renewable energy schemes. These included an air-source heat pump,a biomass boiler and a conversion to accommodate a biomass boiler.</p> <p>2021/22 Of all the planning permissions granted during this period, 0% have been for Hydro. 0% for Solar, 1% for other renewable energy schemes. Through planning policies in the LDP, the Authority supports small-scale domestic renewable energy applications. The Authority granted all 4 applications received for 'other' renewable energy schemes.These included three air-source heat pumps,and one biomass boiler.</p> <p>2022/2023 Of all the planning permissions granted during this period, 0 were for Hydro, 8 (3%) for Solar and 3 (1%) for other renewable energy schemes. Through planning policies in the LDP, the Authority supports small scale domestic renewable energy applications. The Authority granted all 3 applications received for 'other' renewable energy schemes. These included three ground source heat pumps, and one air source heat pump.</p>
				<p>2023/2024 Of all the planning permissions granted during this period, 0 were for Hydro (0.0%), 17 (6.3%) were for Solar and 4 (1.5%) were for other renewable energy schemes. Through planning policies in the LDP, the Authority supports small scale domestic renewable energy applications. The Authority granted all 4 applications received for 'other' renewable energy schemes. 20 applications were received for Solar development with 17 being approved, one being refused, one being withdrawn and one not requiring planning permission</p>
2	Ensure that the location and design of new development	Number of planning permissions contrary to NRW advice on flooding.	NRW	<p>2020/21 During this monitoring period, no planning application was permitted contrary to NRW advice on flooding.</p> <p>2021/2022 During this monitoring period, no planning application was permitted contrary to NRW advice on flooding.</p>

	is acceptable in terms of the potential consequences of flooding			<p>2022/2023 During this monitoring period, no planning application was permitted contrary to NRW advice on flooding.</p>
				<p>2023/2024 During this monitoring period, no planning application was granted contrary to NRW advice on flooding. There have been a number of applications where NRW offered suggestions to the applicant in terms of securing flood protection but no decision contrary to their recommendations.</p>
	Number of new developments incorporating SuDS as a ratio of total planning permissions granted.	SNPA	<p>2020/2021 From 7 January 2019, Sustainable Drainage Systems (SuDS) for surface water will be required on all new developments of more than one dwelling house or where the building area is 100m² or more. SuDS on new developments must be designed and constructed in accordance with the Statutory SuDS Standards published by the Welsh Ministers and SuDS Plans must be approved by the local authority performing its SAB role, before the construction work begins.</p>	
<p>2021/2022 From 7 January 2019, Sustainable Drainage Systems (SuDS) for surface water will be required on all new developments of more than one dwelling house or where the building area is 100m² or more. SuDS on new developments must be designed and constructed in accordance with the Statutory SuDS Standards published by the Welsh Ministers and SuDS Plans must be approved by the local authority performing its SAB role, before the construction work begins.</p>				
<p>2022/ 2023 No information for monitoring this indicator.</p>				
				<p>2023/2024 No information for monitoring this indicator</p>
3	Promote the use of sustainable locally sourced material including energy	Number and type of renewable energy schemes with planning permission per annum.	SNPA	<p>2020/2021 Of the 5 applications received for renewable energy between 2020 and 2021, the authority granted permission to 4. One application for a 600kw Hydro Electricity Scheme was withdrawn. Those granted permission included a solar panel array, a biomass boiler and an air source heat pump. Through planning policies in the LDP, the Authority supports small scale domestic renewable energy applications.</p> <p>2021/2022 Of the 5 applications received for renewable energy between 2021 and 2022, the authority granted permission to 5. Those granted permission included a biomass boiler, two air source heat pumps and the redirection of a sluice on a hydroelectric scheme. Through planning policies in the LDP, the Authority supports small scale domestic renewable energy applications.</p>

				<p>2022/ 2023 Of the 11 applications received for renewable energy between 2022 and 2023, the authority granted permission to 11. Those granted permission included 7 applications for solar panels (or developments including solar panels) and an air source heat pump. Through planning policies in the LDP, the Authority supports small scale domestic renewable energy applications.</p>
				<p>2023/2024 Of the 24 applications received for renewable energy between 2023 and 2024, the authority granted permission to 21. Those granted included 17 for solar panels (or developments containing solar panels) and four 'other' renewable energy developments, which were air source heat pump developments. Through planning policies in the LDP, the Authority supports small scale domestic renewable energy applications</p>
		Number of developments granted planning permission achieving green design awards, as a percentage of the total number of planning applications granted each year.	SNPA	<p>2020/2021 This is not an indicator that can be easily monitored by the Authority. The Authority will report on any green design awards of which it becomes aware.</p>
				<p>2021/2022 No new information.</p>
				<p>2022/2023 No new information</p>
				<p>2023/24 No new information</p>
4	Promote the use of sustainable transport modes and reduce the impact of cars, road freight and infrastructure	Distance of new developments from a public transport service.	SNPA	<p>2020/2021 60 out of 99 new developments were within 0.5km of a bus stop, while 87 of 99 were within 1.5km of a bus stop. 39 out of 99 were also within 1.5km of a train station.</p>
				<p>2021/2022 30 out of 64 new developments were within 0.5km of a bus stop, while 52 out of 64 were within 1.5km of a bus stop. 19 out of 64 were also within 1.5km of a train station.</p>
				<p>2022/2023 22 out of 33 new developments were within 0.5km of a bus stop, and 25 of the 33 were within 1.5km of a bus stop. 14 of the 33 were also within 1.5km of a train station.</p>
				<p>2023/2024 23 out of 43 new developments were within 0.5km of a bus stop, and 33 of the 43 were within 1.5km of a bus stop. 18 of the 43 were also within 1.5km of a train station.</p>
			Journey to work by mode	Census
			<p>2021/2022 No new information</p>	

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				2km to less than 5km	579	5.2	163,384	11.9		
				5km to less than 10km	794	7.1	174,625	12.8		
				10km to less than 20km	1,068	9.5	174,245	12.7		
				20km to less than 30km	769	6.9	75,403	5.5		
				30km to less than 40km	410	3.7	31,059	2.3		
				40km to less than 60km	468	4.2	22,351	1.6		
				60km and over	469	4.2	27,546	2.0		
				Works mainly from home	3,502	31.2	350,470	25.6		
				Works mainly at an offshore installation, in no fixed place, or outside the UK	2,039	18.2	190,447	13.9		
				2023/2024 No new/additional information to the previous year						
		Number of bus services running in the National Park	SNPA, Gwynedd, Conwy	2020/2021 No new information						
				2021/2022 No new information						
				2022/2023 No new information						
				2023/2024 No new/additional information to the previous year						
5	Protect and enhance landscape character and quality	Quantity of Outstanding and High value landscape as defined under LANDMAP's five aspects: cultural, geological, landscape habitat and visual and sensory.	SNPA CCW	2020/2021 The results for the areas defined under LANDMAP are as follows; <ul style="list-style-type: none"> • Visual and Sensory - 54.8% (63 out of 115 areas) of visual areas in the National Park were classified as High or Outstanding • Cultural - 96.0% (48 out of 50 areas) of cultural areas in the National Park were classified as High or Outstanding • Geological - 93.9% (107 out of 114 areas) of geological areas in the National Park were classified as High or Outstanding • Historic - 89.3% (134 out of 150 areas) of historic areas in the National Park were classified as High or Outstanding • Landscape Habitats - 38.9% (145 out of 373 areas) of landscape areas in the National Park were classified as High or Outstanding. 						

				2021/2022 No change
				2022/2023 No change
				2023/24 No change
	Number of planning applications granted permission in areas of outstanding and high value as defined by LANDMAP.	LANDMAP	2020/2021	The number of new planning applications for the areas defined under LANDMAP is as follows; <ul style="list-style-type: none"> • Visual and Sensory - 44 in High and 0 in Outstanding areas • Cultural - 30 in High and 51 in Outstanding areas • Geological – 15 in High and 67 in Exception areas Historic - 34 in High and 51 in Outstanding areas • Landscape Habitats - 11 in High and 16 in Outstanding areas
2021/2022			The number of new planning applications for the areas defined under LANDMAP is as follows; <ul style="list-style-type: none"> • Visual and Sensory - 151 in High and 16 in Outstanding areas • Cultural - 117 in High and 157 in Outstanding areas • Geological – 35 in High and 244 in Outstanding areas • Historical - 115 in High and 118 in Outstanding areas • Landscape habitats - 28 in High and 33 in Outstanding areas 	
2022/2023			No new information	
2023/24			No new information	
	Extent of tranquil areas in the National Park	SNPA	2020/2021	No change

				2021/2022 No change
				2022/2023 No new information
6	Protect and enhance air quality	Air pollutant levels in the National Park – based upon Air Quality Review and Assessments for Gwynedd and Conwy.	Gwynedd and Conwy Councils	2020/2021 No new information..
				2021/2022 No new information
				2022/2023 No new information
				2023/2024 No new information
7	Conserve the quality of soils through reducing contamination and protecting soil function	Number of planning applications which include site remediation and the area of land remediated.	SNPA	2020/2021 No new information
				2021/2022 No new information.
				2022/2023 No new information..
				2023/24 No new information
		Percentage of new developments granted planning permission on previously developed land.		2020/2021 The number of new housing units that were given permission on previously developed land during the period of this AMR is 16/34, which is 47%
				2021/2022 The number of new housing units that were given permission on previously developed land during the period of this AMR is 9/9, which is 100%
				2022/2023 The number of new housing units that were given permission on previously developed land during the period of this AMR is 8/14, which is 57%.
				2023/2024 The number of new housing units granted permission on previously developed land during the period of this AMR is 17/45, which is 38%.
8	Safeguard National Park geology and	The condition of RIGS in the National Park.		2020/2021 RIGS were designated as Regionally Important Geological / Geomorphological Sites in the UK Nature Conservancy's "Earth Science Conservation in Great Britain: A Strategy" (1990), as they are of a standard

	geomorphology			<p>worth recognizing and protecting as non-statutory sites, to complement the SSSI and the GNC under statutory protection. RIGS sites in Wales are now known as Regional Biodiversity Sites.</p> <p>Natural Resources Wales has contributed to the all-Wales audit of RIGS through financial and technical support. The audit, which began in 2003, is the first comprehensive national assessment of second tier sites in Wales. It was largely carried out by the local RIGS groups and NRW Earth Scientists with the majority of funding coming from the Aggregate Levy Sustainability Fund, but with a financial contribution from NRW to the project in North Wales. The audit led to the standardization of site documentation, the digitization of site boundaries to a common format and ensuring that the landowners and planning authorities are informed about the RIGS.</p> <p>A major input from NRW was the development of a GIS database for the project where all of the approximately 600 sites registered to date were digitized by NRW. NRW currently maintains these GIS data. Currently, there are 47 RIGS in the National Park.</p>
				2021/2022 No change .
				2022/2023 No change. It is difficult to collect the information in order to monitor this indicator.
				2023/24 No change
9a	Protect and enhance biodiversity	Condition of Designated sites including SPAs, SACs, Ramsar, SSSI, NNR, LNR.	SNPA NRW	<p>2020/2021 This information was not received by NRW for this monitoring period.</p> <p>2021/2022 This information was not received by NRW for this monitoring period</p> <p>2022/2023 No new information.</p> <p>2023/2024 No new information. Difficulties obtaining data and information for this in recent years</p>
9b	Protect and enhance biodiversity	Condition and status of LBAP species and habitats.		<p>2020/2021 No new information.</p> <p>2021/2022 No new information.</p> <p>2022/2023 No new information.</p> <p>2023/2024 No new information. Difficulties obtaining data and information for this in recent years</p>

9c	Protect and enhance biodiversity	Number of planning permissions affecting LBAP species and habitats		2020/2021 No new information.
				2021/2022 No new information.
				2022/2023 No new information.
				2023/24 No new information
9d	Protect and enhance biodiversity	Number of planning applications resulting in the loss of hedgerows and field boundaries (where this occurs the length of loss of details about species should be collated).		2018/2019 Hedge planting schemes – 39 schemes resulted in 11,308 metres of 79,156 hedgerows being planted. There has been an increase in the number of hedge planting schemes due to the increase in the source of funding for this work, such as Sustainable Management Scheme (SMS) Eden Grants, Young Farmers SMS, Woodland Park Scheme, National Grid Maentwrog West Landscape Enhancement Initiative (LEI), National Grid Maentwrog East LEI, and National Grid Traditional Boundaries LEI. Planted woodlands – 2.81ha of 4,496 woodland re-planted after 16 schemes.
				2022/2023 No new information
				2023/2024 No new information. Difficulties obtaining data and information for this in recent years
10a	Value and protect and enhance the historic environment including built heritage, archaeology and historic landscape	Condition of Conservation Areas and the extent to which new development is consistent with the Conservation Area Management Plans.	SNPA Cadw Gwynedd Archaeological	2020/2021 No new information
				2021/2022 As the Conservation Area assessments and management plans have not yet been completed, it is difficult to determine whether conservation areas have been enhanced by development proposals. Retention and enhancement of conservation areas were considered as part of the decision making process.
				2022/23 No new information

				<p><u>2023/2024</u></p> <p>The Conservation Area Appraisals and Management Plans have been drafted along with guidelines on improving energy efficiency in traditional buildings within Conservation Areas. The Evaluations and Management Plans have been subject to public consultation, with the next steps including formal adoption as a relevant planning consideration. As the Conservation Area assessments and management plans have not yet been adopted as a relevant planning consideration, it is difficult to determine whether development proposals have improved conservation areas. Despite this, the preservation and improvement of conservation areas has been considered as part of the decision making process on planning applications. Due to the Dolgellau Townscape Heritage Project, many improvements have been made to the Conservation Area. See the 'Case Studies' section for more information. In addition, there was action as part of the Conservation Areas Project of four drop-in events across the National Park with experts in the field of Building Conservation promoting the project and promoting information about different suitable and sustainable methods of improving the energy efficiency of buildings traditional within Conservation Areas. In addition, a grant scheme was available to assist with energy efficiency improvements and / or thermal upgrades of public, community and commercial properties within designated Conservation Areas of the National Park, such as Churches / Chapels, Community Halls, Libraries, Community Pubs, and Village Shops. The closing date for the submission of tenders was 3 March 2023 and the successful application was chosen. The work the successful application has now completed and is considered to have a positive impact on the Betws y Coed conservation area where the building is located.</p>																		
10b	Value and protect and enhance the historic environment including built heritage, archaeology and historic landscape	Condition of Scheduled Ancient Monuments.	CADW	<p><u>2020/2021 Data provided by Cadw during 2021 shows the following:</u></p> <p>286 of the 377 Scheduled Monuments in the Park have been visited during the current (5th) round of visits, which started on 01/04/2011:</p> <table border="1"> <thead> <tr> <th>Condition</th> <th>Number of sites</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>Improved</td> <td>19</td> <td>5</td> </tr> <tr> <td>Stable</td> <td>248</td> <td>66</td> </tr> <tr> <td>Worsened</td> <td>110</td> <td>29</td> </tr> </tbody> </table> <p>Monuments at Risk levels (MaR):</p> <table border="1"> <tbody> <tr> <td>Low</td> <td>130</td> </tr> <tr> <td>Medium</td> <td>125</td> </tr> <tr> <td>High</td> <td>31 (2 x High Immediate, 29 x High)</td> </tr> </tbody> </table>	Condition	Number of sites	%	Improved	19	5	Stable	248	66	Worsened	110	29	Low	130	Medium	125	High	31 (2 x High Immediate, 29 x High)
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				<p>2023/2024</p> <p>All of the 379 Scheduled Monuments in the Park were visited during the current (5th) round of visits, which began on 01/04/2011.</p> <table border="1"> <thead> <tr> <th>Condition</th> <th>Number of sites</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>Improved</td> <td>28</td> <td>7</td> </tr> <tr> <td>Stable (including 'Deteriorating - superficial')</td> <td>328</td> <td>86</td> </tr> <tr> <td>Worsened</td> <td>23</td> <td>6</td> </tr> </tbody> </table> <p>Monuments at Risk levels (MaR):</p> <table border="1"> <tbody> <tr> <td>Low</td> <td>173</td> </tr> <tr> <td>Medium</td> <td>182</td> </tr> <tr> <td>High</td> <td>24 (1 x High Immediate, 23 x High)</td> </tr> </tbody> </table> <p>MaR levels:</p> <ol style="list-style-type: none"> 1. <i>High – Immediate: Active identifiable threat or threats, having a serious impact on the monument, requiring immediate mitigation measures and implementation of a long-term management plan.</i> 2. <i>High: Active identifiable threat or threats, which, or could, seriously affect the monument, requiring repair and implementation of a long-term management plan</i> 3. <i>Medium: An active identifiable threat or threats, endangering the long-term conservation of the monument, requiring the implementation of a long-term management plan.</i> 4. <i>Low: The monument and any threat are effectively managed</i> 	Condition	Number of sites	%	Improved	28	7	Stable (including 'Deteriorating - superficial')	328	86	Worsened	23	6	Low	173	Medium	182	High	24 (1 x High Immediate, 23 x High)
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10c	Value and protect and enhance the historic environment including built heritage, archaeology and historic landscape	Number of Listed Buildings at risk	SNPA	<p>2020/2021</p> <p>No new information</p>																		

				<p>2021/2022 No new information.</p> <p>2022/2023 No new information.</p>																																																
				<p>2023/2024 According to the Built Heritage Assessment System (HAA Base) the condition of the Listed Buildings at Risk within the Park is as follows:</p> <table border="1"> <thead> <tr> <th>Risk Assessment</th> <th>No. of buildings</th> <th>%</th> <th>Risk Score</th> <th>No.</th> <th>%</th> </tr> </thead> <tbody> <tr> <td rowspan="3">At risk</td> <td rowspan="3">171</td> <td rowspan="3">9.2</td> <td>1 In Serious Danger</td> <td>61</td> <td>3.27</td> </tr> <tr> <td>2 In Substantial Danger</td> <td>3</td> <td>0.16</td> </tr> <tr> <td>3 In Danger</td> <td>107</td> <td>5.73</td> </tr> <tr> <td>Fragile</td> <td>197</td> <td>10.56</td> <td>4 Fragile</td> <td>197</td> <td>10.56</td> </tr> <tr> <td rowspan="2">Not at risk</td> <td rowspan="2">1498</td> <td rowspan="2">80</td> <td>5 Not at Risk</td> <td>454</td> <td>24.33</td> </tr> <tr> <td>6 Not at Risk</td> <td>1044</td> <td>55.95</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Condition profile</th> <th>No. of buildings</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>Good</td> <td>1057</td> <td>56.65</td> </tr> <tr> <td>Reasonable</td> <td>618</td> <td>33.12</td> </tr> <tr> <td>Poor</td> <td>127</td> <td>6.81</td> </tr> <tr> <td>Very poor</td> <td>64</td> <td>3.43</td> </tr> </tbody> </table>	Risk Assessment	No. of buildings	%	Risk Score	No.	%	At risk	171	9.2	1 In Serious Danger	61	3.27	2 In Substantial Danger	3	0.16	3 In Danger	107	5.73	Fragile	197	10.56	4 Fragile	197	10.56	Not at risk	1498	80	5 Not at Risk	454	24.33	6 Not at Risk	1044	55.95	Condition profile	No. of buildings	%	Good	1057	56.65	Reasonable	618	33.12	Poor	127	6.81	Very poor	64	3.43
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12	Conserve, promote and enhance Snowdonia's cultural heritage and the Welsh language	Percentage of Welsh speakers in the National Park and their distribution	SNPA and Census	<p>2020/2021 No new information</p> <p>2021/2022 No new information, an update will be provided for the next monitoring period when the 2020 Census data is available .</p> <p>2022/2023 49.2% of Eryri residents (aged 3 or over) can read, speak and write in Welsh. This figure is high compared to the whole of Wales (14.2%) and Conwy (20.2%), but lower than Gwynedd (55.3%).</p>																																																

Wards 2022	Able to speak, write and read Welsh	
	Total	%
Betws-y-Coed and Trefriw	710	37.1
Bryn (Conwy)	562	33.1
Caerhun	720	30.9
Conwy	854	20.5
Pandy	607	34.7
Penmaenmawr	969	23.3
Uwch Conwy	784	54.9
Aberdyfi	320	32.0
Abermaw	646	30.8
Arlechwedd	895	47.2
Arthog and Llangelynnin	464	29.2
Bowydd and Rhiw	1,127	65.6
Brithdir and Llanfachreth/Ganllwyd/Llanelltyd	728	53.6
Bro Dysynni	487	41.3
Clynnog	774	60.7
Corris a Mawddwy	520	42.3
De Dolgellau	681	49.5
Deiniolen	1,142	61.8
Dolbenmaen	628	54.8
Dyffryn Ardudwy	527	36.6
Glaslyn	927	58.2
Gogledd Dolgellau	594	50.9
Gorllewin Tywyn	412	33.3
Harlech a Llanbedr	1,218	45.7
Llanberis	1,180	60.3
Llandderfel	812	60.1

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13a	To safeguard the quality and quantity of water resources	Percentage of Snowdonia's rivers that are classified as Very Good, good, or Fairly Good chemical and biological quality	NRW	<p>2020/2021</p> <p>According to data received by Natural Resources Wales based on the Round 3 dataset of the Water Framework Directive, 108 rivers were assessed in the National Park. This figure included rivers with catchment areas that overlap the boundaries of the Park, but which do not lie fully within the National Park. The information below details the assessments made on the rivers;</p> <p>Chemical:</p> <ul style="list-style-type: none"> • 101 rivers were classed as being of 'Good' quality • 7 rivers failed to achieve a 'Good' status <p>Ecological Status:</p> <ul style="list-style-type: none"> • 50 rivers were classed as being of 'Good' quality • 53 rivers were classed as being of 'Moderate' quality. • 4 rivers were classed as being of 'Poor' quality. <p>2021/2022</p> <p>According to data received by Natural Resources Wales based on the Round 3 dataset of the Water Framework Directive, 108 rivers were assessed in the National Park. This figure included rivers with catchment areas that overlap the boundaries of the Park, but which do not lie fully within the National Park. The information below details the assessments made on the rivers;</p> <p>Chemical:</p> <ul style="list-style-type: none"> • 105 rivers were classed as being of 'Good' quality • 3 rivers failed to achieve a 'Good' status 																											

				<p>Ecological status:</p> <ul style="list-style-type: none"> • 66 rivers were classed as being of 'Good' quality • 39 rivers were classed as being of 'Moderate' quality. • 2 rivers were classed as being of 'Poor' quality <p>1 river was classified as 'Poor' quality.</p>
				<p>2022/2023</p> <p>No new information.</p>
				<p>2023/24</p> <p>No new information.</p>
13b	To safeguard the quality and quantity of water resources	Blue Flag and Green Coast Award beaches in Snowdonia	NRW / Keep Wales Tidy	<p>2020/2021</p> <p>No beaches within the Snowdonia National Park Area were Blue Flag beaches nor awarded the Green Coast Award during this monitoring period</p>
				<p>2021/2022</p> <p>No beaches within the Snowdonia National Park Area were Blue Flag beaches nor awarded the Green Coast Award during this monitoring period</p>
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				<p>2023/24</p> <p>No beaches within the Snowdonia National Park Area were Blue Flag beaches nor awarded the Green Coast Award during this monitoring period</p>
13c	To safeguard the quality and quantity of water resources	Bathing and estuary water quality	NRW	<p>2020/2021</p> <p>This data was received from NRW for bathing water (the data is based on figures for 2020)</p> <ul style="list-style-type: none"> • Harlech - Excellent • Dyffryn (Llanenddwyn) - Excellent • Llandanwg - Excellent • Tal y Bont - Excellent • Aberdyfi – Excellent

				<p>2021/2022 This data was received from NRW for bathing water (the data is based on figures for 2021)</p> <ul style="list-style-type: none"> • Harlech - Excellent • Dyffryn (Llanenddwyn) - Excellent • Llandanwg - Excellent • Tal y Bont - Excellent • Aberdyfi – Excellent 																		
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				<p>2023/2024 No data available for this monitoring period</p>																		
13 D	To safeguard the quality and quantity of water resources	Estimated household water consumption (litres per head per day)	Dŵr Cymru	<p>2020/2021</p> <table border="1"> <thead> <tr> <th>COMPONENT</th> <th>VALUE</th> <th>UNIT</th> </tr> </thead> <tbody> <tr> <td>Household Per Capita Consumption</td> <td>165.83</td> <td>Litres/head/day</td> </tr> <tr> <td><i>Measured</i></td> <td>134.44</td> <td>Litres/head/day</td> </tr> <tr> <td><i>Unmeasured</i></td> <td>187.41</td> <td>Litres/head/day</td> </tr> </tbody> </table> <p>2021/22</p> <table border="1"> <thead> <tr> <th>COMPONENT</th> <th>VALUE</th> <th>UNIT</th> </tr> </thead> <tbody> <tr> <td>Household Per Capita Consumption</td> <td>168.11</td> <td>Litres/head/day</td> </tr> </tbody> </table>	COMPONENT	VALUE	UNIT	Household Per Capita Consumption	165.83	Litres/head/day	<i>Measured</i>	134.44	Litres/head/day	<i>Unmeasured</i>	187.41	Litres/head/day	COMPONENT	VALUE	UNIT	Household Per Capita Consumption	168.11	Litres/head/day
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				<p><u>2023/24</u></p> <p>No new information available</p>												
14a	To promote mechanisms for waste minimisation, increased re-use and recycling.	Number of sustainable waste management facilities granted planning permission in the National Park and their distance from settlements.	SNPA	<p><u>2020/21</u></p> <p>There have been no applications for sustainable waste management facilities during this monitoring period.</p>												
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14b	To promote mechanisms for waste minimisation, increased re-use and recycling.	Percentage of household and industrial/commercial waste recycling.	Stats Wales	<p><u>2020/21</u></p> <p>Percentage of household waste re-used/re-cycled:</p>												

				<p><u>Gwynedd – 35.7</u> <u>Conwy – 38.7</u></p> <p><u>Percentage of household waste composted:</u> <u>Gwynedd – 19.6</u> <u>Conwy – 26.1</u></p>
				<p><u>2021/22</u></p> <p>Percentage of household waste re-used/re-cycled: Gwynedd – 35.3 Conwy – 38.1</p> <p>Percentage of household waste composted: Gwynedd – 16.7 Conwy – 25.4</p>
				<p><u>2022/2023</u></p> <p>The data for this year's percentage of household and industrial / commercial waste recycling in Gwynedd and Conwy will be updated in October 2023.</p>

				<p>2023/2024 The percentage of waste that is reused, recycled or composted for Gwynedd and Conwy is; Gwynedd – 65.5 Conwy – 70.2</p>
15	Improve the quantity and quality of publicly open space	Areas of open space lost to new development within the National Park.	SNPA	<p>2020/2021 16 applications were permitted during 2020/2021 either intersecting or within areas of open space. Of these, only 1 was for new developments. This was for for the erection of a detached garage.</p> <p>2021/22 4 applications were permitted during this monitoring period either intersecting or within areas designated as open space. None of these were for new developments</p> <p>2022/23 7 applications were permitted during this monitoring period either intersecting or within areas designated as open space. None of these were for new developments</p>
				<p>2023/2024 One application was granted within, or partially within, areas of open space during 2023/2024. The application was to replace existing wooden French doors and panels with Upvc French doors and panels (three sets) on the front elevation. It is not considered that there has been a significant loss to areas of Open Spaces and/or Green Wedges during this monitoring period.</p>
16a	To provide housing to meet local need	Affordable dwellings completed as a percentage of all new housing completions	SNPA	<p>2020/2021 50% of all completions within the National Park were affordable dwellings. During the AMR period there were 38 dwellings completed and 19 of these were affordable.</p> <p>2021/2022 15% of all houses completed in the National Park were affordable houses. During the AMR period, 13 units were completed and 2 of these were affordable.</p>

				<p><u>2022/2023</u></p> <p>50% of all houses completed in the National Park were affordable houses. During the AMR period, 22 units were completed and 11 of these were affordable.</p> <p><u>2023/2024</u></p> <p>24% of all houses completed in the National Park were affordable houses. During the AMR period, 17 units were completed and 4 of these were affordable.</p>
16b	To provide housing to meet local need	House price to income affordability ratio	Land Registry and CACI	<p><u>2020/2021</u></p> <p>The details for the median annual income to median house price ratio, per Housing Market Assessment area, are listed below. (Median house prices are representative of houses sold within the NP boundaries of the HMA areas). The ratios are based on 2020 annual income, and as 2021 is not yet over, it focuses on 2020 housing prices.</p> <ul style="list-style-type: none"> • HMA 11 (Conwy Valley) – 6.1:1 • HMA 10 (Ffestiniog & Porthmadog) – 5.4:1 • HMA 9 (Machynlleth & Aberdyfi) - 8.2:1 • HMA 8 (Bala, Dolgellau & Ardudwy) – 5.9:1 • HMA 6 (Llandudno & Conwy) – 7.3:1 • HMA 4 (Caernarfon) – 6.0:1 • HMA 3 (Bangor) - 12.0:1 <p><u>2021/2022</u></p> <p>The details for the ratio of median annual income to median house price, by Housing Market Assessment area, are listed below. (<i>Median house prices are representative of houses sold within the National Park boundaries of the HMA areas</i>). The ratios are based on 2021 annual income, and as 2022 is not over yet, it focuses on 2021 house prices.</p> <ul style="list-style-type: none"> • HMA 11 (Dyffryn Conwy) – 6.1:1 • HMA 10 (Ffestiniog & Porthmadog) – 8.4:1 • HMA 9 (Machynlleth & Aberdyfi) - 9.9:1 • HMA 8 (Bala, Dolgellau & Ardudwy) – 7:1 • HMA 6 (Llandudno & Conwy) – 8.1:1 • HMA 4 (Caernarfon) – 6.3:1 <p>HMA 3 (Bangor) - 8:1</p>

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				<p>2023/2024</p> <p>The details for the ratio of median annual income to median house price, by Housing Market Assessment area, are listed below. (<i>Median house prices are representative of houses sold within the National Park boundaries of the HMA areas</i>). The ratios are based on 2023 annual income, and it focuses on 2023 house prices. In some HMA areas the number of properties sold is low and therefore the figure may not give a true reflection of the situation.</p> <ul style="list-style-type: none"> • HMA 11 (Dyffryn Conwy) –6.6 : 1 • HMA 10 (Ffestiniog & Porthmadog) – 5.3 : 1 • HMA 9 (Machynlleth & Aberdyfi) - 7.3 : 1 • HMA 8 (Bala, Dolgellau & Ardudwy) – 6.1 : 1 • HMA 6 (Llandudno & Conwy) – 4.9 : 1 • HMA 4 (Caernarfon) – 7.1 : 1 • HMA 3 (Bangor) - 5.5 : 1
17a	To promote improved access to local services and amenities for all	WIMD – Geographical Access to Services Deprivation Domain	WIMD	<p>2020/21</p> <p>No new up to date information</p> <hr/> <p>2021/22</p> <p>No new up to date information</p> <hr/>

			<p>2022/23 WIMD - Access to Services Gwynedd</p> <p>Aberdovey / Bryn-crug / Llanfihangel 148 Abermaw 1 234 Arllechwedd 205 Bala 1295 Bowydd and Rhiw 399 Brithdir and Llanfachreth/Ganllwyd/Llanelltyd 62 Corris/Mawddwy 13 Deiniolen 170 Dolbenmaen 92 Dolgellau North 546 Dolgellau South 1189 Dyffryn Ardudwy 277 Gerlan 438 Harlech 237 Llanbedr 142 Llanberis 560 Llandderfel & Llanuwchllyn 1 48 Llandderfel & Llanuwchllyn 2 105 Llangelynin 96 Llanllyfni & Clynnog 100 Penrhyndeudraeth 1 181 Penrhyndeudraeth 2 909 Porthmadog - Tremadog 144 Talysarn 117 Teigl 236 Trawsfynydd 174 Tregarth & Mynydd Llandygai 220 Tywyn 1 395 Waunfawr 246</p> <p>Conwy</p> <p>Betws-y-Coed 161 Caerhun 122 Capelulo 447 Conwy 1 855 Pandy 815 Pant-yr-afon/Penmaenan 1 1267 Trefriw 175 Uwch Conwy 15</p>
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				<p>2023/24 No change</p>																			
17b	To promote improved access to local services and amenities for all	Number of new community facilities granted planning permission per annum and their proximity to public transport facilities.	SNPA	<p>2020/2021 Between 2020/2021, there were 4 applications for new or improved community facilities in Local Service Centres, Local Service Settlements and Secondary Settlements. These were for a Listed Building consent for outdoor alterations to Neuadd y Cyfnod, Bala, a change of use from a shop to a cafe for the Coed y Brenin visitor Centre in Ganllwyd, change of use from a theatre to an exhibition space at the Snowdon Mountain Railway Station in Llanberis and the upgrading of public toilets in Llanuwchllyn.</p> <p>2021/2022 There were 6 applications for new and improved community facilities during 2021/2022. There were applications for new or improved community facilities in Local Service Centres and Secondary Settlements. One was for two new doors and an all-ability ramp at Penmachno community centre, two others for electric vehicle charging points in Y Bala and Bontddu. Another was to install a bench in connection with the Authority's Dark Sky project. Another was to demolish and build a new building in Llanuwchllyn community centre. Finally, there was an application for new windows in the Talsarnau community centre.</p> <p>2022/2023 There were no applications for new community facilities during 2022/2023.</p>																			
				<p>2023/2024 Two applications for new community facilities (or improvements to the facilities) were granted during this monitoring period. The applications included;</p> <ul style="list-style-type: none"> • Conversion of a former church to a community building including external changes along with the construction of an extension • Replace the existing 'helter-skelter' slide with a tower containing a spiral slide and replace the existing see-saw equipment. Addition of a basket swing and bowl spinner to the playground equipment. Replacement and extension of wet-pour surface. 																			
18a	To promote safe, healthy and sustainable communities	Percentage of persons with long-term limiting illness in Snowdonia	WAG SNPA	<p>2020/21 No new up to date information</p> <p>2021/2022 There is no new up-to-date information. Data from the 2020 census will include information about the health and well-being of the population, and this will be available for next year's monitoring report.</p> <p>2022/2023</p> <table border="1"> <thead> <tr> <th rowspan="2">Disability</th> <th colspan="2">Eryri</th> <th colspan="2">Wales</th> </tr> <tr> <th>number</th> <th>%</th> <th>number</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>Total: All usual residents</td> <td>24,418</td> <td>100.0</td> <td>3,107,494</td> <td>100.0</td> </tr> <tr> <td>Disabled under the Equality Act</td> <td>4,531</td> <td>18.6</td> <td>670,266</td> <td>21.6</td> </tr> </tbody> </table>	Disability	Eryri		Wales		number	%	number	%	Total: All usual residents	24,418	100.0	3,107,494	100.0	Disabled under the Equality Act	4,531	18.6	670,266	21.6
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18b	To promote safe, healthy and sustainable communities	Percentage of persons whose health was 'good' over the last 12 months in Snowdonia	Census	2020/21 No new up to date information 2021/22 No new up to date information. 2022/2023 Cyfrifiad 2021 <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">General health</th> <th colspan="2">Eryri</th> <th colspan="2">Wales</th> </tr> <tr> <th>number</th> <th>%</th> <th>number</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>Total: All usual residents</td> <td>24,417</td> <td>100.0</td> <td>3,107,495</td> <td>100.0</td> </tr> <tr> <td>Very good health</td> <td>11,699</td> <td>47.9</td> <td>1,436,479</td> <td>46.2</td> </tr> <tr> <td>Good health</td> <td>8,234</td> <td>33.7</td> <td>1,005,485</td> <td>32.4</td> </tr> <tr> <td>Fair health</td> <td>3,266</td> <td>13.4</td> <td>449,655</td> <td>14.5</td> </tr> <tr> <td>Bad health</td> <td>957</td> <td>3.9</td> <td>164,102</td> <td>5.3</td> </tr> <tr> <td>Very bad health</td> <td>261</td> <td>1.1</td> <td>51,774</td> <td>1.7</td> </tr> </tbody> </table>	General health	Eryri		Wales		number	%	number	%	Total: All usual residents	24,417	100.0	3,107,495	100.0	Very good health	11,699	47.9	1,436,479	46.2	Good health	8,234	33.7	1,005,485	32.4	Fair health	3,266	13.4	449,655	14.5	Bad health	957	3.9	164,102	5.3	Very bad health	261	1.1	51,774	1.7
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19b	To promote and facilitate improved community involvement	Number of new community facilities granted planning permission in the National Park.	SNPA	2020/2021 Between 2020/2021, there were 4 applications for new or improved community facilities in Local Service Centres, Local Service Settlements and Secondary Settlements. These were for a Listed Building consent for outdoor alterations to Neuadd y Cyfnod, Bala, a change of use from a shop to a cafe for the Coed y Brenin visitor centre in Ganllwyd, change of use from a theatre to an exhibition space at the Snowdon Mountain Railway Station in Llanberis and the upgrading of public toilets in Llanuwchllyn.

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19c	To promote and facilitate improved community involvement	The distance of new community facilities granted planning permission from public transport services.	SNPA	<p>2020/2021</p> <p>There were 4 applications for new and improved community facilities during 2020/2021. There were applications for new or improved community facilities in Local Service Centres, Local Service Settlements and Secondary Settlements. One was for a Listed Building consent for outdoor alterations at Newydd y Cyfnod, Bala, located within 600 feet of a bus stop and 15 miles of a train station. Another was for change of use from a shop to a cafe for the Coed y Brenin visitor centre in Ganllwyd, located within 1000 feet of a bus stop and 9 miles of a train station. Another was for change of use from a theatre to an exhibition space at the Snowdon Mountain Railway Station in Llanberis, located within 450 feet of a bus stop and 7.3 miles of a train station. Lastly, the upgrading of public toilets in Llanuwchllyn, located within 500 feet of a bus stop and 14.8 miles of a train station.</p>

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20a, b	Promote good transport links to support the local economy	Distance of new employment developments from public transport	SNPA	<p>2022/ 2023</p> <p>No new employment developments during the year</p>																																																																
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				2023/2024 No change from previous year				
21a, b	Assist in creating local employment opportunities and businesses linked to the purposes of the National Park .	Rates of economic activity in the National Park.	Census	Economic activity status	Eryri		Cymru	
					number	%	number	%
				Total: All usual residents aged 16 years and over	20,927	100.0	2,559,416	100.0
				Economically active (excluding full-time students)	11,443	54.7	1,391,379	54.4
				Economically active (excluding full-time students):In employment	11,006	52.6	1,327,745	51.9
				Economically active (excluding full-time students):In employment:Employee	7,575	36.2	1,118,659	43.7
				Economically active (excluding full-time students): In employment: Employee: Part-time	2,439	11.7	302,900	11.8
				Economically active (excluding full-time students): In employment: Employee: Full-time	5,136	24.5	815,759	31.9
				Economically active (excluding full-time students):In employment:Self-employed with employees	518	2.5	37,733	1.5
				Economically active (excluding full-time students): In employment: Self-employed with employees: Part-time	101	0.5	7,837	0.3
				Economically active (excluding full-time students): In employment: Self-employed with employees: Full-time	417	2.0	29,896	1.2
				Economically active (excluding full-time students):In employment:Self-employed without employees	2,913	13.9	171,353	6.7
				Economically active (excluding full-time students): In employment: Self-employed without employees: Part-time	1,060	5.1	65,335	2.6
				Economically active (excluding full-time students): In employment: Self-employed without employees: Full-time	1,853	8.9	106,018	4.1
				Economically active (excluding full-time students): Unemployed	437	2.1	63,634	2.5
				Economically active and a full-time student	272	1.3	55,969	2.2
				Economically active and a full-time student:In employment	216	1.0	40,706	1.6
Economically active and a full-time student:In employment:Employee	196	0.9	38,206	1.5				

				Economically active and a full-time student: In employment: Employee: Part-time	163	0.8	31,644	1.2
				Economically active and a full-time student: In employment: Employee: Full-time	33	0.2	6,562	0.3
				Economically active and a full-time student: In employment: Self-employed with employees	3	0.0	276	0.0
				Economically active and a full-time student: In employment: Self-employed with employees: Part-time	2	0.0	148	0.0
				Economically active and a full-time student: In employment: Self-employed with employees: Full-time	1	0.0	128	0.0
				Economically active and a full-time student: In employment: Self-employed without employees	17	0.1	2,224	0.1
				Economically active and a full-time student: In employment: Self-employed without employees: Part-time	8	0.0	1,702	0.1
				Economically active and a full-time student: In employment: Self-employed without employees: Full-time	9	0.0	522	0.0
				Economically active and a full-time student: Unemployed	56	0.3	15,263	0.6
				Economically inactive	9,212	44.0	1,112,068	43.5
				Economically inactive: Retired	6,525	31.2	631,659	24.7
				Economically inactive: Student	703	3.4	145,181	5.7
				Economically inactive: Looking after home or family	680	3.2	109,604	4.3
				Economically inactive: Long-term sick or disabled	749	3.6	151,321	5.9
				Economically inactive: Other	555	2.7	74,303	2.9
				2023/2024				
				No change from previous year				
		Number of new employment developments with collated data about location and type of employment.	SNPA	2022/2023				
				No new employment developments during 2022/2023.				
				2023/2024				
				No new employment developments during this monitoring period				

APPENDIX 2: SUPPLEMENTARY PLANNING GUIDANCE PROGRESS

SPG no.	Name	Progress
1	Sustainable Design in the National Parks of Wales	Adopted September 2011
2	Development Guidance	Adopted September 2011
3	Planning and the Welsh Language	Adopted June 2021
4	Affordable Housing	Adopted January 2020
5	Planning Obligations	Adopted March 2021
6	Nature Conservation and Biodiversity	Adopted April 2012
7	Landscapes and Seascapes of Eryri	Adopted July 2014
8	Visitor Accommodation	Adopted January 2020
9	Farm Diversification	Adopted October 2012
10	Renewable and Low Carbon Energy	Adopted November 2013
11	Annexe Accommodation	Adopted July 2014
12	Enabling Sustainable Development in the Welsh National Parks	Adopted May 2015
13	Landscape Sensitivity and Capacity Assessment	Adopted October 2016
14	Obtrusive lighting	Adopted October 2016
15	Telecommunications and Masts	Adopted September 2021
	Adverts and Signage	Being drafted
	Locally Distinct Sustainable Design	Being drafted
	The Historic Environment	Being drafted

APPENDIX 3: PROGRESS ON ALLOCATED HOUSING SITES

Allocations	Units Proposed	Monitoring Progress (pre-app discussions / planning permission / completion)
Land behind the Red Lion, Y Bala (50% open market, 50% 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. In 2023 it was confirmed that the ownership had not changed, and that phosphates were holding back the development. Comments have been received from Dŵr Cymru during 2023 that the capacity available at Bala Wastewater Treatment Works (WwTW) to accept further growth is limited but that a capital scheme for upgrading Bala WwTW will be completed by March 2025, which will allow/enable 30 units by 26/27. It is likely that there will be further work on the system following this. It is not expected that Dŵr Cymru will object to the development of the site. 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). The work was completed during 2022-23 and the units have been occupied.
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. A need for units for large families has been identified. A planning application for 2 units was submitted during 23/24 (yet to be released). The development was constrained by flood zones and protected species.
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. An application for 8 units was submitted in November 2022, including 2 units outside the allocated area. The application was withdrawn by the developer due to viability reasons.
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 2028/29. 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 2026/27. Discussions between Grŵp Cynefin and the Community are ongoing.
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. A housing needs assessment was undertaken by the Rural Housing Enabler in 2024.
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. A housing needs survey has been undertaken by the Rural Housing Enabler. A planning application was submitted in March 2023 for 20 affordable units which was permitted during April 2024 Grŵp Cynefin has begun to develop the site.
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. Since then, they have indicated that there is no intention to develop in the coming years.
Land adjacent to Bryn Deiliog, Llanbedr, (100% to meet local need)	6	This is a new allocation within the ELDP 2016-31. The site landowner, Adra, aim to completed it by 2030/31.

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. Planning permission was granted during December 2023.
Total	184	

APPENDIX 4: HOUSING TRAJECTORY

Requirement for a Housing Trajectory

- 1.1 In March 2020, Welsh Government published Edition 3 of the Development Plans Manual (DPM), which requires housing delivery to be assessed against the housing trajectory set out within the adopted LDP. The AMR must include two graphs, one from the adopted plan compared against a new updated graph prepared for the AMR. The Eryri LDP was adopted prior to DP Manual publication, therefore the delivery must be compared against the AAR: Average Annual Housing Requirement. The housing trajectory includes robust information on the timing and phasing of sites with planning permission and LDP allocations for the remaining years of the plan period

Housing Stakeholder Group

- 1.2 The DPM requires a Housing Stakeholder Group be established to ensure completion figures are recorded correctly and to consider the timing and phasing of allocated LDP sites and sites with planning permission in respect of anticipated annual delivery rates. The Group will also be involved in the preparation of a Housing Trajectory as an integral part of the preparation of any future Local Development Plan.
- 1.3 Membership of the group is a matter for each LPA to determine, but should ideally consist of relevant LPA departments, home builders, landowners, housing associations, statutory undertakers, infrastructure providers and other bodies as appropriate. The Authority formed the Group during the 2020/21 period; the members of which are as follows:
- House Builders Federation;
 - Dŵr Cymru;
 - Natural Resources Wales;
 - Grŵp Cynefin;
 - Cartrefi Conwy;
 - Clwyd Alyn;
 - Tai Gogledd Cymru
 - Adra;
 - Rural Housing Enabler Service;
 - Cyngor Gwynedd Housing Authority,
 - Conwy County Borough Council Housing Authority.
- 1.4 Correspondence with the Group is undertaken via email correspondence. Two tables, consisting of the timing and phasing of allocated sites, and sites with planning permission for over 5 dwellings, are shared with the members for comment. No comments were received that resulted in a change to the tables produced by the Authority. The tables produced by the Authority were based on the best information available, including:
- Actual completion numbers gathered from annual monitoring visits
 - Information submitted by the landowner when submitting the candidate site
 - The Authority contacted all landowners/developers of allocated and large sites to ask for input on the timing and phasing of the development of their site; responses were fed into the trajectory.

The Timing & Phasing of Allocations

Settlement Tier	Allocated Site Name	Total Site Capacity	Time lag to construction start in months			Timing and Phasing of Allocations (2024-2031)										
			Time period for pre-application discussion	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction	Completions	U/C	2024	2025	2026	2027	2028	2029	2030	2031	Units beyond the plan period
Local Service Centre	Land behind the Red Lion, Bala	55	1 month			0	0				15	15		10	15	
Secondary Settlement	Land adjacent to Pentre Uchaf, Dyffryn Ardudwy	10	4 months			0	0			4						6
Secondary Settlement	Land at Former Woolen Mill, Trefriw	5				0	0						5			
Secondary Settlement	Land adjacent to Y Rhos Llanegryn	8				0	0							4	4	
Secondary Settlement	Land adjacent to Bryn Deiliog, Llanbedr	6				0	0									6
Secondary Settlement	Land adjacent to Maesteg, Pennal	5		2 years 2 months		0	0	5								
Service Settlement	Land adjacent Bro Pysor, Trawsfynydd	10				0	0							10		
Secondary Settlement	Land adjacent to Lawnt y Plas, Dinas Mawddwy	6				0	0									6
Service Settlement	Land adjacent Penrhwyfya, Harlech	24	1 month	13 months		0	0	20								
Secondary Settlement	Land adjacent to Capel Horeb, Dyffryn Ardudwy	5	1 month	7 months		0	0		3	2						
Local Service Centre	Land behind Wenallt Uchaf, Dolgellau	15				0	0						15			
Secondary Settlement	Land adjacent to Rathbone Terrace, Dolwyddelan	6				0	0									6
Secondary Settlement	Land adj Garreg Frech Llanfrothen	6				0	0								6	
Local Service Centre	Land at Cysgod y Coleg, Bala	10	1 month	10 months	7 months	9	0									
Secondary Settlement	Land adjacent to Maes y Pandy, Llanuwchllyn	7				0	0		7							
Service Settlement	Former Primary School, Aberdyfi	11	1 month	6 months	11 months	11	0									

The Timing & Phasing of Sites with Planning Permission

Settlement Tier	Site Name	Total Site Capacity	The timing and phasing of sites with planning permission (2024 -2031)										Units beyond the plan period
			Completions	U/C	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031		
Local Service Centre	National Westminster Bank Buildings and land to rear, 44-46 High Street, Bala.	5	0	4	4	2							
Secondary Settlement	OS 465, Trian, Brithdir	5	4	0		1							
Service Settlement	Cae Main, Hwylfa'r Nant, Harlech	5	3	0		1	1						
Secondary Settlement	Tir ger Neuadd y Pentref, Rhydymain	5	2	0			1	1	1				
Secondary Settlement	O.S. Field No. 9687, Penybont, Talybont.	5	0	0	5								
Service Settlement	Parc Trawsafon, Betws y Coed	6	3	1			1	1					
Secondary Settlement	Land adjacent to village hall, Rhydymain	8	3	2	2			1	1	1			
Secondary Settlement	Land next to Roualeyn Nursery, Trefriw	8	0	0				4	4				
Service Settlement	Land at Maes y Waen, Penmachno	12	6	0					6				
Local Service Centre	Arran Buildings, Bala	13	10	3	1	1							
Secondary Settlement	Land adj. Village School, Llanfachreth	13	0	0						7	6		
Secondary Settlement	Abbey Arms Hotel, Ffestiniog	14	6	0									8
Secondary Settlement	Pant yr Onnen, Llanfair	15	7	1			2	2	2	2			
Secondary Settlement	Land at the rear of Penrhiw, Llan Ffestiniog	16	1	1	0	14							
Local Service Centre	Land at Maes Brith, Dolgellau.	17	5	1				3	3	3	3		
Service Settlement	OS 1266 Bryn Madog Trawsfynydd	18	4	0			2	3	3	3	3		
Service Settlement	Hillside, Aberdyfi	23	21	2		2							
Secondary Settlement	Land r/o Smithy Garage, Dyffryn Ardudwy	31	9	0			1	1	1	1	1	1	16
Local Service Centre	Fronallt (Coed y Bryn), Dolgellau	46	15	0		6	6	6	4	4	5		
Service Settlement	Ty Canol Estate, Harlech	73	69	0			1	1	1				
Local Service Centre	Uwch y Maes (Wenallt), Dolgellau	80	68	1	1			2	3	3	3		
Secondary Settlement	Land adj Craig y Nos, Maentwrog	15	12	2	1	1						1	
Local Service Centre	Llety'r Bugail, Dolgellau	5	0	1		2	2	1					
Service Settlement	Merthyr Isaf, Hwylfa'r Nant, Harlech.	7	0	0			3	2					
Service Settlement	Land to rear of Medical Surgery, Betws-y-Coed	5	0	0		5							

APPENDIX 5: Council Tax data per Community Council (July 2023)

Community/Town Council	Total number of domestic properties (incl. second homes).	Class. B (no tax premium)	Second Homes	Total	% of second homes	Self Catering Holiday Units	% combined second homes and holiday units as a percentage of all properties
ABER	120	0	6	6	5.0%	0	5.0%
ABERDYFI	851	16	264	280	32.9%	149	42.9%
ABERMAW	1341	3	151	154	11.5%	112	18.3%
ARTHOG	689	4	92	96	13.9%	55	20.3%
BALA	1028	1	22	23	2.2%	27	4.7%
BEDDGELERT	297	0	48	48	16.2%	79	33.8%
BETWS GARMON	131	0	14	14	10.7%	20	22.5%
BRITHDIR & LLANFRACHETH	414	0	53	53	12.8%	30	18.7%
BRYNCRUG	364	3	17	20	5.5%	17	9.7%
CORRIS	367	1	28	29	7.9%	15	11.5%
DOLBENMAEN	645	3	52	55	8.5%	46	14.6%
DOLGELLAU	1459	4	77	81	5.6%	87	10.9%
DYFFRYN ARDUDWY	855	1	64	65	7.6%	62	13.8%
FFESTINIOG	2536	8	115	123	4.9%	111	8.8%
HARLECH	856	5	104	109	12.7%	63	18.7%
LLANBEDR	339	3	43	46	13.6%	31	20.8%
LLANBERIS	962	2	35	37	3.8%	56	9.1%
LLANDDEINIOLEN	2216	4	28	32	1.4%	43	3.3%
LLANDDERFEL	509	0	25	25	4.9%	35	11.0%
LLANDWROG	1108	1	16	17	1.5%	34	4.5%
LLANDYGAI	165	0	13	13	7.9%	23	19.1%
LLANEGRYN	278	1	33	34	12.2%	9	15.0%
LLANELLYD	293	2	59	61	20.8%	21	26.1%
LLANFAIR	231	7	42	49	21.2%	37	32.1%
LLANFIHANGEL Y PENNANT	242	0	15	15	6.2%	20	13.4%
LLANFROTHEN	393	3	52	55	14.0%	9	15.9%
LLANGELYNIN	130	1	14	15	11.5%	25	25.8%
LLANGYWAIR	370	2	10	12	3.2%	7	5.0%
LLANLECHID	1998	4	48	52	2.6%	7	2.9%
LLANLLYFNI	1353	4	18	22	1.6%	28	3.6%
LLANUWCHLYN	320	1	22	23	7.2%	17	11.9%
LLANYCIL	203	0	15	15	7.4%	9	11.3%
MAENTWROG	329	2	36	38	11.6%	24	17.6%
MAWDDWY	366	1	34	35	9.6%	26	15.6%
PENNAL	245	13	20	33	13.5%	18	19.4%
PENRHYNDEUDRAETH	983	1	33	34	3.5%	20	5.4%
TALSARNAU	343	4	48	52	15.2%	22	20.3%
TRAWSFYNYDD	724	1	30	31	4.3%	49	10.3%
TYWYN	1955	60	149	209	10.7%	56	13.2%
WAUNFAWR	667	0	14	14	2.1%	27	5.9%
Y GANLLWYD	86	0	7	7	8.1%	10	17.7%
BETWS Y COED	273		29	29	10.6%	39	21.8%
BRO GARMON	325		32	32	9.8%	41	19.9%
BRO MACHNO	415		80	80	19.3%	34	25.4%
CAERHUN	660		46	46	7.0%	28	10.8%
CAPEL CURIG	116		14	14	12.1%	16	22.7%
DOLGARROG	210		4	4	9.8%	4	3.7%
DOLWYDDELAN	274		29	29	7.0%	20	16.7%
HENRYD	356		18	18	1.9%	14	8.6%
LLANFAIRFECHAN	1,825		64	64	5.1%	18	4.4%
LLANRWST	1,587		30	30	6.7%	15	2.8%
PENMAENMAWR	2,267		84	84	3.5%	34	5.1%
TREFRIW	421		28	28	3.7%	17	10.3%
YSBYTY IFAN	95		8	8	1.9%	10	17.1%
CONWY	8,034		272	272	3.4%	143	5.1%

EITEM RHIF 5.0 / ITEM NO. 5

<u>Rhif Eitem / Item No.</u>	<u>Cyfeirnod / Reference No.</u>	<u>Disgrifiad / Description.</u>	<u>Swyddog Achos / Case Officer</u>
1.	NP5/53/598C	Cais Amlinellol gyda'r materion i gyd wedi'u cadw'n ôl i adeiladu un tŷ (Ail-gyflwyniad yn dilyn gwrthod cais cynllunio NP5/53/598B), Tir ger Ffynnon Beuno, Y Bala. / Outline Application with all details reserved for construction of a single dwelling (Re-submission following refusal of planning application NP5/53/598B), Land near Ffynnon Beuno, Bala.	Dafydd Thomas
2.	NP5/65/256A	Dymchwel rhan o hen Westy Bontddu Hall a chodi 8 annedd ar y farchnad agored a 5 annedd fforddiadwy i'w lletya o fewn teras newydd o 3 ar safle'r cabanau gwyliau, 1 ar y llawr gwaelod isaf ac 1 o fewn annedd y cyn-reolwr, Bontddu Hall, Bontddu./ Demolition of part of former Bontddu Hall Hotel and the erection of 8 open market dwellings and 5 affordable dwellings to be accommodated within a new terrace of 3 on the site of the holiday chalets, 1 within the lower ground floor and 1 within the former manager's dwelling, Bontddu Hall, Bontddu.	Aled Lloyd
3.	NP5/73/LB208B	Caniatad Adeilad Rhestredig i gadw gwaith allanol a mewnol gan gynnwys gosod drysau allanol newydd a ffenestri gwydr dwbl tenau newydd, gosod ffenestri to cefn newydd a gwaith mewnol gan gynnwys ailblastro waliau a nenfydau, ailosod arwynebedd llawr gwaelod solet ac ailosod unedau cegin, 1 Fron Fair, Maentwrog./ Listed Building Consent to retain external & internal works including replacement external doors and new thin double-glazed windows, replacement rear rooflights and internal works including re-plastering walls and ceilings, replacement of solid ground floor area and replacement of kitchen units, 1 Fron Fair, Maentwrog.	Eva Jones

4.	NP5/73/LB208C	Cais ôl-weithredol i gadw sied ardd a storfa bren, ailadeiladu wal gynnal bresennol a waliau cerrig ychwanegol, ardaloedd decio pren ochr a chefn a phafin ac ailosod ffenestri to llethr cefn, 1 Fron Fair, Maentwrog. / Retrospective application for the retention of garden shed and wood store, rebuilding of existing retaining wall and additional stonewalls, side and rear wooden decking areas and paving area and replacement of rear slope rooflights, 1 Fron Fair, Maentwrog.	Eva Jones
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Snowdonia National Park Authority Date: 16-Oct-2024
– Planning & Access Committee

Application Number: NP5/53/598C

Date Application Registered: 16/05/23

Community: Bala

Grid Reference: 292150 335818

Case Officer: Mr. Dafydd Thomas

Location:
Land near Ffynnon Beuno, Bala.

Applicant:

Nesta Dobson
12 Mawnog Fach
Bala
Gwynedd
LL23 7YY

Description:

Outline Application with all details reserved for construction of a single dwelling (Re-submission following refusal of planning application NP5/53/598B)

Summary of the Recommendation:

To APPROVE subject to the following conditions (summarised below and in full at the end of report);

- Time Limit;
- Details of further information to be submitted through reserved matters application;
- Use Class restriction;
- Removal of permitted development rights;
- Drainage;
- Archaeological work programme; and
- No development to commence until the planned improvements to the Bala Waste Water Treatment Works (WWTW) scheduled for the 31st of March 2025 have been completed.

Reason(s) Application Reported to Committee:

Town Council objection.

Land Designations / Constraints:

- Within Housing Development Boundary – Y Bala
- Landscape of Historic Interest – Bala and Bala Lakesides
- Within proximity to historical structure – Ffynnon Beuno, Well.

- Within catchment of phosphorus sensitive Special Area of Conservation (River Dee).

Site Description and Background:

The application site is located to the south west of the town of Bala and to the north of Llyn Tegid. The site is situated within an existing housing estate located at Stryd y Fron which is accessible via Pensarn Road / A494. The full address of the site is land near Ffynnon Beuno, Bala.

The application under assessment is a resubmission of planning application NP5/53/598B which was refused by the Authority (through delegated powers) in November 2022.

Proposed Development:

Development proposals relate to the construction of a single dwelling (Re-submission following refusal of planning application NP5/53/598B).

The application seeks outline permission for the erection of a detached bungalow on land adjacent to Ffynnon Beuno, Bala.

Although all matters are reserved for subsequent consideration, indicative plans show a detached bungalow comprising of two bedrooms and a kitchen and living area as well as two off-street parking spaces. Access is shown as being directly off Mawnog Fach.

Relevant Planning Policies:

Eryri Local Development Plan 2016-2031

- Strategic Policy A: National Park Purposes and Sustainable Development
- Strategic Policy C: Spatial Development Strategy.
- Strategic Policy D: Natural Environment.
- Strategic Policy Ff: Historic Environment.
- Strategic Policy G: Housing.
- Development Policy 1: General Development Principles.
- Development Policy 2: Development and the Landscape.
- Development Policy 6: Sustainable Design and Materials.
- Development Policy 30: Affordable Housing.

Supplementary Planning Guidance

- SPG 2: General Development Considerations.

National Policy/Guidance:

- Planning Policy Wales (PPW), Edition 12, February 2024.

Consultations:

Bala Town Council Objection – concerns raised regarding scale of development, impact on local biodiversity and the adjacent archaeological site at Ffynnon Beuno.

Natural Resources Wales No objection – concerns raised regarding foul drainage. Noted that the Authority will need to determine whether the development is likely to have a significant impact on the Special Area of Conservation by way of a Habitat Regulation Assessment.

Dwr Cymru No objection – comments raised regarding wastewater treatment works, asset protection, sewerage and surface water with recommended advisory notes and conditions provided should consent be granted.

National Park – Ecology No objection – comments raised relation to biodiversity enhancement measures and mitigation measures as well as the requirement of a Habitat Regulation Assessment to be undertaken.

Gwynedd Archaeological Planning Service (GAPS) No objection – Noted however that if permission is granted, the work could result in impact on unidentified archaeological remains and as such appropriate archaeological mitigation required. Conditions proposed should permission be granted in order to ensure that such a scheme of archaeological mitigation is undertaken.

Gwynedd Council – Highways No objection – confirmation requested regarding the surface material of the parking area.

YGC Water and Environment Unit No objection – noted that due to the size and nature of the development it may be necessary to provide an application to the SAB for approval prior to the commencement of the building work.

Response to Publicity:

The application has been publicised by way of a site notice and neighbour letters.

At the time of writing, 6 letters of objection have been received by the Authority. The content of these are summarised as follows:-

- Development not in-keeping with other dwellings in locality;
- Plot too small for a dwelling;
- Potential adverse impact on adjacent historical site;
- Concerns regarding drainage of the site;
- Ambiguity regarding land ownership;
- Impact on the area, visual amenity and enjoyment of the community;

Assessment:

1. Principle of Development
 - 1.1 The principal policies of the Eryri Local Development Plan to consider in this instance is Development Policy 1: General Development Principles, Development Policy 30: Affordable Housing as well as Strategic Policy D: Natural Environment.
 - 1.2 Development Policy 1 sets out the general development principles of the National Park and the criteria that must be met for new developments.
 - 1.3 Development Policy 30 sets out the requirements of new housing within the National Park.
 - 1.4 An assessment of these policies against the proposal is as follows.
2. Planning Assessment

Development Policy 1: General Development Principles

- 2.1 The application under assessment is a resubmission of planning application NP5/53/598B which was refused by the Authority (through delegated powers) in November 2022. The previous application was refused on two grounds, with those being:
 - 1) Owing to the proportions of the site and indicated scale parameters, the residential development of this site in the manner proposed would result in a dwelling which would appear as an incongruous feature within the streetscene and would not be characteristic of the existing scale, pattern or form of development. It would detract from the character, appearance and setting of the existing dwellings and surrounding area and have an adverse impact on the residential amenities of no. 15 Mawnog Fach contrary to Development Policy 1 of the adopted Eryri Local Development Plan.
 - 2) Insufficient information has been submitted to identify and address all potential ecological issues within the proposed development site and of the development upon nearby features of acknowledged ecological importance, namely the River Dee and Bala Special Area of Conservation and it therefore fails to satisfy Strategic Policy D Natural Environment of the Eryri Local Development Plan.

- 2.2 With regards to reason 1 outlined above, following the refusal of the previous application, a pre-application enquiry was submitted to the Authority for the construction of a two storey dwelling at the site. Advice was provided by the Authority noting that the design was not in-keeping with the overall street scene at Stryd y Fron and that this should be amended to be in conformity with Development Policy 1 (General Development Principles) which notes that the nature, location, siting, height, form and scale of developments should be in-keeping with the form and character of its site and surroundings.
- 2.3 As a result of the above, following discussions with the agent, an amended scheme was submitted for consideration. Indicative plans have been submitted which illustrate a one-storey bungalow, which is to include two bedrooms. In light of the above, it is officers' opinion that consideration for a dwelling of this scale can be looked on favourably for this plot. This is considered to be an improvement to the original scheme whereby a bungalow of this scale and design will match that already built and occupied within the immediate vicinity.
- 2.4 Although all matters are reserved for subsequent consideration, it is deemed that the information submitted to date is sufficient at this stage in determining that the proposal is in line with Development Policy 1 – General Development Principles of the ELDP in that the development is sympathetic and in-keeping with the surrounding area. As outlined, further details such as materials, parking arrangements can be sought at reserved matters stage. Should permission be granted, this is to be conditioned accordingly.
- 2.5 As outlined earlier within this report, the previous application was also refused on the grounds on insufficient information regarding ecological matters. No protected species survey was submitted with the previous application nor an assessment undertaken of the likely impact of the development on the River Dee and Bala Special Area of Conservation (SAC).
- 2.6 In contrast to the previous application, the agent has submitted a preliminary ecological appraisal for the land adjoining Ffynnon Beuno, Y Bala. The survey was undertaken on the 20th of April 2023 and has a lifespan of two years. The survey concluded that no protected species were found on-site and that the proposed site is considered of low ecological interest. Notwithstanding this, the preliminary ecological appraisal included mitigation measures for the construction period of the development as well as biodiversity enhancement measures for the site.

- 2.7 In response to consultation on the application, the Authority's ecologist did not raise any objection to the application however requested that the mitigation measures and biodiversity enhancement measures contained within the ecological appraisal be secured by condition should permission be granted. As outlined whilst all matters are reserved for subsequent consideration, the agent has demonstrated that the impact of the development on biodiversity will be minimal and has proposed measures to enhance biodiversity at the site as well as to mitigate any minimal impact of development. Further detail on this aspect, such as a detailed biodiversity enhancement plan can be sought at reserved matters stage.
- 2.8 With regards to the impact of the development on the River Dee Special Area of Conservation, it should be noted that the agent has worked with the Authority to determine which mitigation measures could be implemented to deal with the anticipated phosphate increase from the development. The Authority has undertaken its own Habitat Regulation Assessment (HRA) (required under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended)) and this has been issued to Natural Resources Wales for comment. At the time of writing, the Authority are awaiting confirmation on this aspect.
- 2.9 At the time of writing therefore, it is considered that the agent has provided sufficient information to demonstrate that the development is unlikely to have an adverse effect on biodiversity and wildlife and has furthermore proposed measures to further enhance the biodiversity at the site. Subject to agreement with Natural Resources Wales on the Habitat Regulation Assessment, it can be determined that the application is compliant with Development Policy 1: General Development Principles as well as Strategic Policy D: Natural Environment, in that the development does not result in an unacceptable adverse impact on the characteristic biodiversity of Snowdonia, particular habitats and species protected under national and European legislation.

Archaeological Impact

- 2.10 As outlined, concerns have also been raised (by the community council and members of the public) with regards to the potential impact of the development on historical and archaeological assets within the vicinity. Strategic Policy Ff of the ELDP relates to the historical environment and notes that the historic landscape, heritage assets and cultural heritage of Snowdonia National Park will be conserved and enhanced, due to their contribution to the character and 'special qualities' of the National Park.

- 2.11 The development site is grassland on the edge of a modern housing development, constructed prior to historic environment legislation which incorporated the medieval well Ffynnon Beuno (NPRN: 32370, PRN: 3210) into its design.
- 2.12 In response to consultation, Gwynedd Archaeological Planning Service (GAPS) noted that if permission is granted, the work could result in an impact on unidentified archaeological remains relating to both the medieval well and the town of Bala itself and as such the identified and recording of such remains would contribute to the wider understanding of the historic environment in the area. GAPS did not therefore raise any objection, however requested that if consent be granted, the Authority should require that appropriate archaeological mitigation is undertaken.

Affordable Housing

- 2.13 Development Policy 30 (Affordable Housing) sets out the housing requirements within the National Park.
- 2.14 The site is located within the settlement boundary of Bala which is identified within the Eryri Local Development Plan as a Local Service Centre where small scale open market or affordable housing can be supported. Development Policy 30 indicates that developments below five houses in service centres do not generate an affordable housing contribution.
- 2.15 Welsh Government legislation (introduced in late 2022) provides a clear distinction between residential uses, those being C3 (dwellinghouses, used as sole or main residences), C5 (dwellinghouses, used otherwise than as sole or main residences) and C6 (dwellinghouses, used for short term lets). New residential accommodation would be expected to be for C3 use only taking into account local housing needs in terms of size, type and tenure to meet the need of the local community. As such, should planning consent be granted, a condition would be imposed restricting the use of the dwelling to use Class C3 (dwellinghouse for sole or main residence).

Landscape Impact

- 2.16 Indicative plans have been submitted which illustrate a one-storey bungalow, which is to include two bedrooms. In contrast to the previous scheme proposed, it is officers' opinion that consideration for a dwelling of this scale can be looked on favourably for this plot. The new layout is deemed to be an improvement to the original scheme whereby a bungalow of this scale and design will match that already built and occupied dwellings within the immediate vicinity. It is considered that a bungalow at this location would be in-keeping with the general surroundings of the site and would not result in any detrimental impact to the surrounding landscape nor neighbouring amenity.

Other matters

2.17 As forementioned, concerns have also been raised regarding drainage at the site as well as matters of land ownership for the site. With regards to land ownership, this is not considered to be a planning matter and therefore no further assessment is required on this matter. With regards to drainage, in response to consultation, Dwr Cymru have not objected to the application albeit have suggested conditions and advisory notes to be included should consent be granted in order to ensure no detriment to existing residents or the environment and to Dwr Cymru's assets.

3. Conclusion

3.1 The application seeks outline permission for the erection of a detached bungalow on land adjacent to Ffynnon Beuno, Bala. Although all matters are reserved for subsequent consideration, indicative plans shown a detached bungalow comprising of two bedrooms and a kitchen and living area as well as two off-street parking spaces. Access is shown as being directly off Mawnog Fach.

3.2 The application under assessment is a resubmission of planning application NP5/53/598B which was refused by the Authority (through delegated powers) in November 2022. The application was refused as the development was not considered to be in-keeping with the surrounding area and on the basis of insufficient information submitted to determine whether the impact would have an acceptable impact on ecological important features.

3.3 As discussed, on balance, it is deemed that the revised scheme of a modest bungalow at the site is in line with Development Policy 1 – General Development Principles of the ELDP in that the development is sympathetic and in-keeping with the surrounding area. Additional / detailed information in order to ensure the above can be sought through a reserved matters application.

- 3.4 Following the previous refusal, additional information with respect to ecological matters has been provided by the agent which demonstrates that the development is unlikely to have an adverse impact on biodiversity and protected species at the site, whilst also proposing mitigation measures and biodiversity enhancement measures. With regards to any impact of the development on the Special Area of Conservation, an assessment of this is currently being undertaken by the Authority and subject to a positive outcome, it can be determined that the application is compliant with Development Policy 1: General Development Principles as well as Strategic Policy D: Natural Environment, in that the development does not result in an unacceptable adverse impact on the characteristic biodiversity of Snowdonia, particular habitats and species protected under national and European legislation.
- 3.5 It has been demonstrated therefore that the proposal confirms with Development Policy 1 and Development Policy 30 (Affordable Housing) of the ELDP as well as Strategic Policy D (Natural Environment) subject to agreement with Natural Resources Wales on the outcome of the Habitat Regulation Assessment. An oral update on this matter will be provided at the Planning & Access Committee.
- 3.6 Therefore, on balance, it is recommended that the application is conditionally approved.

Background Papers in Document Bundle No.1: No

RECOMMENDATION: To GRANT permission subject to the following conditions:

- 1) (04) The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
- 2) (03) Any application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

- 3) As a part of any reserved matter application that may be submitted following this outline approval the applicant shall include:
- the layout of the development on site,
 - the siting, design, sections, elevations and external appearance of the building,
 - cross sections through the site
 - the means of access to the site, including visibility splays.
 - Details of surface water drainage and its means of disposal to demonstrate that as no surface water within the curtilage of the development is discharged onto the highway.
 - extent and position of car parking and vehicle turning
 - boundary treatment
 - means of sewage disposal
 - A detailed biodiversity enhancement scheme for the site.
- 4) (06) The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
- Lleoliad – L1 01 (26.06.23);
 - Gosodiad Safle S1 01 (26/06/23);
 - Preliminary Ecological Appraisal (dated 10th May 2023).
- 5) No development shall commence until such time that confirmation has been submitted to and approved in writing by the Local Planning Authority (from the applicant, in consultation with Dwr Cymru Welsh Water and Natural Resources Wales) that the planned improvements to the Bala Waste Water Treatment Works (WWTW) scheduled for the 31st of March 2025 have been completed and that the development hereby approved may commence on-site.
- 6) No development (including structural alterations or demolition works) shall take place until a specification for a programme of archaeological recording has been submitted to and approved in writing by the Local planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details.
- 7) A detailed report on the archaeological work, as required by condition 6, shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork.

- 8) The dwellinghouse hereby approved shall not be occupied other than in strict accordance with the Town and Country Planning (Use Classes) (Amendment) (Wales) Order 2022, Use Class C3: Dwellinghouse (used as sole or main residence) and for no other purpose within Use Class C.
- 9) (96) 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 dwellinghouse or within the curtilage of a dwellinghouse.

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 a 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).

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) No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reasons:

- 1) To Comply with Section 91 (as amended) of the Town and Country Planning Act 1990.
- 2) To Comply with Section 91 (as amended) of the Town and Country Planning Act 1990.
- 3) To ensure that any reserved mater application is fully informed.
- 4) To define the permission and for the avoidance of doubt.
- 5) To prevent further hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
- 6) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2024 and Tan 24: The Historic Environment.
- 7) To ensure that that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIFA).
- 8) To ensure that the dwellinghouse is only used as sole or main residence and to prevent the creation of an unjustified second/holiday home or short-term holiday letting unit and in accordance with the Eryri Local Development Plan, in particular Policies SP G: Housing and DP 30: Affordable Housing and Supplementary Planning Guidance 4: Housing and 5: Planning Obligations.
- 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 prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Advisory Notes

Dŵr Cymru

Please refer to Dŵr Cymru's response (reference PLA0072930 dated 19/09/24).

SuDS

FLOOD AND WATER MANAGEMENT ACT (FWMA) 2010 THE SUSTAINABLE DRAINAGE (APPROVAL AND ADOPTION PROCEDURE) (WALES) REGULATIONS 2018

The introduction of legislation on 7th January 2019 made sustainable drainage systems a mandatory requirement on new development where the construction area is 100m² or more. It is considered that this development exceeds the above identified threshold and may require Sustainable Drainage Systems (SuDS) consent from the relevant Sustainable Drainage Systems Approval Body (SAB) prior to construction works commencing.

Consequently, you are advised to contact the relevant Sustainable Drainage Systems Approval Body (SAB), i.e. (Gwynedd Council) for advice and guidance on this matter.

dobson:owen
 PENSEIRI • ARCHITECTS
 3 Thomas Buildings, Pwllheli LL53 5HH
 T : (0) 1758 614181 • F : (0) 1758 614388
 e : post@dobsonowen.com

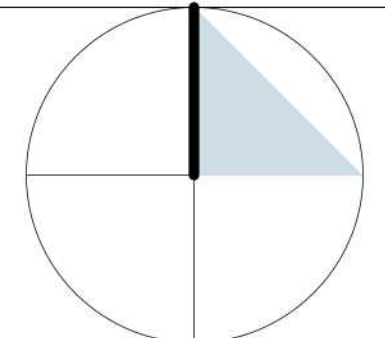
CLIENT : NESTA DOBSON

NODIADAU • NOTES

01, 02 - golygfa o stryd y fron tua'r ardal gadwraeth y dref gan gyfleu cyfyngiad y golygfeydd gan ddatblygiadau presennol. Y goeden onnen bresennol i'w chadw.

03 - llun o Ffynnon Beuno o'r ystad yn cyfleu perthynas anghydnewys y ffynnon a'r tai presennol gyda mynediad cerbydol rhif 15 yn ymylu a safle'r ffynnon a thalcenni'r 2 dy yn agos iawn ati. Noder yn ogystal y lamp stryd sydd hefyd yn amharu ar leoliad y ffynnon!

04 - dengys mapiau gorlif Cyfoeth Naturiol Cymru nad yw'r safle o fewn yr ardal sydd mewn perygl o orlifo oherwydd dwr glaw.



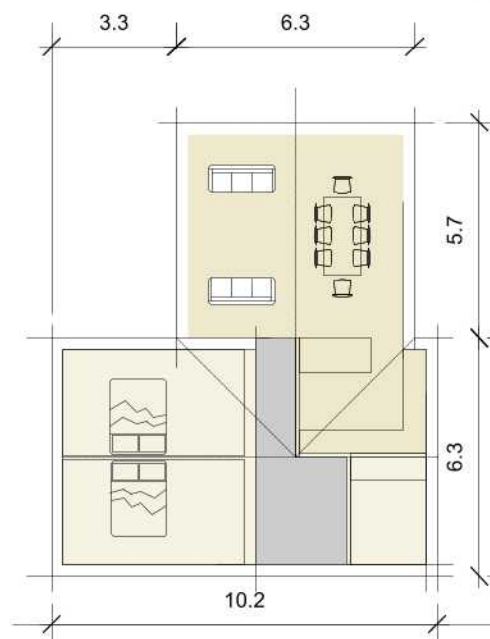
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Atgynhychir drwy ganiatad Arolwg Ordnans. Rhif trwydded 100035207



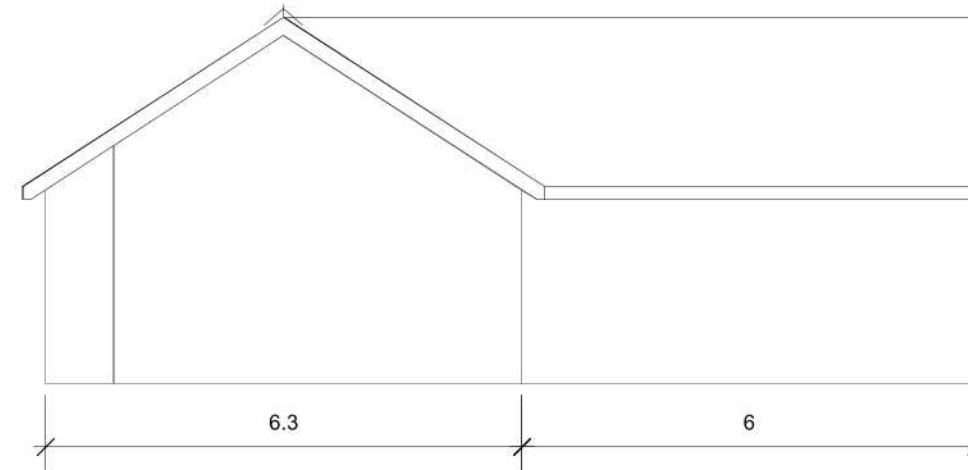
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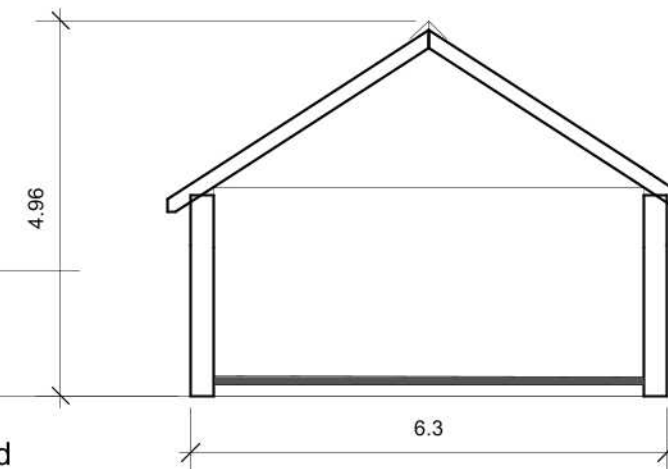


Cyfyngiadau maint : hyd, lled ac uchdwr i fod yn uchafswm ar gyfer y datblygiad
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llawr



toriad



TEITL PROSIECT • PROJECT TITLE

TIR GER FFYNNON BEUNO, Y BALA

2022-16 A

1:1000, 1:200, 1:100
 09.2022

DOSBARTHWYD | ISSUED FOR : CYNLLUNIO

26.06.23 lleihau maint yr eiddo arfaethedig a chynnwys gwybodaeth ychwanegol

Dyddiad Manylion

Adolygiad	01
Revision	
ID prosiect	2022-16
Project ID	
Maint papur	A4
Paper size	
Darluniwyd gan	GD
Drawn by	
Gwirwyd gan	-
Checked by	
TEITL • TITLE	

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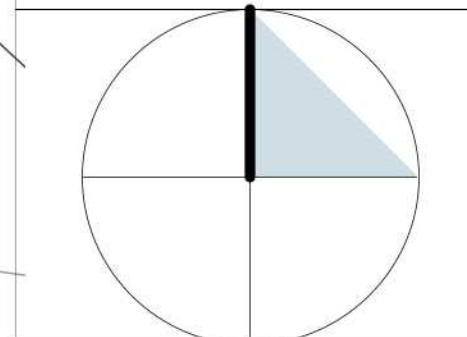
RHIF CYNLLUN • DRAWING NO.

L1 01

2022-16

CLIENT : NESTA DOBSON
 NODIADAU • NOTES

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 draeniau dwr gwyneb ———



TEITL PROSIECT • PROJECT TITLE
 TIR GER FFYNNON BEUNO, Y BALA

2022-16 A

1:200
 09.2022

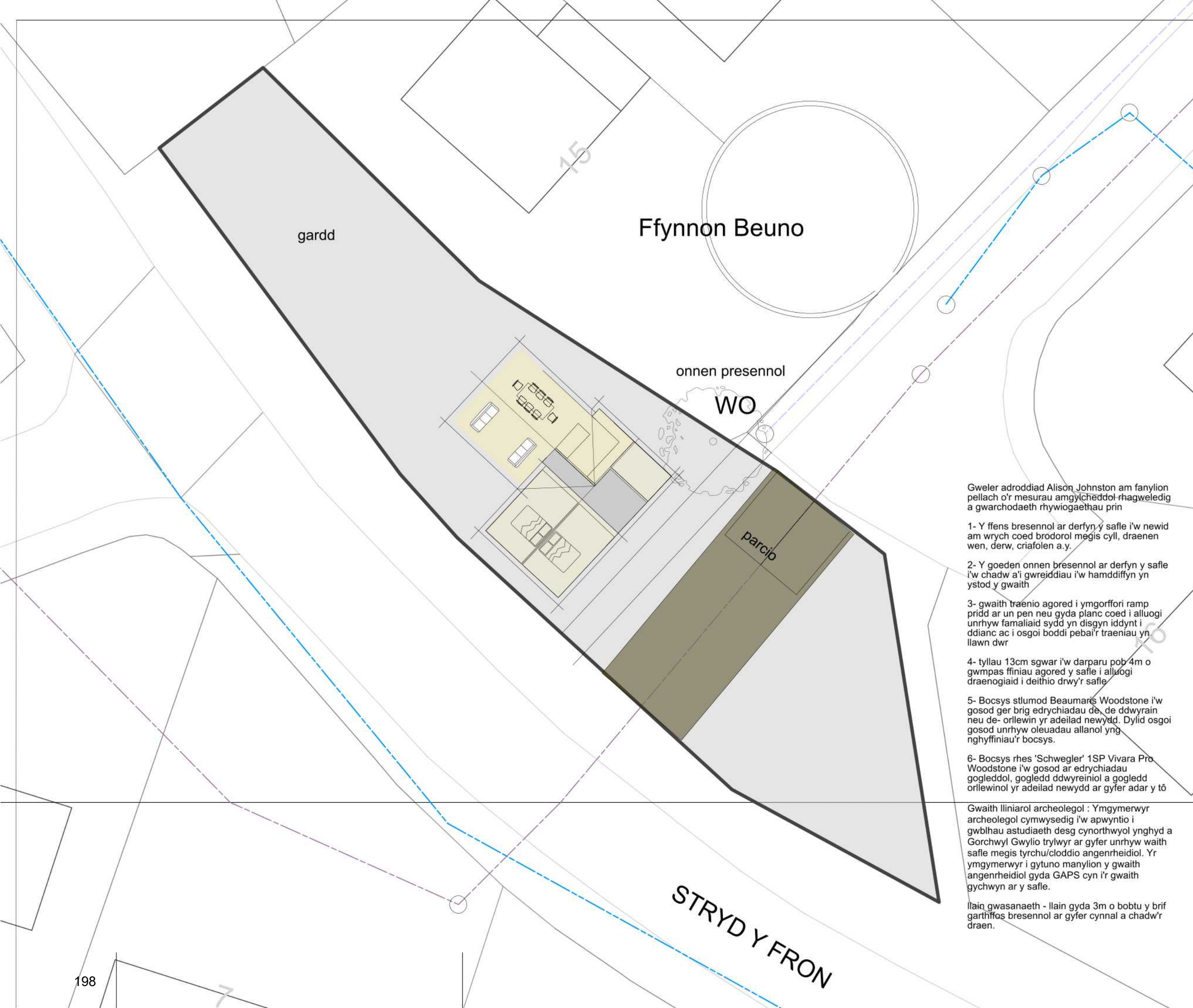
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Revision	
ID prosiect	2022-16
Project ID	
Maint papur	A4
Paper size	
Darlunwyd gan	GD
Drawn by	
Gwirwyd gan	-
Checked by	

TEITL • TITLE

GOSODIAD SAFLE
 RHIF CYNLLUN • DRAWING NO.

S1 01
 2022-16



Ffynnon Beuno

gardd

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parcip

STRYD Y FRON

Gweler adroddiad Alison Johnston am fanylion pellach o'r mesurau amgylcheddol rhagweledig a gwarchodaeth rhywiogaethau prin

1- Y ffens bresennol ar derfyn y safle i'w newid am wruch coed brodorol megis cyll, draenen wen, derw, criafolen a.y.

2- Y goeden onnen bresennol ar derfyn y safle i'w chadw a'i gwreiddiau i'w hamddiffyn yn ystod y gwaith

3- gwaith traenio agored i ymgorffori ramp pridd ar un pen neu gyda planc coed i alluogi unrhyw famaliaid sydd yn disgyn iddynt i ddianc ac i osgoi boddi pebai'r traeniau yn llawn dwr

4- tyllau 13cm sgwar i'w darparu pob 4m o gwmpas ffiniau agored y safle i alluogi draenogiaid i deithio drwy'r safle

5- Bocsys stlomod Beaumais Woodstone i'w gosod ger brig edrychiadau de, de ddwyrain neu de- orllewin yr adeilad newydd. Dylid osgoi gosod unrhyw oleuadau allanol yng nghyffiniau'r bocsys.

6- Bocsys rhes 'Schwegler' 1SP Vivara Pro Woodstone i'w gosod ar edrychiadau gogleddol, gogledd ddwyreiniol a gogledd orllewinol yr adeilad newydd ar gyfer adar y tŷ

Gwaith lliniarol archeolegol : Ymgwymerwyr archeolegol cymwysedig i'w apwyntio i gwblhau astudiaeth desg cynorthwyl ynghyd a Gorchwyl Gwyllo trylwyr ar gyfer unrhyw waith safle megis tyrchu/cloddio angenrheidiol. Yr ymgwymerwyr i gytuno manylion y gwaith angenrheidiol gyda GAPS cyn i'r gwaith gychwyn ar y safle.

llain gwasanaeth - llain gyda 3m o bobtu y brif garthffos bresennol ar gyfer cynnal a chadw'r draen.

Awdurdod Parc Cenedlaethol Eryri Dyddiad: 16-Oct-2024
– Pwyllgor Cynllunio a Mynediad.

Cais Rhif: NP5/65/256A

Dyddiad Cofrestru: 30/10/23

Cymuned: Bontddu

Cyfeirnod Grid: 267434 318942

Swyddog Achos: Mr. Aled Lloyd

Lleoliad:
Bontddu Hall, Bontddu

Ymgeisydd:

H G G Ltd
 c/o Geraint Lewis Associates
 Bryn Rhedyn
 Llanelltyd
 Dolgellau
 Gwynedd. LL40 2SU

Disgrifiad:

Demolition of part of former Bontddu Hall Hotel and the erection of 8 open market dwellings and 5 affordable dwellings which will be accommodated within the existing holiday chalets (3 units), 1 within the lower ground floor and 1 within the former manager's dwelling

Summary of the Recommendation:

To REFUSE

- Quality of affordable housing
- Lack of affordable housing to comply with policy

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

The application is 'Major' development (under the provision of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2012 (and further amended in 2016)

Please note that the application is not considered Major Development in relation to Eryri Local Development Plan Strategic Policy B. This is a separate category of Major Development (of national significance) and not applicable in this case.

Site description

Bontddu Hall Hotel is an imposing traditional building overlooking the Mawddach Estuary. Built in 1873 as a stone construction with later extensions.

It closed as a hotel in 2004 with planning permission being granted for its use as a private residence. The hall has been used as a private residence up until June 2020. In June 2020, the premises was badly damaged by a serious fire, which has resulted in significant damage to the fabric of the building with the collapse of the roof and some walls.

The structural survey presented as part of the application highlights the varying levels of damage incurred on the building by the fire. It is clear that the damage was extensive and the building is in an irretrievable condition. This is particularly notable with regard the disintegration of core architectural elements, as well as heat-affected stone walls in the walls and foundations.

The building is divided into two main sections; the older stone building where the fire took place, and a newer extension (circa 1970s) of mixed construction, which has not been damaged by fire but has fallen into disrepair.

The former hotel and surrounding land is visible from a distant view from the Mawddach trail on the opposite side of the Mawddach estuary.

The site sits in an elevated position above the A496 and is partially screened by existing hedging and planting to the boundaries. Access to the site from the highway is through a pair of decorative wrought iron gates that lead to the tarmac finished parking area for the former hotel which can accommodate in excess of thirty vehicles.

Land Designations / Constraints:

Within Housing Development Boundary
Traditional Building

Proposal:

The proposal is a full application for the following development:-

Demolition of part of former Bontddu Hall Hotel and the erection of 8 new open market dwellings

5 affordable units. The affordable units to be accommodated .

3 within the former holiday chalets/staff accommodation, which will be refurbished

1 within the lower ground floor of the former hotel

1 within the former hotel manager's dwelling.

The proposal as submitted is to demolish the extensively fire damaged areas of the former Hotel which lie predominantly to the eastern part of the premises and build 8 three storey (open market) Town Houses on mostly the same footprint.

The submitted application did not initially include details for the provision of affordable housing. The agent was informed that there was a requirement to provide affordable housing in accordance with Strategic Policy G and Development Policy 30. This had also been stated in the pre-application response.

As the application is major development, in accordance with Planning Act, it is a requirement to carry out pre-application consultation (PAC) to be undertaken with the local community and stakeholders. The pre-application consultation has been carried the agent has submitted a PAC report.

In order to support the application, the following documents were submitted –

Structural Survey
Design and Access Statement;
Pre-application Consultation Report (PAC) –
Preliminary Ecological Appraisal.
Bat and Protected Species Survey
Green Infrastructure Statement
Linguistic Statement

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
- SP Ch: Social and Physical Infrastructure in new development
- DP 2: Development and the Landscape
- SP D: Natural Environment
- SP Dd: Climate Change
- SP Ff: Historic Environment
- SP G: Housing
- DP 30: Affordable Housing
- DP 6: Sustainable Design and Materials
- DP 7: Listed and Traditional Buildings
- 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 4: Affordable Housing
- SPG 5: Planning Obligations
-

- SPG 6: Nature Conservation & Biodiversity

National Policy

- Future Wales: The National Plan 2040
- Planning Policy Wales (Edition 12) 2024
- Technical Advice Note 2: Planning and Affordable Housing
- Technical Advice Note 5: Nature Conservation and Planning
- Technical Advice Note 12: Design
- Technical Advice Note 15: Development and Flood Risk
- Technical Advice Note 18: Transport
- Technical Advice Note 20: Planning and the Welsh Language
- Technical Advice Note 24: Historic Environment

Consultees:

Llanelltyd Community Council	<p>Comments to be submitted following further consideration of the application at the next Community Council meeting.</p> <p>Any comments received will be reported to the Committee</p>
Natural Resources Wales	<p>Comments – The proposed development is likely to harm or disturb the bats or their breeding sites and resting place at this site. Advise that a condition is imposed to ensure appropriate avoidance and mitigation measures.</p> <p>Condition: No development shall commence until a Conservation Plan has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Condition: External lighting Plan. The submission of an external lighting scheme including plans. This scheme shall consider existing and proposed lighting together with any spillage originating from internal locations. This component requirement shall include:</p>

Gwynedd Council - Highways	No objection
Gwynedd Council	Comments – Recommended conditions on a grant of planning permission for the submission of a Construction Environmental Management Plan (CEMP), Noise Management Plan and hours when construction works is carried out.
Welsh Water	Comments – Recommend condition for the submission of a foul drainage scheme. The approved scheme to be implemented before the occupation of the dwellings
SaB	Standard Advise in relation to the need for approval for surface water drainage
Gwynedd Archaeological Planning Service	Comments – Appropriate archaeological mitigation is undertaken and recommend conditions for a specification for a programme of archaeological work.
North Wales Fire & Rescue Service	No objection
Ecology	<p>Comments - Mitigation & Recommendations to be adhered to which includes mitigation for bats, nesting birds, terrestrial mammals and reptiles. Creation of a new roost Compensation for the loss of nesting bird habitat in the form of 4 woodcrete/woodstone bird nesting boxes to be erected on trees within the site boundary. Details have also been submitted for the eradication of Rhododendron, Buddleia and Winter Helitrope would present a significant biodiversity enhancement and prevent the spread of identified plants into neighbouring habitats.</p> <p>Due to the proximity of surrounding Protected Site(s), a HRA will be required for this application. The HRA is being drafted. Any response received with be reported to committee.</p>

Responses to Publicity:

The application has been publicised by way of a site notice, neighbour notification letter to 23 nearby residential properties, together with notice published in a newspaper.

5 letters have been submitted raising concerns on the grounds of,

- Existing building should be retained
- Is there enough capacity for the increased sewage.
- Lack of details within the application
- Insufficient effort has been made to reflect the heritage of the site or mitigate the loss of such an imposing and iconic building.
- No overall landscaping plan
- Surface water drainage
- Not enough parking spaces
- Condition of the boundary retaining wall

1. Background

- 1.1 The development was subject to pre-application advice when officers advised that to be in accordance with Strategic Policy G and Development Policy 30 there will be a requirement to provide 50% affordable housing contribution on sites of 2 dwellings or more.
- 1.2 As the application is major development, in accordance with Planning Act, it is a requirement to carry out pre-application consultation (PAC) to be undertaken with the local community and stakeholders. The pre-application consultation has been carried out.
- 1.3 The PAC report does not detail any submissions were made during the consultation process.

2.0 Principle of Development

- 2.1 It is appropriate to consider the proposal against Strategic Policy A, G and Development Policies 1, 6, and 30.
- 2.2 The proposal would utilise a site within the housing development boundary of Bontddu, defined as a 'secondary settlement' for policy purposes in the Eryri LDP. The principle of housing development on the site is therefore accepted.
- 2.3 ELDP Strategic Policy G (Housing) and Development Policy 30 – Affordable Housing is the most relevant ones to be used in determining the principle of this development.

3.0 Assessment

Policy Context

- 3.1 Bontddu is designated as a Secondary Settlement for the purposes of the Eryri Local Development Plan. Within the housing development boundaries of Secondary Settlements there is a requirement for 50% affordable housing contribution on sites of 2 or more dwellings (Development Policy 30) to provide affordable housing to meet local need on all new build dwellings.
- 3.2 The policy on conversions also seeks a 50% contribution for affordable housing.
- 3.3 As well as the policies detailed above of particular relevance to the proposal is Strategic Policy G which sets out the Authorities requirements and outlines the types of housing that reflects the local housing market.

Open Market Housing – 8 Three storey town houses

- 3.4 The proposed development comprises 8 new build Open market housing
- 3.5 The layout details three storey 3 bedroom dwellings in two blocks of four.
- 3.6 At the request of officers, details have been submitted indicating the proposed dwellings in relation to the existing hotel building. The images show the existing structure and the height of the proposed dwellings
- 3.7 The new Open Market Dwellings are of lesser height than the existing former Hotel building.
- 3.8 Parking provision will be accommodated for both the open market and affordable dwellings on the existing hotel car park
- 3.9 The parking provision in relation to the development is adequate and acceptable.
- 3.10 As LDP housing policies are predominantly targeted towards local community needs, it is considered that it would be appropriate to restrict use to Use Class C3 (permanent residential dwelling) only, and exclude uses C5 (dwellinghouses, used otherwise than as sole or main residences) and C6 (dwellinghouses, used for short term lets). The area already has a high percentage 18.39 of short term holiday let accommodation, and therefore it seems appropriate to target the housing towards permanent residential accommodation rather than holiday let or second homes.

- 3.11 If the Authority was minded to approve the application the open market housing should be conditioned to restrict their occupancy to Use Class C3: Dwellinghouse to be (used as sole or main residence)
- 3.12 Communication from the agent has requested that the open market dwellings be sold and occupied for use as a Main Dwelling, Second Home or Short term Holiday Letting Accommodation.
- 3.13 Strategic Policy G: Housing states that “New housing within the National Park will be required to meet the need of local communities. Proposals must take appropriate account of local housing needs in terms of size, type and tenure of dwellings.
- 3.14 The combined % of second homes and holiday accommodation of all domestic and non-domestic properties in Llanelltyd Community Council area is 18.3%
- 3.15 The condition to restrict occupancy to Use Class C3 would normally be applied to a grant of planning permission in consideration of the percentage of second homes in Llanelltyd. The agent has been advised of this and may submit a justification for the use of the proposed open market dwellings), for a C5 use (dwellinghouses, used otherwise than as sole or main residences) or C6 (dwellinghouses, used for short term lets).

Design

- 3.16 The design of the open market housing will encompass a traditional slate roof with stone facing on the front elevation, salvaged from the hotel and white rendered finish to the rear elevation.
- 3.17 The front (south) elevation incorporates a full length balcony on the first floor overlooking the Mawddach Estuary. The rear (north) elevation incorporates traditional sized windows and a front access porch incorporating a pitched slate roof.
- 3.18 Each house has direct access to the former extensive gardens of the hotel , which is enclosed by boundary treatments.
- 3.19 It is concluded that the design of the dwellings, whilst of modern design incorporating glazing would assimilate into the landscape.

Affordable Housing

- 3.20 The application as initially submitted was for the erection of 8 three storey (open market) houses with no provision for affordable dwellings as required by the policy. The policy requirement of DP30 for Secondary Settlements is an affordable housing contribution of 50%. This was brought to the agent's attention and following discussions details were subsequently submitted for 5 affordable units to be accommodated within the former hotel accommodation.
- 3.21 The total number of units now proposed is 13. As the policy requirement of DP30 is 50%, this equates to 6.5 affordable housing units. Only 5 affordable housing units are proposed. Paragraph 9.11 of the adopted Supplementary Planning Guidance on Affordable Housing states where the required contribution equates to a part unit (0.5 in this case), the equivalent of the part of the unit should be provided as a commuted sum, or as an additional on-site unit instead of paying a commuted sum for the partial unit.
- 3.22 A proposal must make a significant contribution to the affordable housing needs of the settlement and provide the required number of affordable housing units in accordance with the adopted policies unless it is clearly demonstrated that the affordable housing targets cannot be met due to site viability. In these circumstances the Authority can negotiate an appropriate affordable housing contribution on individual sites.
- 3.23 In the submission the agent has stated that in view of cost of demolition of the fire damaged former Hotel, the constraints of the site to undertake the extensive and costly demolition works. Also site clearance, shoring up and sloping nature of the site adds extensively to the cost of development which renders tying the new open market houses to being for Affordable Accommodation unviable in cost and economic terms.
- 3.24 Having taken the above into consideration, officers accept whilst there are costs associated with the re-development of the site, no detailed cost have been submitted, to justify that the number of affordable housing units is less than required by policy.
- 3.25 3 of the affordable units will be accommodated within the former staff and guest accommodation chalet building. This building was granted temporary planning permission in 1967. A lawful use certificate was issued in 2005, for its continued use as Staff and guest accommodation.
- 3.26 The chalet building is of felt roof and timber clad construction. The building will be refurbished to accommodate 3 affordable 2 bedroomed unit. 1 will be located on the ground floor and 2 on the first floor.

- 3.27 Following a site visit it was clear that the former holiday chalets intended for use as affordable dwellings was not fit for human habitation. There were signs of damp, mould and water ingress. The agent has been advised that they were unacceptable to be used as affordable dwellings. This would be contrary to the Welsh Government produced guidance in 2021 on *Welsh Development Quality Requirements – Creating Beautiful Homes and Places*.
- 3.28 Paragraph 8.13 of Supplementary Planning Guidance 4 on affordable housing states “Affordable housing built using Social Housing Grant will be required to meet the Welsh Government’s Development Quality Requirements (DQR). The Authority’s preference is that private developers also provide affordable units to DQR standards as it would allow flexibility for RSLs to purchase those units should the developer fail to find suitably qualified individuals.”
- 3.29 The chalet building was only initially granted temporary planning permission as far back as 1967, and they have not been occupied for many years. Considering their temporary nature, the design and current condition, officers conclude that they would not be appropriate as affordable dwellings.
- 3.30 Affordable dwelling Number 4 is to be located on the Lower Ground Floor of the former Hotel premises, formally used to accommodate a member of Staff. The accommodation comprises of 2 bedrooms, kitchen, lounge and sun lounge.
- 3.31 Affordable unit number 5 will be accommodated within an existing three Bedroom accommodation which was formerly the Hotel Manager’s Private Accommodation.
- 3.32 As both units 4 and 5 would be accommodated within existing buildings of a reasonable condition, with remedial building works these could accommodate affordable housing

Section 106 Agreement and Phasing

- 3.33 The applicant has agreed to enter into a Section 106 Agreement to ensure that the housing proposed as affordable units are, and remain, affordable.
- 3.34 If conditional planning permission were to be granted there would be a need for the applicant to enter into a Section 106 Agreement with the Authority to secure the delivery of affordable housing. There would be a phasing covenant within the agreement which would require that the applicant delivers part of the affordable housing before the open market housing.

Visual amenities

- 3.35 The site is located on land that is visible from the highway, the A496 and from surrounding vantage points including the popular Mawddach Trail.
- 3.36 It is predominantly residential within the catchment area of the application site, which include buildings of various sizes, height, elevations and age such as single-storey houses, two and three-storey houses and terraced houses.
- 3.37 Planning Policy Wales, Edition 11, as well as TAN 12: Design, support developments that promote and encourage good design by providing opportunities for innovative design that meet current and future needs.
- 3.38 Officers consider that in view of the present condition of the site, including the dilapidated fire damaged hotel and the under managed grounds the proposal will enhance the visual amenities of the area.

General and residential amenities

- 3.39 Residential dwellings are located adjacent to the A496 and to the west of the site.
- 3.40 Activity on the site would increase including vehicular movements on and of the A496. No objections have been received from the residents of the nearest dwellings on amenity grounds.
- 3.41 It is considered that in view of the nature of the site and surroundings there would be no adverse impact on the nature of the development on the residential amenity of existing residential properties.
- 3.42 There will be increased activity on the site during construction works due to demolition works associated with the nature of the development. There will be a need to submit a Construction Environmental Plan (CEMP) to include a detailed plan on measures to reduce noise, vibration, and dust control.

Access and Highways

- 3.43 In respect of vehicular access, the scheme will be served by the existing access on to the A496, with a good standard of visibility provided along the road. The proposal entrance will also provide suitable *pedestrian accesses* from the site onto the existing footway network around the site. No objections have been received from the Highways Authority.

Foul Drainage

- 3.44 The proposal will connect to the main sewer and Dŵr Cymru/Welsh Water in their consultation response have advised that a foul drainage scheme for the site must be submitted and approved before the dwellings are occupied. This submission of a foul drainage scheme can be conditioned

Ecology and Biodiversity

- 3.45 A Preliminary Ecological Appraisal was initially submitted. Following responses from NRW and the Authority's Ecologist a Bat and Protected Species Survey and a Green Infrastructure Statement have been submitted. Re-consultation has taken place with NRW and the Authority's Ecologist.
- 3.46 Mitigation & Recommendations for the site are detailed in the recently submitted survey and Green Infrastructure Statement which includes mitigation for bats, nesting birds, terrestrial mammals and reptiles.
- 3.47 The reports also details mitigation for bats, including the creation of a new roost. The survey reports also details enhancement for the loss of nesting bird habitat in the form of 4 woodcrete/woodstone bird nesting boxes to be erected on trees within the site boundary.
- 3.48 Details have also been submitted for the eradication of Rhododendron, Buddleia and Winter Helitrope would present a significant biodiversity enhancement and prevent the spread of identified plants into neighbouring habitats.
- 3.49 An assessment under the Habitat Regulations will need to be undertaken due to the proximity of surrounding Protected Site(s). In consideration of the comments of NRW and the Authority's Ecologist the HRA will conclude that conditions will be required for the submission of a conservation and lighting plan to protect bats and the designations.

Welsh Language

- 3.50 ELDP policy 18 acknowledges that in determining planning applications the Authority must take into consideration the needs and interests of the Welsh language. In so doing account must be taken of matters such as:
- Supporting development which maintains or enhances the integrity of the Welsh language
 - Refusing development that would cause significant harm to the character and language balance of a community
 - Mitigate against any adverse effect

- Encourage all signage by public bodies, commercial interests to be bilingual or in Welsh only and to promote the distinctiveness of any cultural amenity
 - Encourage the use of the Welsh language for place names, house, and street names
- 3.51 The Welsh Language is a key material consideration and as such, the implications of the proposal for the language and the local Welsh speaking community must be considered when assessing this application.
- 3.52 A Community and Linguistic Statement has been submitted in support of the application
- 3.53 The statement notes the benefits of local families occupying the proposed affordable units. However there is the possibility of non-Welsh speaking families occupying the open market dwellings.
- 3.54 In conclusion, as the proposal is to accommodate 8 open market dwellings will impact upon the local community or use of the Welsh Language.

Dark sky reserve

- 3.55 The site is set within the Dark Sky Reserve (though it is not within a core zone). A lighting design scheme has not been submitted. Consultation response from NRW states that for the protection of bats there is a need to submit an external lighting scheme. A submission of a lighting design scheme can be conditioned

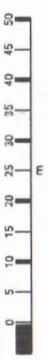
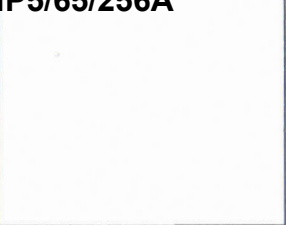
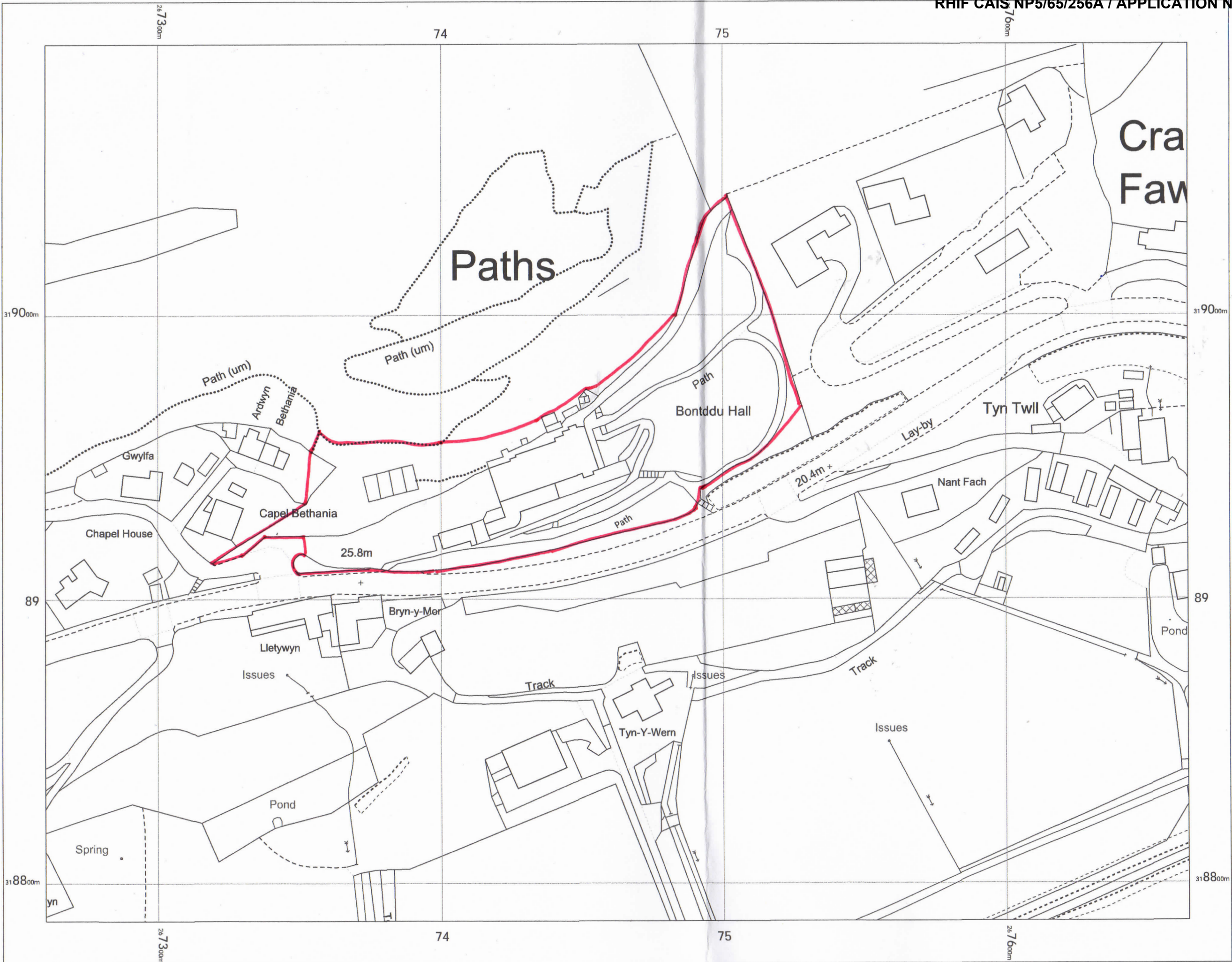
4. Conclusion

- 4.1 The site is within the housing development boundary of Bontddu and would contribute to the number of affordable housing units and would contribute to the Authority's target of providing 375 affordable housing within the lifetime of the Eryri Local Development Plan.
- 4.2 Whilst Open Market dwellings will be acceptable on the site in policy terms. New housing within the National Park will be required to meet the need of local communities.
- 4.3 During consideration of this application it is apparent that the emphasis has been in providing open market housing.
- 4.4 Whilst 5 affordable housing units are proposed, these must be quality housing units meeting the requirements of the Welsh Government produced guidance in 2021 on *Welsh Development Quality Requirements – Creating Beautiful Homes and Places*. The proposed housing units with in the former holiday chalets will not meet the requirements.

- 4.5 Officers further acknowledge that due to the characteristics of the site and the present condition of the fire damaged building there are constraints to develop the site. However, a proposal must make a significant contribution to the affordable housing needs of the settlement and provide the required number of affordable housing units in accordance with the adopted policies unless the applicant can provide convincing evidence that demonstrates unviability.
- 4.6 On balance the application is therefore being recommended for refusal. However in view of the characteristics of the site and the need to re-develop and that a provision of affordable housing is being offered, members may wish to inspect the site before coming to a decision.

RECOMMENDATION: To REFUSE planning permission for the following reasons:

1. The chalet building to accommodate 3 affordable units is substandard in terms of design, condition and materials and fails to meet the requirements set out in Supplementary Planning Guidance 4 on Affordable Housing and in particular to the Development Quality Requirements (DQR) referenced within it.
2. The proposal fails to provide the number of affordable units required by Development Policy 30. In the absence of any substantial evidence of scheme viability, the proposal is contrary to Strategic Policy G and Development Policy 30 of the adopted Eryri Local Development Plan (2016-2031).



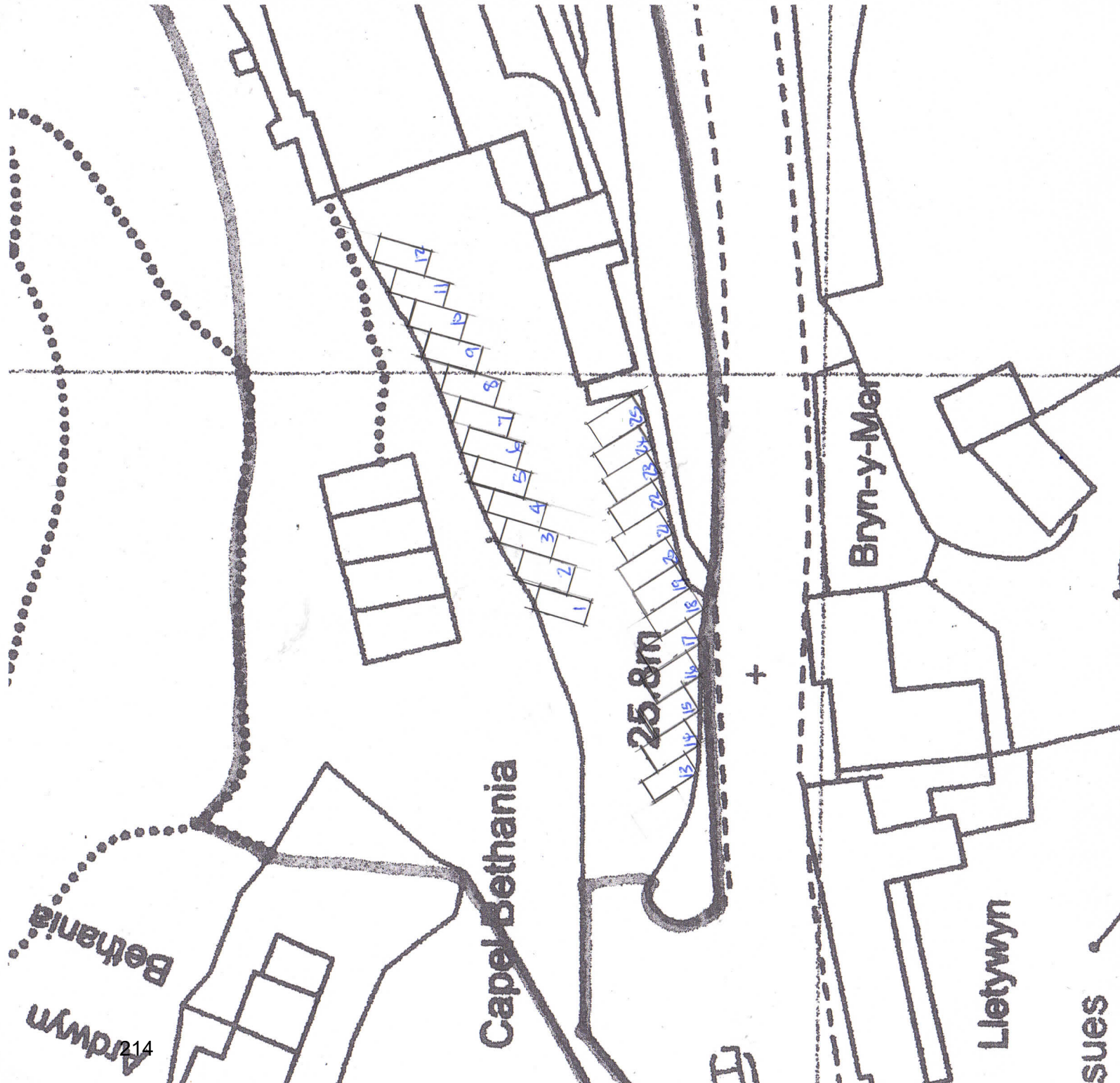
OS MasterMap 1250/2500/10000 scale
 Monday, August 28, 2023, ID: CM-01122387
 www.centremapslive.co.uk

1:1250 scale print at A3, Centre: 267462 E, 318941 N

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FOR A BETTER POINT OF VIEW



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JOB <u>BONTODU HALL</u> <u>BONTODU, DOLGELLAU</u>		
TITLE <u>CAR PARKING BAYS</u>		
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<u>N.1/23</u>	<u>PARKING 01</u>	
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DRAWN		DATE <u>NOV. '23</u>
GERAINT LEWIS ASSOCIATES ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS		
BRYN RHEDYN . LLANELTYD DOLGELLAU . GWYNEDD . LL40 2TE TELEPHONE : 01341 422370		

Ardwyn
Bethania

Capel Bethania

25.8m

Bryn-y-Mor

Lletywyn

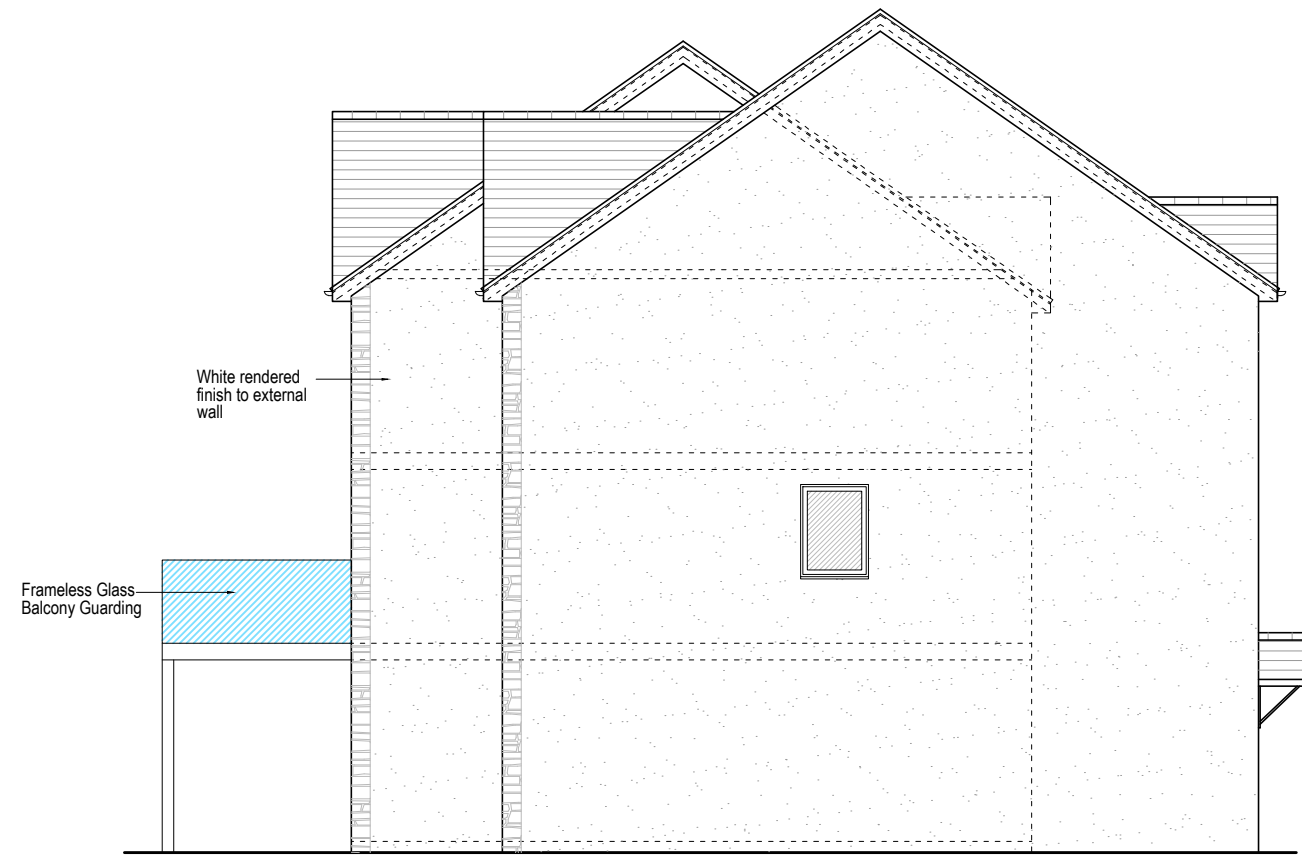
Issues



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SCALE 1:500 @ A3		
DRAWN GLA	DATE July 2023	
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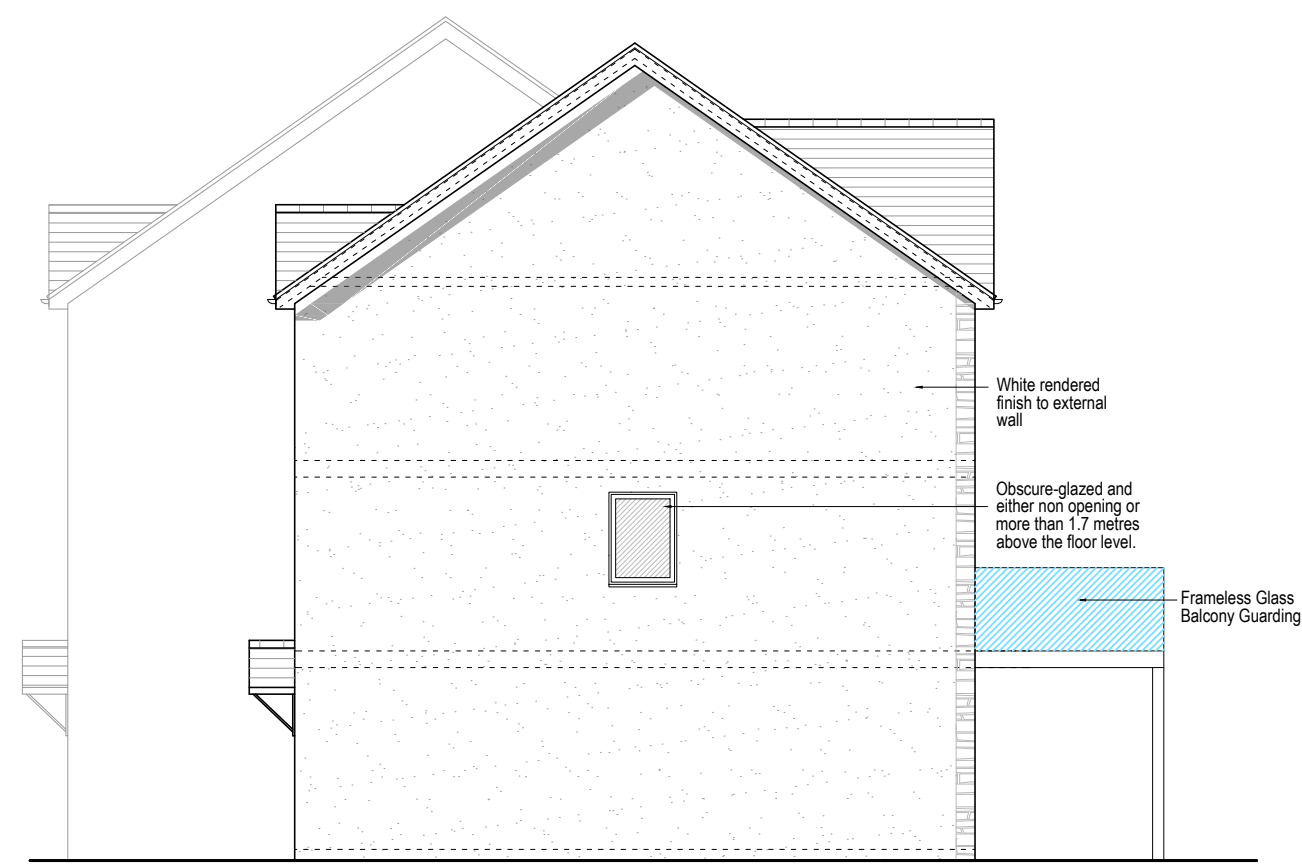
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

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JOB
 Partial Demolition of Former Hotel and
 Replace with Eight Town Houses

Title
 BONTDDU HALL
 BONTDDU

REF.	DRAWING	B
N.1/23	05 PROPOSED ELEVATIONS	

SCALE
 1:100 @ A3

DRAWN GLA DATE July 2023

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RIDGE LINE OF DWELLINGS.

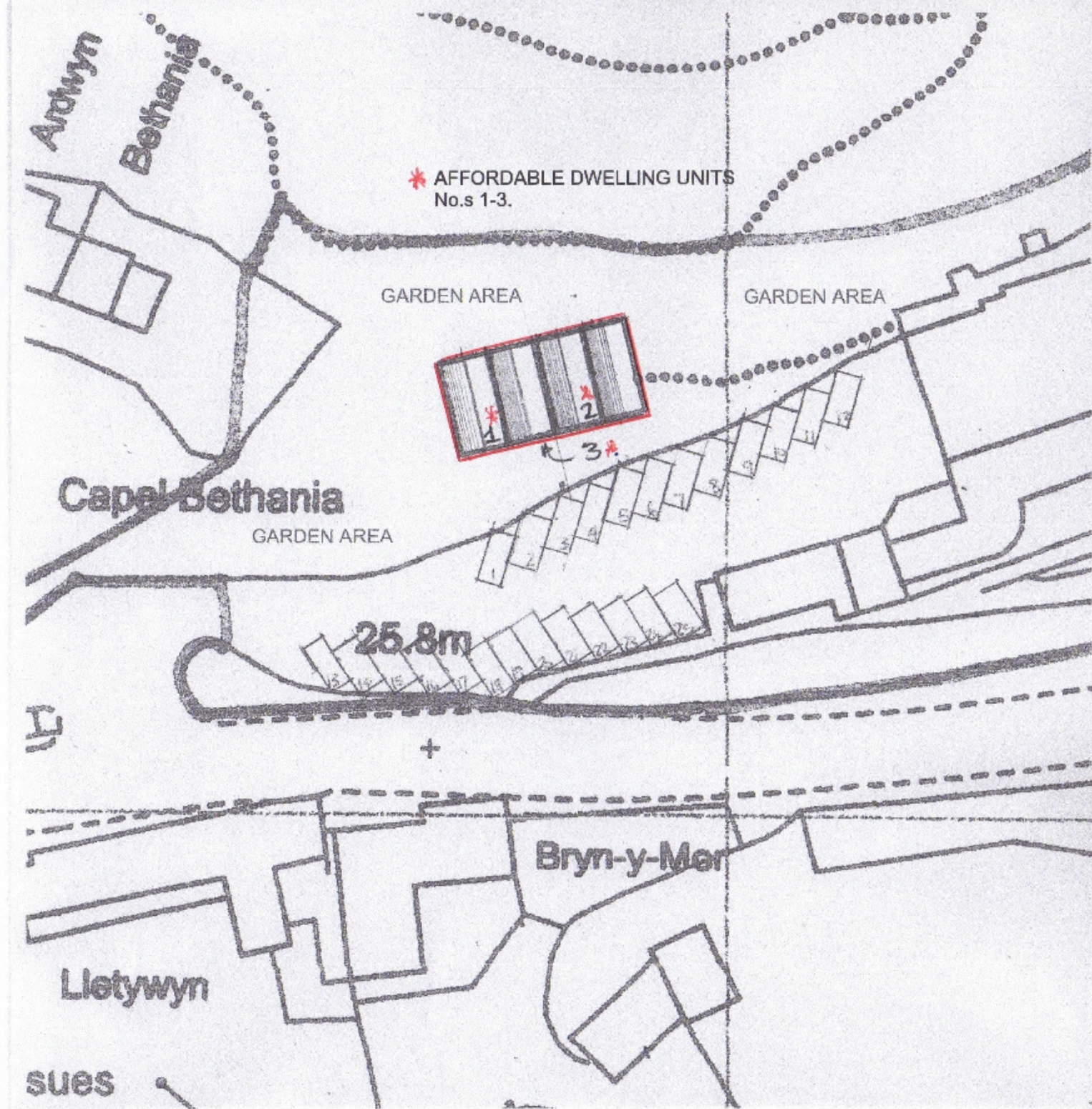
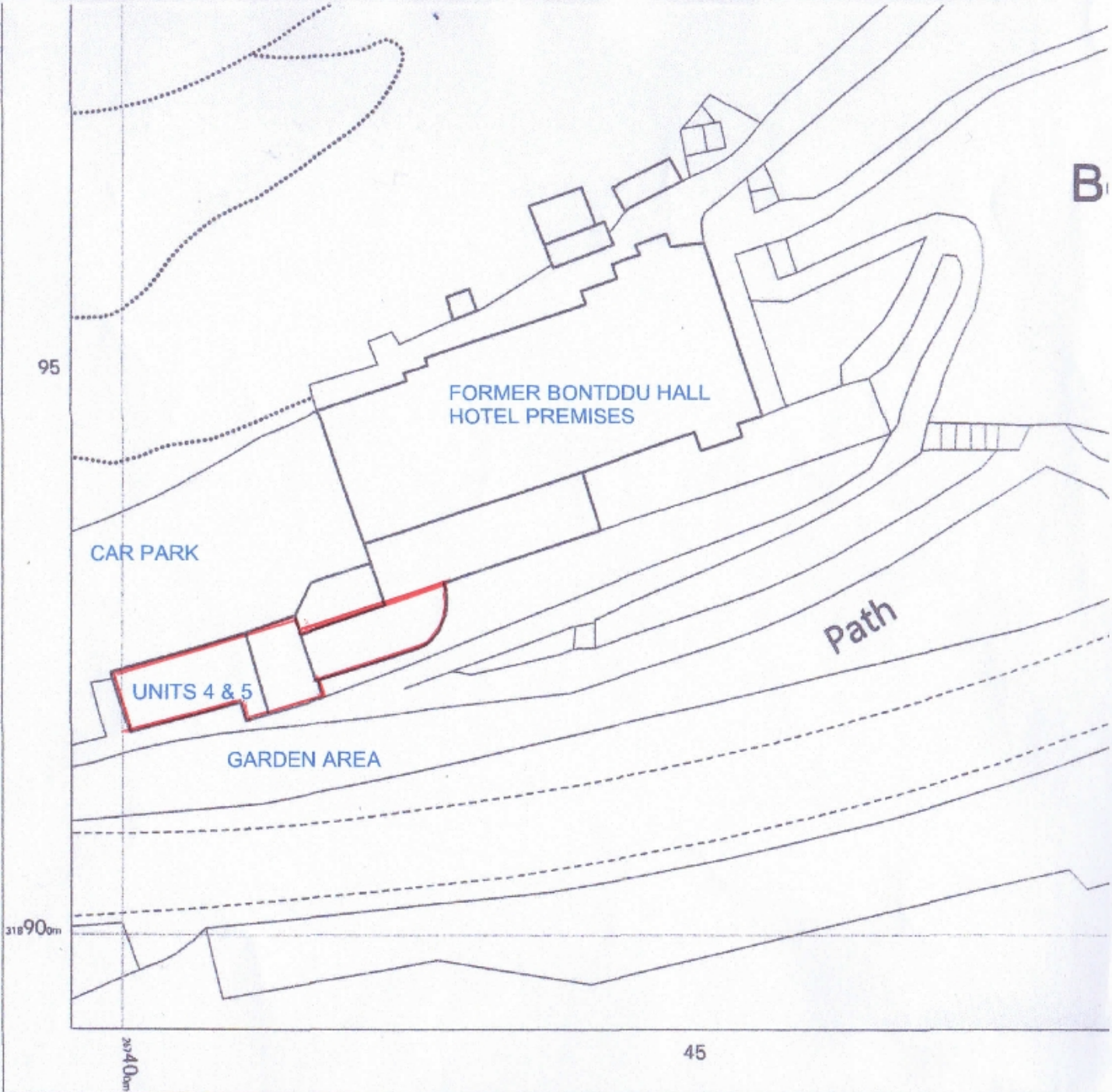
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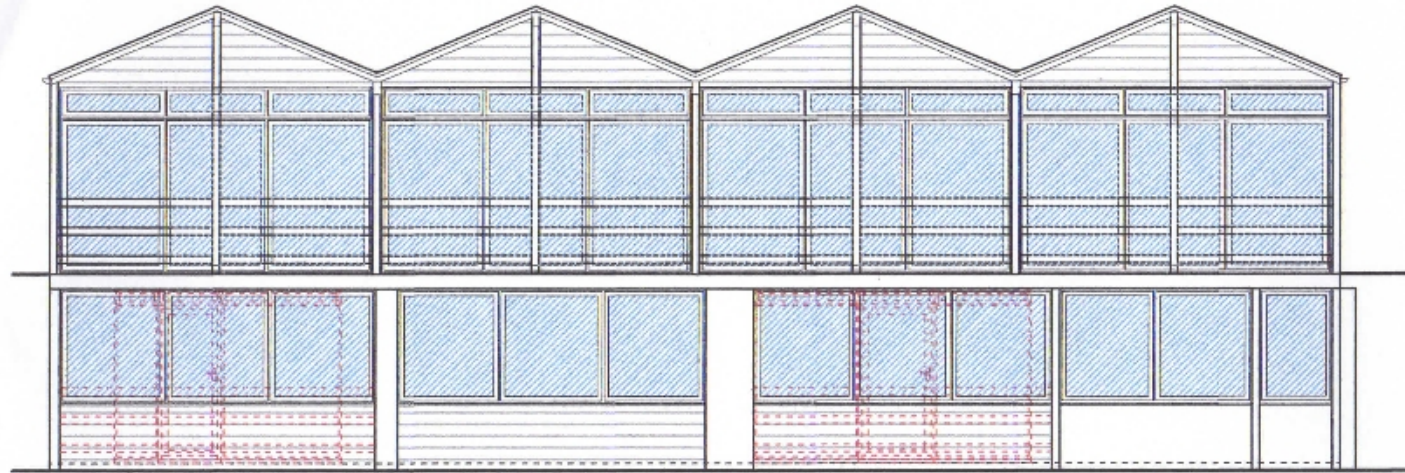
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& PROPOSED GROUND FLOOR
LEVEL OF DWELLINGS.

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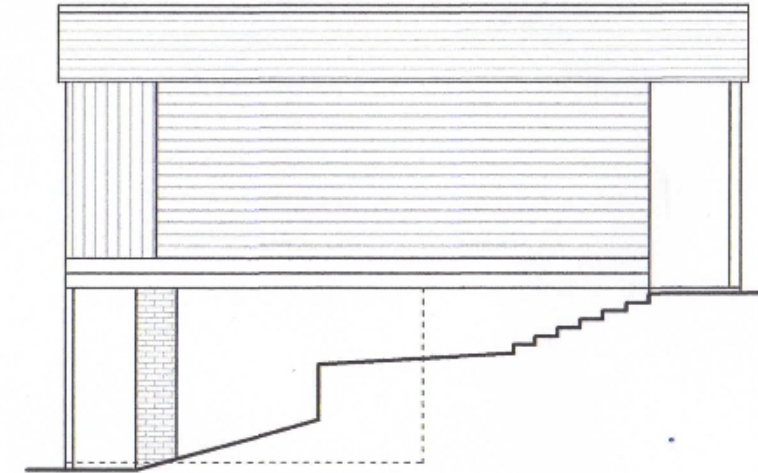
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REF.	DRAWING	SITE PLAN No.s 4 - 5
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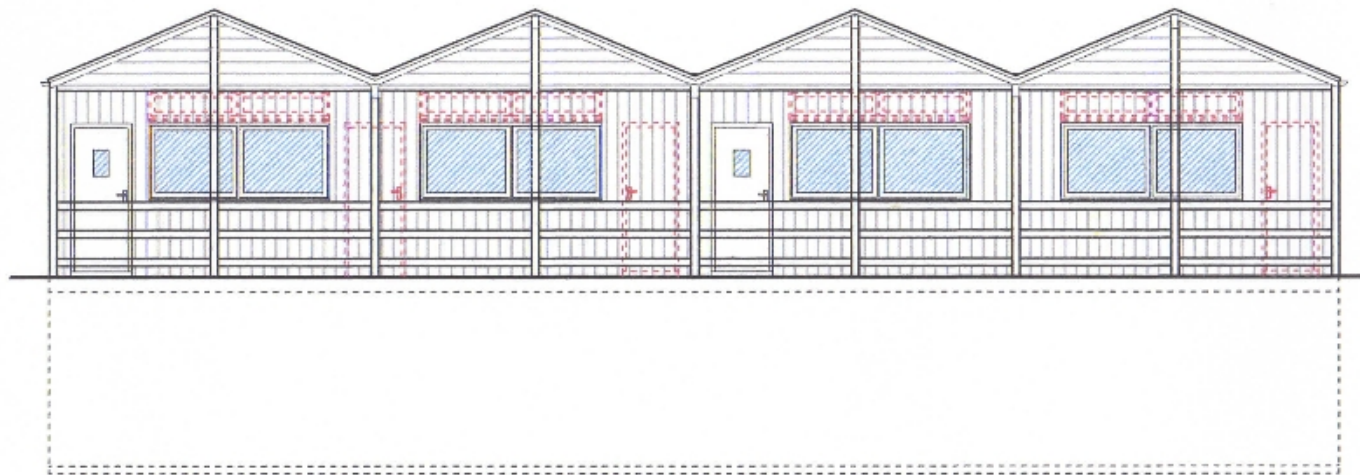
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REF.	DRAWING	SITE PLAN NO.S 1-3
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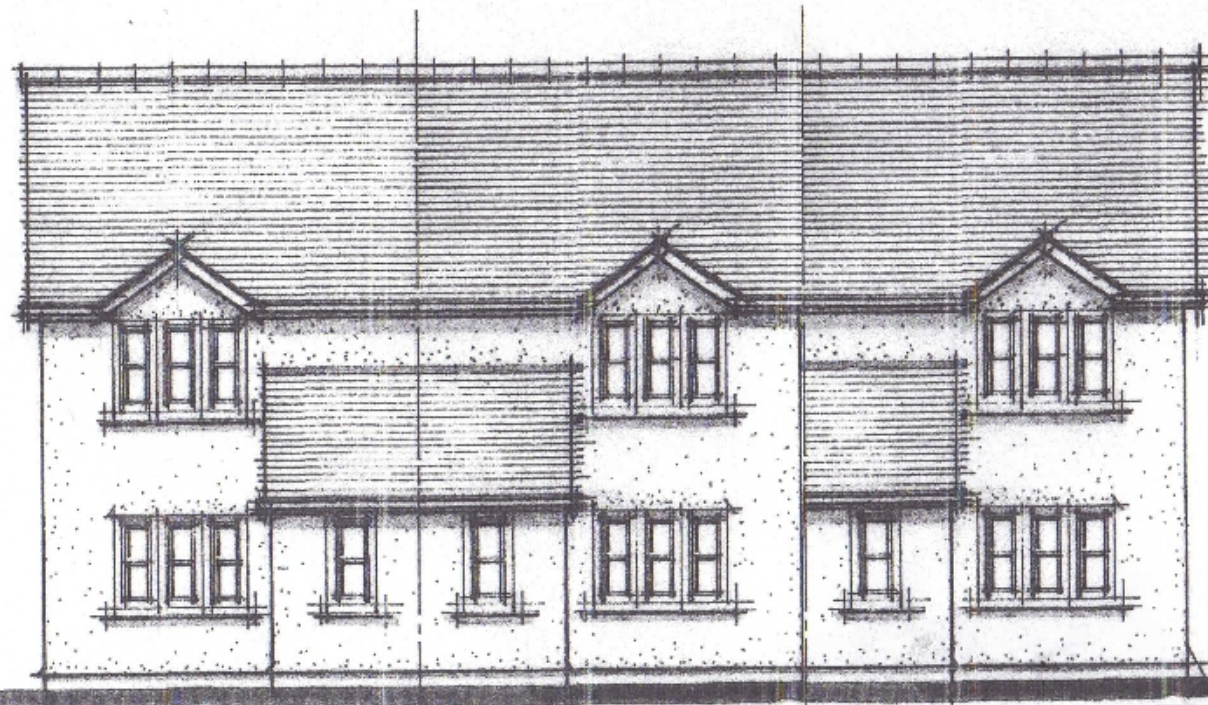
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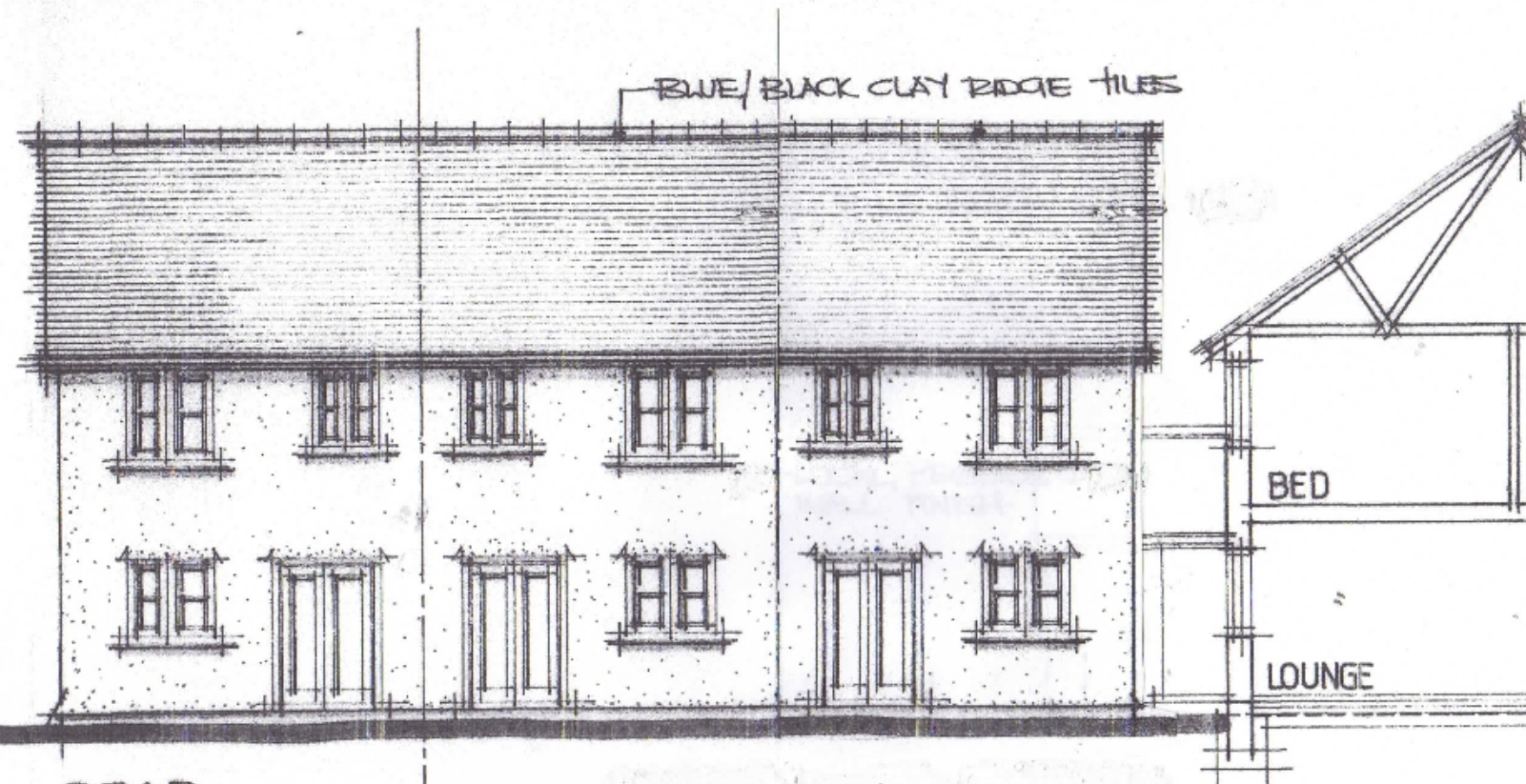
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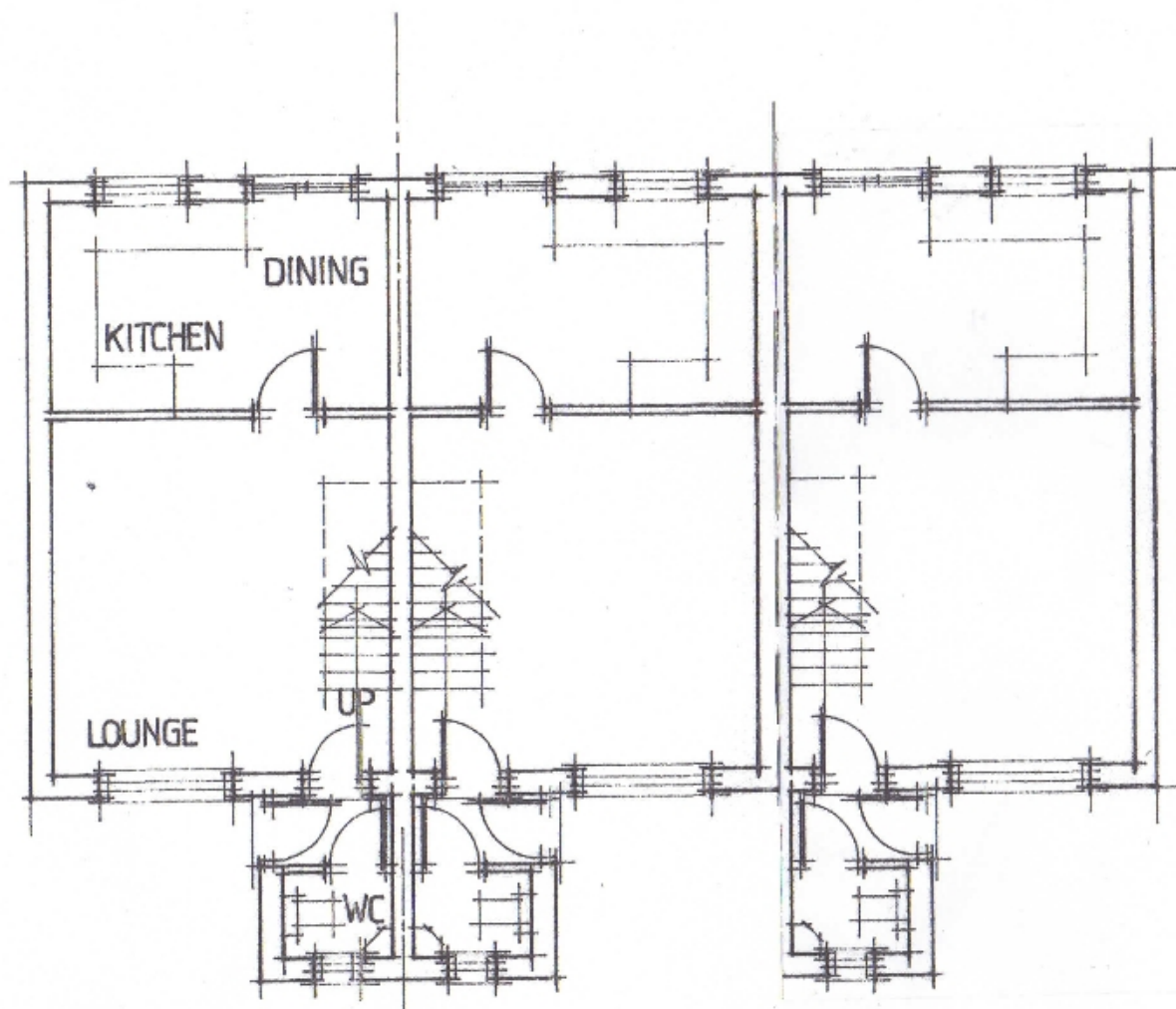


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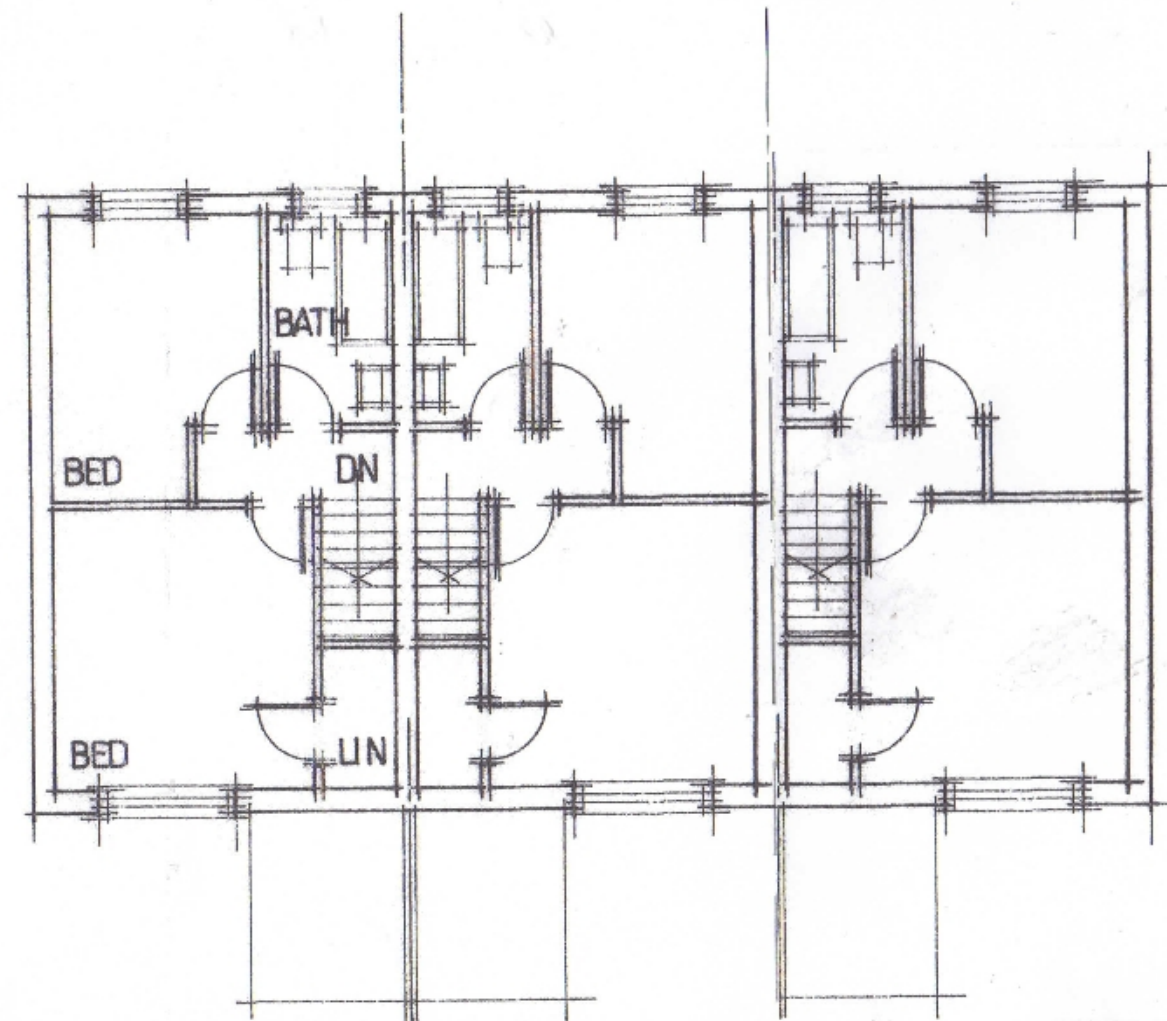


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SECTION

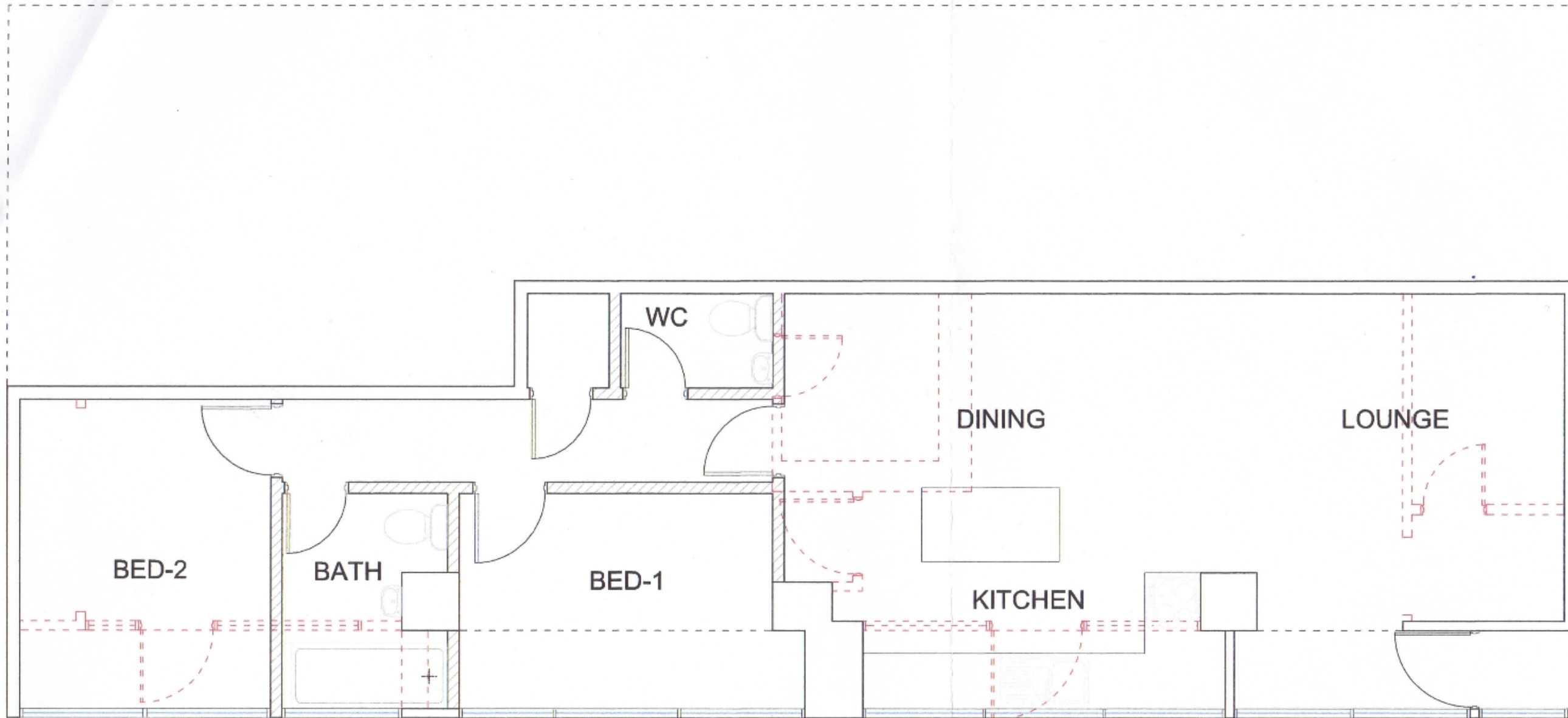


GROUND FLOOR



FIRST FLOOR

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REF.	DRAWING	A/B
N.1/23	01 ELEVATIONS & FLOOR PLANS	
SCALE	1.100	
DRAWN	DATE JAN 2024	
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GROUND FLOOR PLAN

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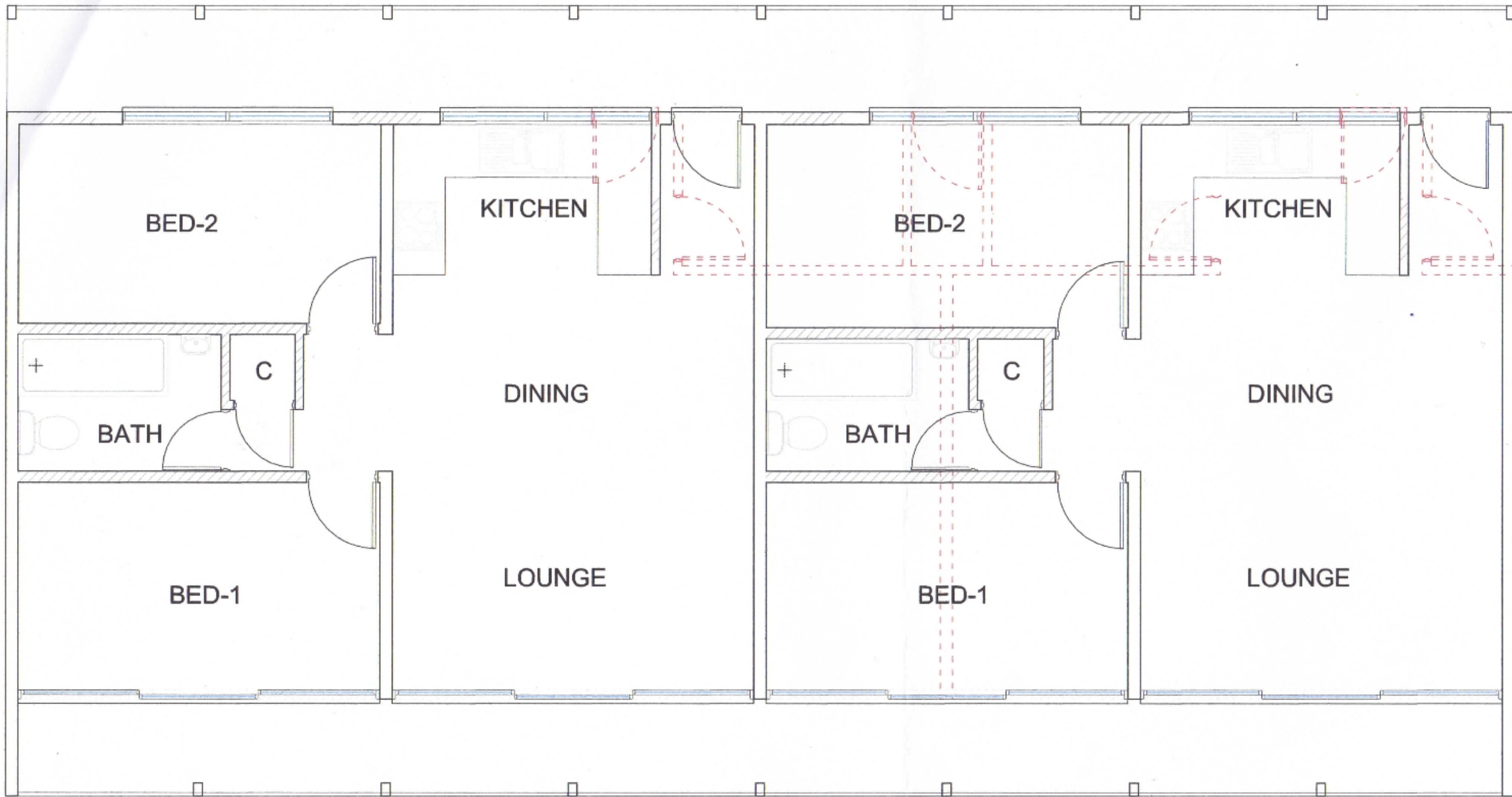
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FIRST FLOOR PLAN

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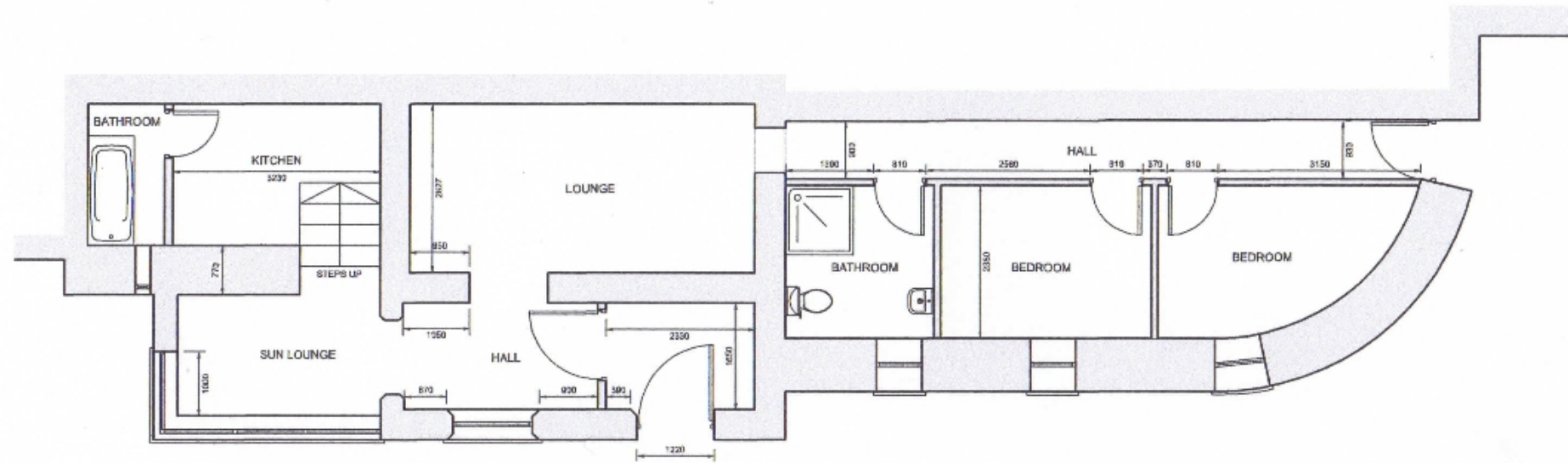
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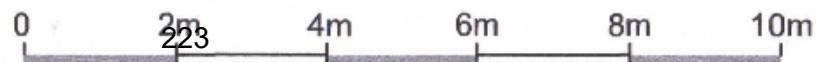
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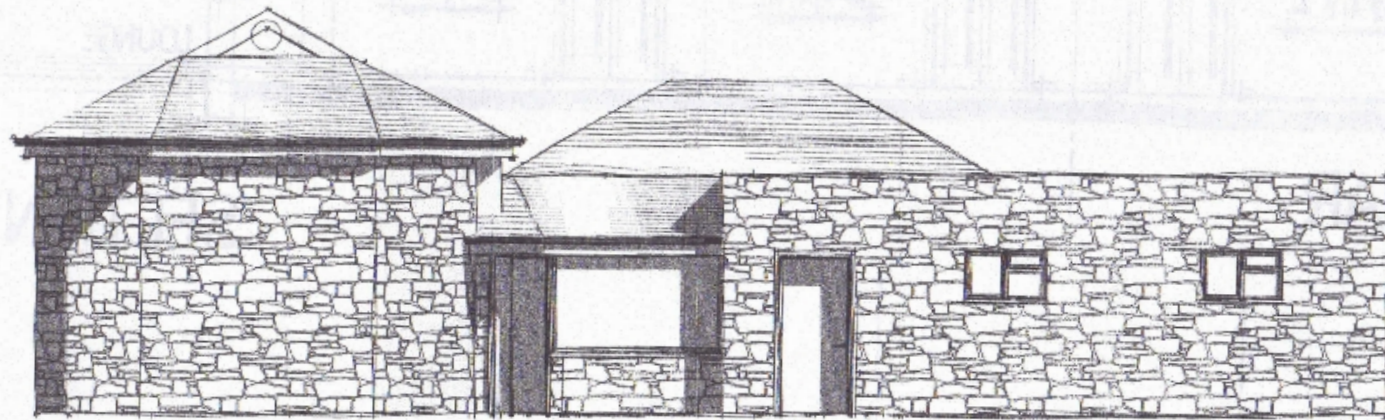


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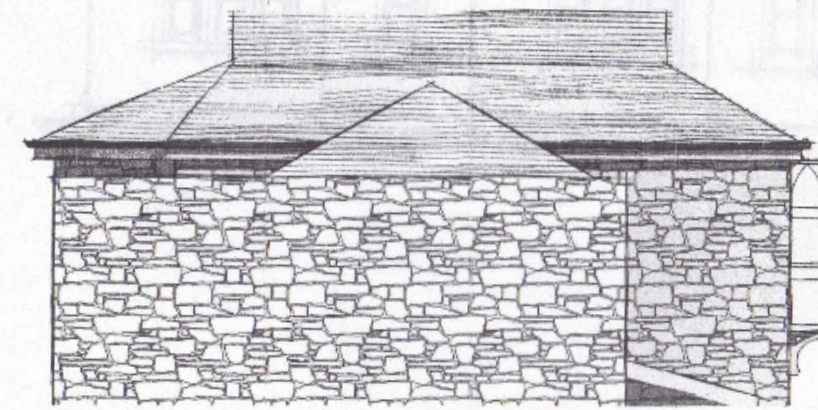
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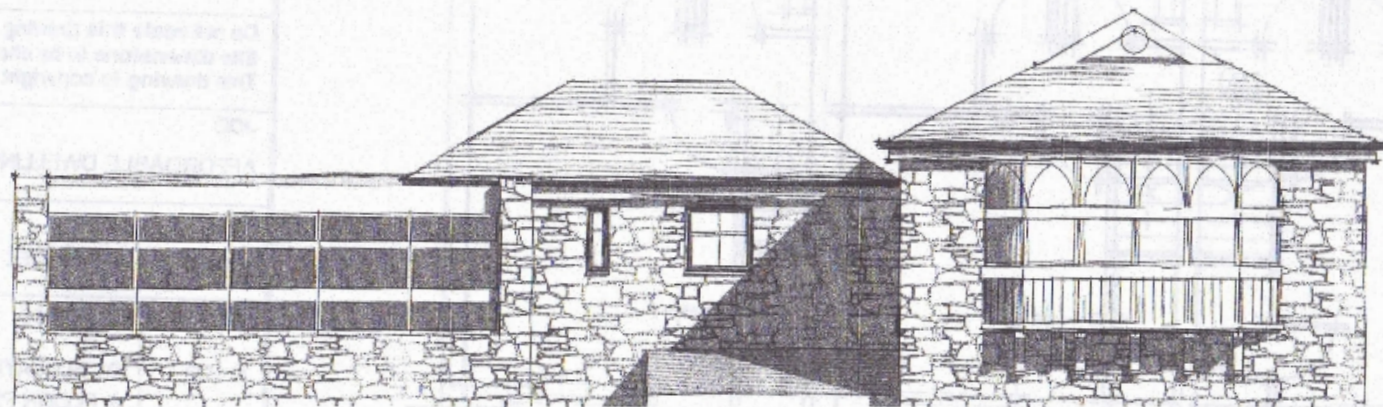
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SCALE 1:100 @ A3		
DRAWN GLA	DATE	DECEMBER 23
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North
1 : 100

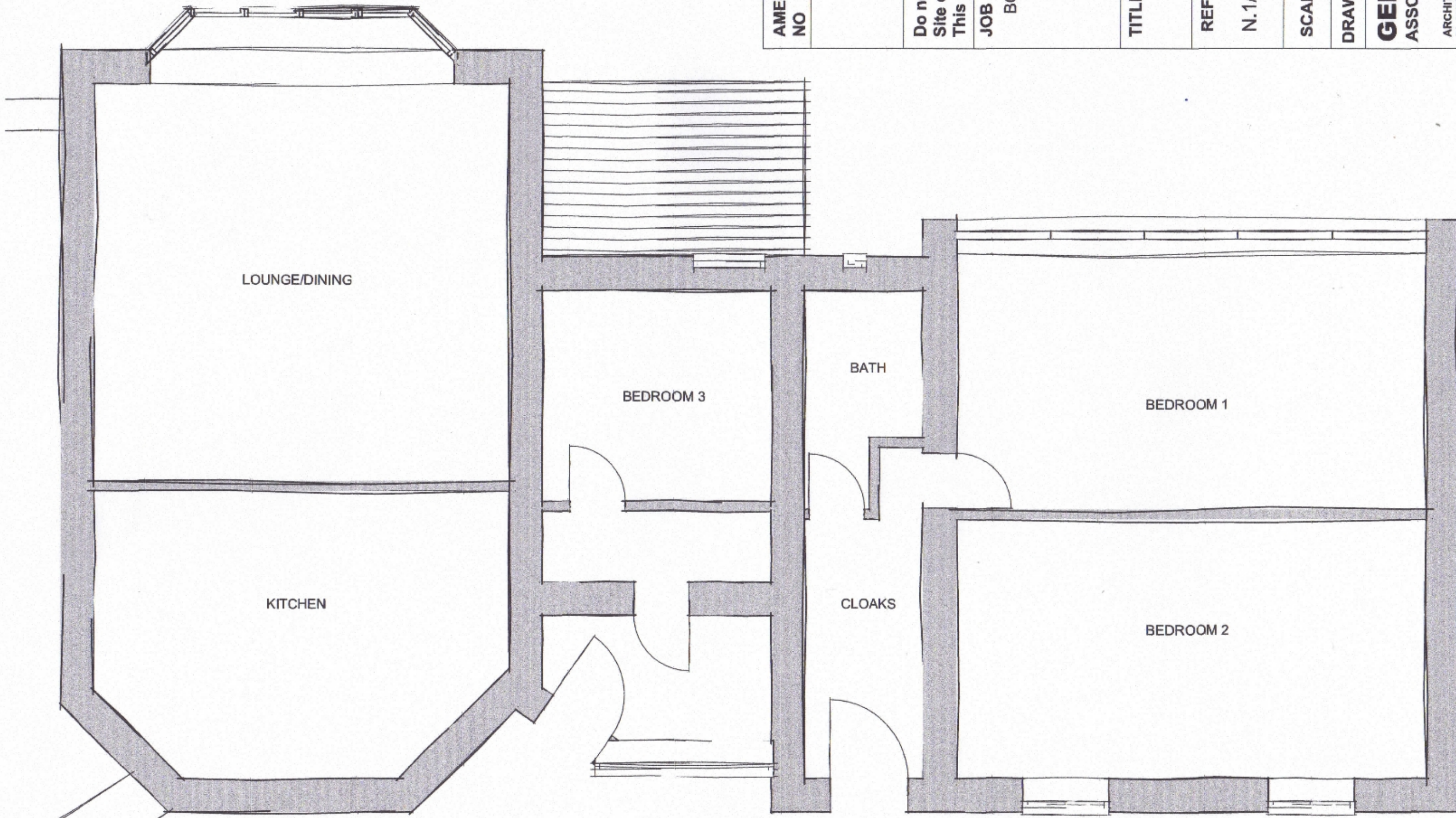


West
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South
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AMENDMENTS NO	Date	By
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<p>TITLE BONTDDU HALL BONTDDU</p>		
<p>REF N.1/23</p>	<p>DRAWING OZ EXISTING ELEVATIONS</p>	
<p>SCALE @A3 1 : 100</p>		
<p>DRAWN GLA DATE 07/16/24</p>		
<p>GERAINT LEWIS ASSOCIATES</p>		
<p>ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS</p>		
<p>BRYN RHEDYN, LLANELLYD DOLGELLAU, GWYNEDD, LL40 2SU TELEPHONE: 01341 422370</p>		



EX GROUND FLOOR

1: 50

225

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DRAWN GLA	DATE JULY 24	
<p>GERAINT LEWIS ASSOCIATES</p>		
<p>ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS</p>		
<p>BRYN RHEDYN, LLANELLYD DOLGELLAU, GWYNEDD, LL40 2SU TELEPHONE: 01341 422370</p>		

Reference: N.1/23 Bryn Rhedyn, Llanelltyd, Dolgellau, Gwynedd, LL40 2SU

Your Ref: Tel: 01341 422 370
Mobile: 07901 710 177
E-mail: geraintlewisassociatesltd@gmail.com

Date: 27th September 2024

Planning Department,
Snowdonia National Park Authority,
Penrhyndeudraeth,
Gwynedd.

F.a.o. Mr Aled Lloyd

Re- Proposed Part Demolition of Bontddu Hall Bontddu, Dolgellau to form Eight Open Market Townhouses and Five Affordable Letting Units to local persons.

With reference to the above matter and further to your Email of the 24th September 2024 requesting that the Eight new Townhouses should be Conditioned to be occupied only as Use Class C3 - Dwellinghouses used as sole or main residences.

As has been reported previously in submissions made to SNPA as part of this Planning Application, the former premises of the Bontddu Hall are now in a ruinous and dangerous condition. Reference should be made to the Structural Survey submitted which clearly shows that parts of the former Hotel building are beyond reasonable structural repair and that the safest and only course of action would be partial demolition of the building.

Given it,s setting on a sloping bank along with tall, narrow unsupported panels of walling, the logistics of attending to the required demolition will be both challenging in a physical context due to limitations on access but will also be very expensive given the staged demolition work to be undertaken such that it is carried out in a safe and sustainable manner whereby the extent of demolition is kept to a controlled minimum to facilitate retention of as much as possible of the existing historic fabric of the former premises. The painstaking approach to the demolition work will extend the time taken to bring the affected parts down whereby all salvageable materials and components can be kept for re use in the re development of the site.

Previously we have cited that the confines of the site along with the preparatory works to be undertaken to facilitate the building of the new townhouses and conversion of the retained parts of the former Hotel will be extensive and costly hence the need to be able to re-develop with tight control of the financial risks and burdens of the site to provide an economically viable development.

The Applicants who are Local Businessmen and Employers have made available to the local people of the Bontddu area five Affordable Dwellings that are to be Conditioned that they are only to be occupied by Local people with a bias towards native Welsh speakers (as promoted by the Linguistic Statement) at an economic and affordable rent.

Reference: N.1/23 Bryn Rhedyn, Llanelltyd, Dolgellau, Gwynedd, LL40 2SU

Your Ref: Tel: 01341 422 370
Mobile: 07901 710 177

Date: 27th September 2024 E-mail: geraintlewisassociatesltd@gmail.com

continued 2 :-

None of the Dwellings created – Affordable Units or Open Market Townhouses are being made available for C6 use of the Use Classes Order 1987 whereby they would be available for commercial Short-Term letting of less than thirty-one days for each period of occupation. As has been stated previously, this was never the intention of the Applicants.

To make the scheme work on an economic and financial basis, the Eight new Townhouses require to be Open Market Dwelling Units that can be offered for purchase for Full time occupancy, main domiciles – occupied for 183 or more days per Annum and also as secondary family dwellings. This scope of occupancy merits the term Open Market and without which the re-development scheme which is subsidizing the Five Affordable occupancy dwellings will become unviable and an economic loss maker to the detriment of local families wanting affordable dwellings for rental in the village.

The length of time the derelict Hotel premises has been on the market shows quite clearly that unless an usage that is viable and commensurate with the investment to be made along with financial risks to be borne due to a falling property market shows that there is little or no interest in such a project hence the need for the Planning Authority to work with the Applicant who has shown a willingness to invest locally for the benefit of others.

Previously the viability of the Bontddu Hall re-development project and the costs involved whilst providing subsidized Affordable dwellings has been raised in context to that afforded to a re development scheme of Listed Barns at Taltreuddyn Fawr, Dyffryn Ardudwy whereby the development was allowed to be Approved without any apparent restrictions to occupancy nor any provision for Affordable Dwellings. All of the Dwellings on Site have been Granted as being for Open Market Sale. As this project was Approved after the introduction of the Welsh Government legislation in 2022 that you referred to in your most recent Email, we feel it prudent to raise this issue as quite clearly the Applicant for Bontddu Hall is finding that the project has had to meet severely restrictive conditions despite the extent of pre commencement works in demolition and site preparation costs that will be incurred.

The issue that the Dyffryn Ardudwy Barns were Listed and that extensive costs would have to be incurred was the reason given by SNPA why the Dwellings would not have any restrictive conditions in terms of occupancy levied upon them yet this appears not to be reflective of the Structural Engineers Assessment of the Barns confirming their Structural suitability for conversion to dwellings which implies costs to be expended were as that expected for such a project with no specialized cost enhancement foreseen.

Reference: N.1/23 Bryn Rhedyn, Llanelltyd, Dolgellau, Gwynedd, LL40 2SU

Your Ref: Tel: 01341 422 370
Mobile: 07901 710 177

Date: 27th September 2024 E-mail: geraintlewisassociatesltd@gmail.com

continued 3:-

It is considered that the re development of Bontddu Hall should be treated on the same basis as the Listed Barns at Dyffryn Ardudwy where the constraints and difficulties of the Bontddu Hall development is given similar consideration whereby the occupancy of the Open Market Dwellings can be afforded for secondary family homes to allow their sale ability to facilitate the provision of the subsidized Affordable Dwellings and also the removal of a dilapidated structure that has not only become the target of thieves and unlawful, break ins but also a building that is in imminent danger of collapse towards the highway with likely devastating consequences.

We trust that the matters raised in this letter can be made known to the Members of the Planning Committee prior to the Application's consideration at the meeting on the 16th October next.

I would also be grateful that a request to speak at the 16th October meeting can be afforded to myself as the Agent or to the Applicant and look forward to your confirmation by return.

Regards,

Geraint Lewis

Geraint Lewis Associates

Snowdonia National Park Authority Date: 16-Oct-2024
– Planning & Access Committee

Application Number: NP5/73/LB208B

Date Application Registered: 14/08/2024

Community: Maentwrog

Grid Reference: 266558340438

Case Officer: Miss Eva Jones

Location:

1 Fron Fair, Maentwrog LL41 4HS

Applicant:

Mr. Aron Roberts,
 1 Fron Fair,
 Maentwrog,
 Blaenau Ffestiniog,
 LL41 4HS

Description:

Listed Building Consent to retain external and internal works including replacement external doors and new thin double-glazed windows, replacement rear rooflights and internal works including re-plastering walls and ceilings, replacement of solid ground floor area and replacement of kitchen units.

Summary of the Recommendation:

To **GRANT** Listed Building Consent subject to conditions:

- Accordance with approved plans
- Removal of canopy
- Natural weathering of timber decking and fences
- Screen Planting for Decking Area

The Authority's decision will be subject to agreement by CADW (Historic Environment Service of the Welsh Government) that the application can be determined by the Authority.

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

Applicant is a relation of an Authority member.

Land Designations / Constraints:

- Grade II listed
- Conservation Area: Maentwrog
- Housing Development Boundary
- Historic Park and Garden: Essential Setting – Plas Tan-y-Bwlch

Site Description:

1 Fron Fair is a Grade II listed property within the village of Maentwrog. It sits at the end of Fron Fair terrace, set back from the north-east side of Derwen.

1 Fron Fair was listed by CADW in 2005 “as one of a late C19 terrace of small dwellings with simple gothic character; forms a group with other buildings in the centre of the estate village of Maentwrog.” The property is held in group value with the adjoining four properties on Fron Fair terrace, along with other buildings within the village of Maentwrog.

1 Fron Fair was built in the later 19th century, likely as a product of William Edward Oakeley’s ambitious programme of building and rebuilding Plas Tan-y-Bwlch estate properties in the 1870s and 1880s. The property and adjoining terrace were offered up for sale in the auction of Plas Tan-y-Bwlch estate in 1910 as part of Lot 12 ‘*The Picturesque Rural Village of Maentwrog*’.

The village has been designated as a Conservation Area since 1975 and the area is also within the recognised essential setting of Plas Tan y Bwlch.

The dwelling’s interior was not inspected at the time of listing.

This application is for Listed Building Consent to retain external and internal works including replacement external doors and new thinsulate double-glazed windows, replacement rear rooflights and internal works including re-plastering walls and ceilings, replacement of solid ground floor area and replacement of kitchen units.

Another application (NP5/73/LB208C) has also been submitted for planning permission to retain external works carried out to the side and rear curtilage of the property.

Proposed Development:

The development includes various internal and external refurbishment works as follows:

Internal works:

1. Replacement of front and gable elevation doors

The front and gable elevation doors were removed and replaced with doors in timber joinery in boarded style with small, glazed areas. The front door is green in colour. The gable elevation door is of a ‘stable’ style, with the upper portion opening separately from the bottom.

2. Replacement of windows to the front elevation

The windows on the front elevation have been replaced with thinsulate double glazed casement windows, in a similar style and manner to the previous. According to the agent, the existing windows were damaged by rot and water ingress.

3. Replacement of rooflights to rear roof slope
The previous rooflights on the property were replaced with rooflights “*of similar style and size*” and are on the rear roof slope of the property.
4. Concrete solid ground floor removed and replaced
The previous concrete floor at the dwelling was affected by moisture and damp. It was therefore replaced with an insulated concrete floor incorporating a suitable damp-proof membrane and finished to the same height and level as previous.
5. Wall and ceiling plaster removed and replaced
The walls and ceiling were similarly affected by damp and the plaster consequently required replacing. The previous plastering was removed and replaced with new boarded and plaster finishes.
6. Kitchen units removed and replaced
The kitchen units were defective and damaged and have been replaced by units in the same position and locality of the original. The requirement for new flues or pipes has not been declared. We therefore assume that no pipes/flues have been installed or altered.
7. Removal of incomplete roof canopy over the front door
A roof canopy has been erected over the front door of the property. It is incomplete and unoriginal. It has been stated by the agent that this is to be removed.

External Works:

1. Re-building of stone retaining walls in present position
The retaining walls to the side of the property and within the garden support the raised area above the present parking space. According to the agent, the stone walls had become structurally damaged due to poor bonding of stonework and a lack of water drainage. The walls were therefore rebuilt in their existing locations using salvaged stonework.
2. Timber decking and stepped terracing
Both timber decking and paved terracing have been placed to the side and rear garden of the dwelling. The area of stone terracing covers two layers of the garden, with the timber decking confined to the upper eastern portion. They are enclosed by timber fencing “*to prevent danger from falling.*”

Development Plan Policies:

Future Wales 2040
N/A

Eryri Local Development Plan 2016-2031

- Strategic Policy A: National Park Purposes and Sustainable Development
- Strategic Policy Ff: Historic Environment
- Development Policy 1: General Development Principles
- Development Policy 6: Sustainable Design and Materials
- Development Policy 7: Listed and Traditional Buildings

Supplementary Planning Guidance (SPG):

- SPG 1: Sustainable Design in the National Parks of Wales
- SPG 2: General Development Assessment
- SPG 6: Nature Conservation and Biodiversity

National Policy/Guidance:

- Planning Policy Wales (PPW) (Ed 12) 2024 and Technical Advice Note 24: The Historic Environment 2017 (TAN 24)

Consultations:

Maentwrog Community Council	No Response
Local Councillor	No Response
Historic Built Environment	<p>No objection to internal works.</p> <p>The works outside have been completed to a high standard, although they detract from the setting of the listed building.</p> <p>The timber will naturally weather to a silver grey, which will reduce its impact, however additional screening is required.</p> <p>Climbing plants can be installed on the fence to screen the timber areas. The applicant should receive advice from an expert to specify an appropriate native species planting scheme that can achieve this goal.</p>
National Amenity Societies	No Response

Response to Publicity:

The application has been publicised by way of a site notice and neighbour notification letters.

At the time of writing this report no letters of objection/support have been received.

Assessment:

1. *Principle of Development*

- 1.1 In regard to building conservation, Development Policies 6 and 7 and Strategic Policy Ff of the Eryri Local Development Plan 2016-2031 are of relevance.
- 1.2 Development Policy 7 states that alterations to a listed building may only be supported where the proposal does not have a detrimental impact on the character of a listed property; any harm posed to the significance of a historic asset, or its setting, must be adequately justified.
- 1.3 Planning Policy Wales (12th edition), in particular chapter 6, and Technical Guidance Note 24, direct local planning authorities to prioritise the conservation of historic assets and their settings when determining development applications.
- 1.4 Chapter 6 of Planning Policy Wales (12th edition) advises in favour of the preservation or enhancement of the character and appearance of conservation areas. Mitigation measures may also be considered which could result in an overall neutral or positive impact on the area.

2. *Planning Assessment*

Internal Works:

- 2.1 There is a general presumption in favour of the preservation or enhancement of a listed building and its setting. The work carried out at the property has been done so prior to receiving consent. Each aspect of the development shall therefore be assessed individually below.

Figure 1 – 1 Fron Fair, Maentwrog



- 2.2 The front and gable elevation doors to the property have been removed and replaced in timber joinery in a boarded style with small, glazed areas. According to the accompanying Heritage Impact Assessment, the original doors were damaged by rot and water ingress and provided a poor performance against the adverse weather conditions, which are magnified because of the property's exposed location. Usually, the agent/applicant would be encouraged to submit a condition survey of any historic joinery which they wished to replace. This would provide justification for their removal. In this case, whereby the historic fabric has been removed prior to the application, a condition survey is not an option. However, from photographs held by this Authority dating to 2015, the front door appeared to be in poor condition and the door to the side/rear garden was likely unoriginal. The replacement front door appears to be in keeping with the style of the previous, in terms of design, and, as such, does not have an adverse effect on the character of 1 Fron Fair nor on the wider listed terrace.
- 2.3 The windows on the principal elevation of the property have been removed and replaced with Thinsulate double glazing side-opening casement windows in a similar style and format to the originals. This was justified, once more, due to rot damage and water ingress. In most circumstances, replacement of windows on listed buildings are encouraged to be done so on a like-for-like basis. This would mean single glazed fenestration with timber frames in the same design as the originals. In this case, whereby the original windows have already been lost, the Thinsulate double glazing does not appear to have a negative

impact on the property and the design of the windows are similar to the original. Overall, this element can be supported as the character of the listed building is not significantly harmed.

- 2.4 The rooflights on the rear roof slope have been removed and replaced. These are claimed to have been a direct replacement – similar in style and size – of the previous rooflights. There is no record of the rooflights receiving consent. However, they are to the rear of the property and are hidden from view. In this case, they have a negligible impact on the character of the listed building and no adverse impact on the wider setting.
- 2.5 The concrete solid ground floor of the dwelling has been removed and replaced with an insulated concrete floor incorporating a damp proof membrane and finished to the same height and level as the previous. The previous floor was affected by moisture and damp which had a subsequent impact on the walls and ceilings. There is no record of the internal space previously, however as this was a direct replacement and it is believed that the historic fabric has not been impacted in any way, this aspect abides by Development Policy 7.
- 2.6 As a consequence of the damp affected floor mentioned above, the walls and ceilings were similarly impacted by damp and mould. This presented a health hazard to the occupants and the plaster, and boarded finishes were removed and replaced on a like-for-like basis of what had existed previously. Photographs of the internal works appear to be sympathetic to the character of the property, with no change to the historic floorplan, and have a neutral impact on its significance.
- 2.7 Defective and damaged kitchen units were removed and replaced. The new kitchen units have been set in same position as the previous. No flues nor any new pipework have been disclosed. Therefore, this element can be considered maintenance and has a neutral impact on the listed building.

Figure 2 – Completed Internal Works Ground Floor



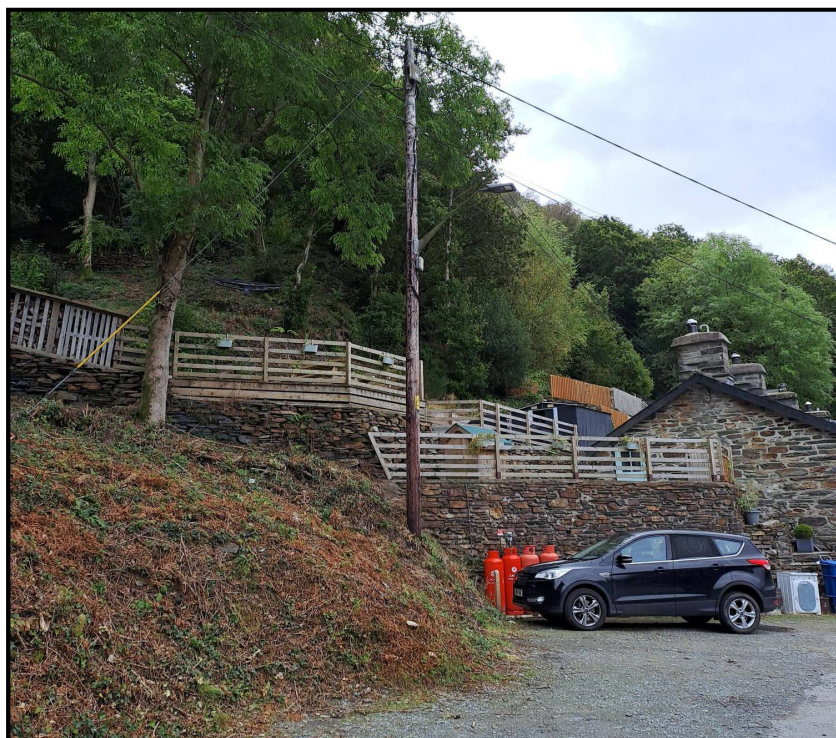
External Works:

- 2.8 Above the front door of the property is an uncompleted canopy. This is unoriginal and has a negative impact on the listed property and neighbouring historic assets. According to the Heritage Impact Assessment (HIA), this is expected to be removed. This will be secured by condition.
- 2.9 The retaining stone walls to the side of the property have been dismantled and rebuilt using reclaimed stones. These walls were stationed at various points within the existing garden to support the raised area behind the car park, this includes the largest wall at the bottom. The agent states that the walls have been rebuilt in their existing locations and, from analysing previous photographs of the site, this appears to be an accurate account. The colour and finish of the wall and the stones used are acceptable and do not have an adverse impact on the listed property nor the wider conservation area. This aspect conforms with Development Policy 7.
- 2.10 Timber decking has been implemented to the upper east corner of the curtilage and is surrounded by timber fencing, much like other areas of the garden. While the use of timber in this instance is in compliance with Development Policy 6, the colour, in its current form, detracts attention from the listed property and has an overall negative impact on the conservation area due to its prominence. However, national planning guidance states that "*mitigation measures can also be considered which could result in an overall neutral or positive impact of a proposed development in a conservation area.*" (PPW, ED 12,

6.1.16) In this case, it will be conditioned that the timber be allowed to weather naturally as to dull its colour and that the upper east portion of the outdoor area be screened by plants, thereby minimising its visual impact on the landscape and historic setting.

- 2.11 Similarly, an element of the rear garden area has been overlayed with natural stone paving. From the documents submitted with the application and photographs held by the Authority, a portion of the garden appears to have been paved prior to the completion of these works. The colour of the stones, which will also fade overtime, do not detract from the listed building nor does it impact the wider setting. In this regard, this aspect complies with Development Policy 7 criterion iv.

Figure 3 – Garden Area Seen from Adjacent Road



3. Conclusion

- 3.1 Overall, the completed works have been finished to an acceptable standard. There is no significantly harmful impact to the character of the listed building other than the front door canopy which will be removed. As such, the development complies with the relevant national and local conservation planning guidance and policies.
- 3.2 Therefore, Listed Building Consent is recommended for approval, in accordance with the conditions stipulated below.

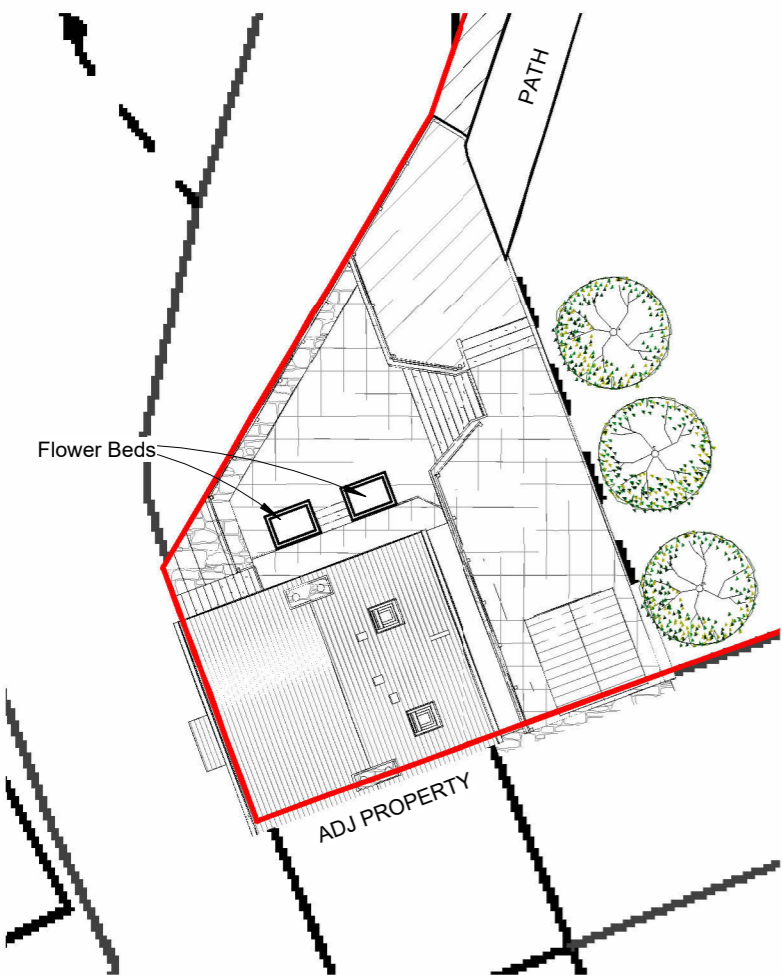
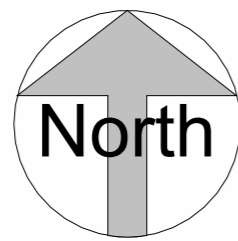
Background Papers in Document Bundle No.1: No

RECOMMENDATION: That the application for listed building consent is referred to CADW with a recommendation that this Authority is minded to grant Listed Building Consent subject to the following conditions:

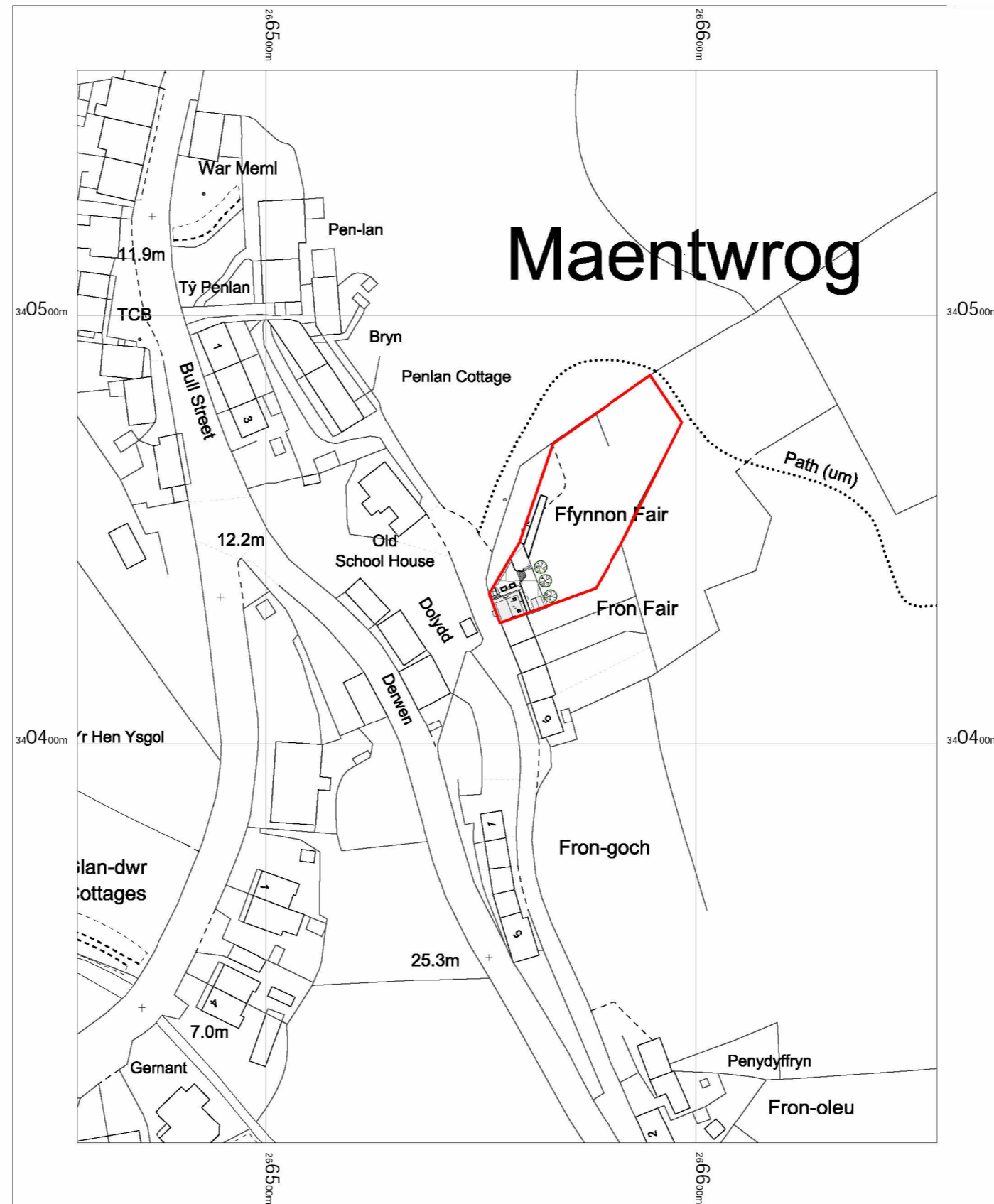
- 1) The works hereby permitted shall be carried out in accordance with the following approved plans:
 - 01 Location & Block Plan – A.2/24 (received 31/05/2024)
 - 02 Existing Ground Plan – A.2/24 (received 31/05/2024)
 - 03 Existing Elevations – A.2/24 (received 31/05/2024)
 - 04 Existing Site Plan – A.2/24 (received 31/05/2024)
 - 05 Proposed Ground Plan – A.2/24 (received 31/05/2024)
 - 06 Proposed Elevations – A.2/24 (received 31/05/2024)
 - 07 Proposed Site Plan – A.2/24 (received 31/05/2024)
 - 08 Door Detail – A.2/24 (received 31/05/2024)
 - 09 Window Detail – A.2/24 (received 31/05/2024)
 - Heritage Impact Assessment May 2024 (received 14/08/2024)
- 2) The overhanging roof canopy above the front door shall be removed in its entirety within three months of the date of this decision notice. Any damage to the listed building's wall must be repaired appropriately and on a like-for-like basis.
- 3) The external timber fence and decking, and any subsequent replacement made on a like for like replacement, shall not be stained, painted or creosoted.
- 4) Within 3 months of the permission hereby approved, details of screen planting for the upper east decking area will be submitted and approved to the Authority by means of a formal application. The approved details of screen planting shall be carried out in the first planting season following their approval and retained thereafter.

Reasons:

- 1) To define the permission and for the avoidance of doubt.
- 2) To safeguard the character and appearance of the listed building in accordance with policies A, Ff, 1, 6 and 7 of the Eryri Local Development Plan 2016-2031.
- 3) To allow the external timber to weather naturally and to safeguard the character and appearance of the immediate locality in accordance with Eryri Local Development Plan Policies and in particular Policies A, 1, 6 and 7.
- 4) 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.



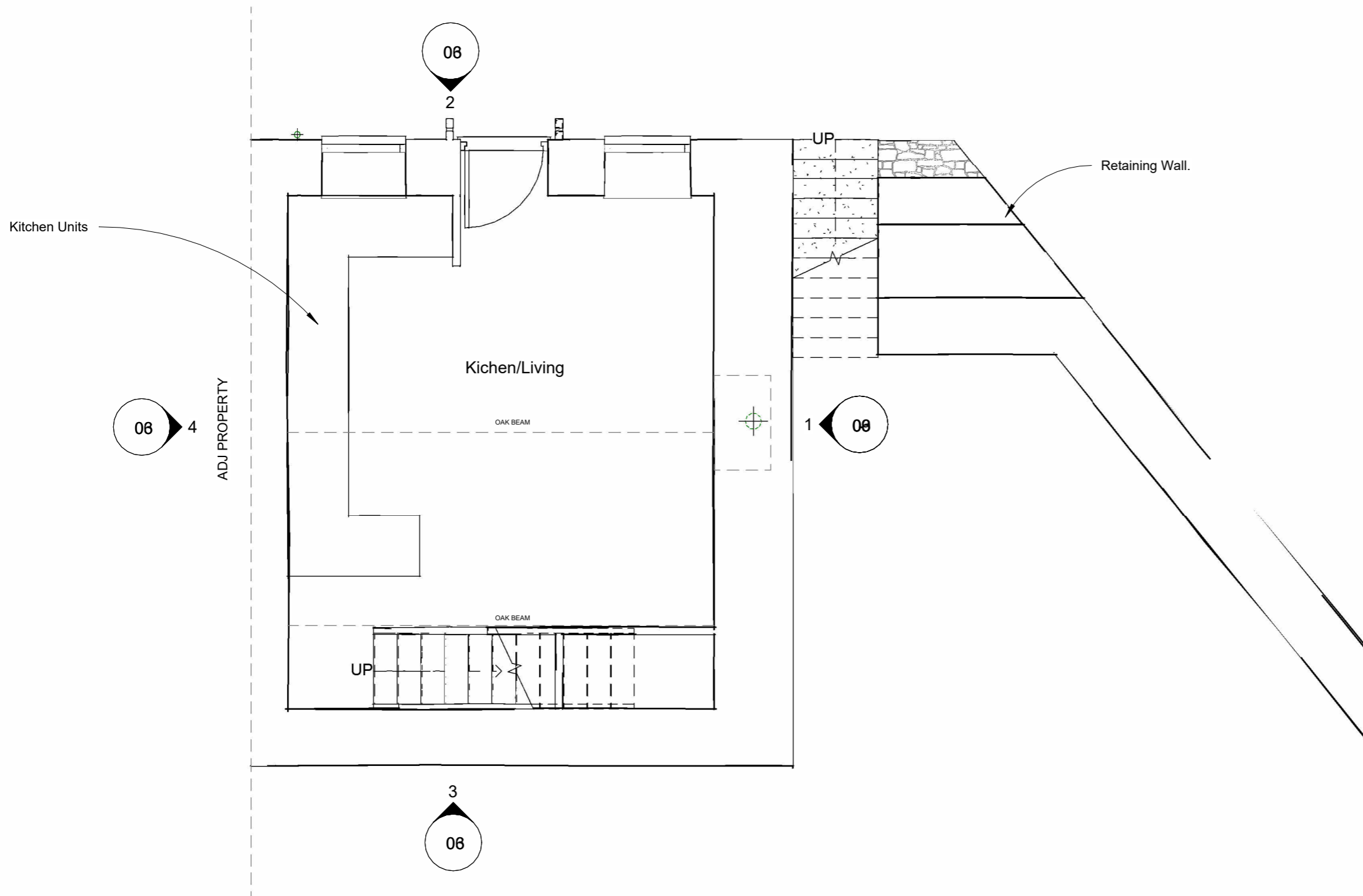
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2 Location Plan
1 : 1250



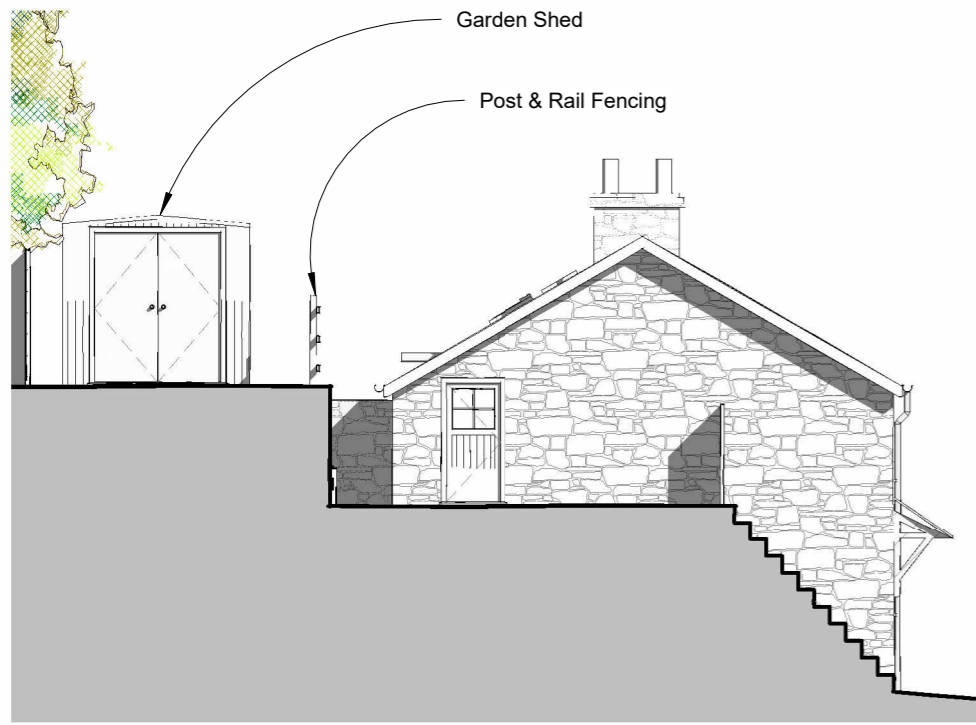
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NO	Date	By
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DRAWING 01 Location & Block Plan		
REF A.2/24	DRAWING NO. 01	
SCALE @A3 1:200 1:1250		
DRAWN GLA DATE April 24		
GERAINT LEWIS ASSOCIATES		
ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS		
BRYN RHEDYN, LLANELLYD DOLGELLAU, GWYNEDD, LL40 2SU TELEPHONE: 01341 422370		



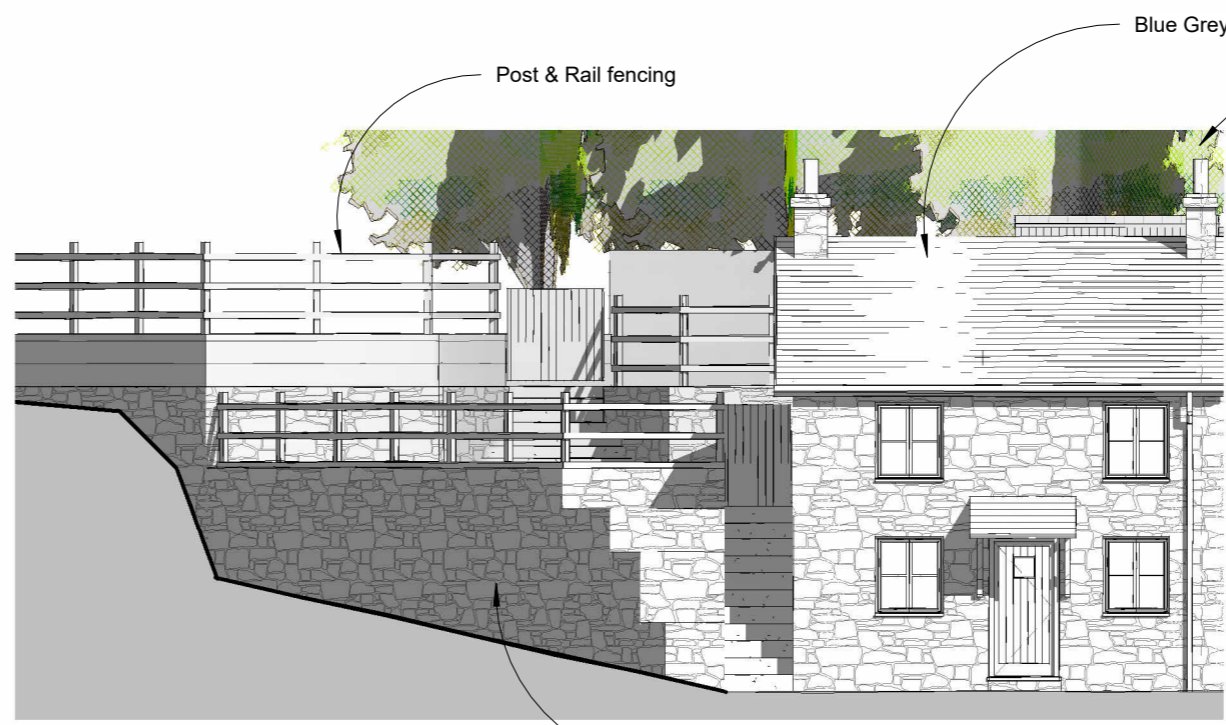
1 Ground Floor Plan
1 : 50



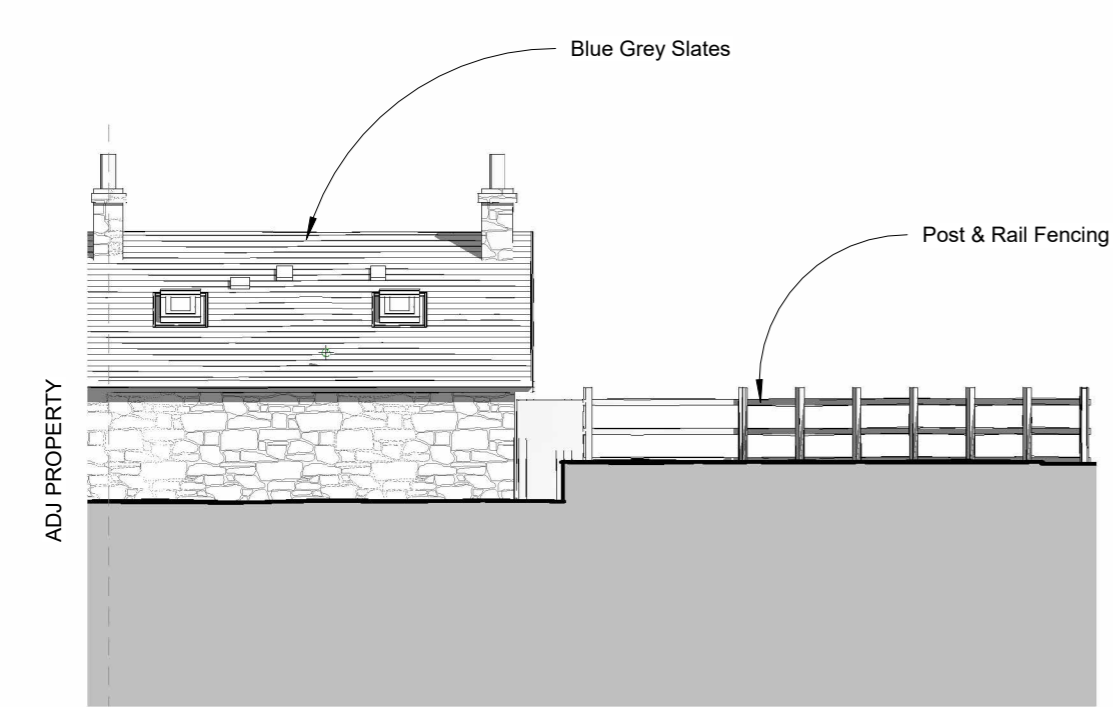
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DRAWN GLA	DATE April 24		
<p>GERAINT LEWIS ASSOCIATES</p> <p>ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS</p> <p>BRYN RHEDYN, LLANELLYD DOLGELLAU, GWYNEDD, LL40 2SU TELEPHONE: 01341 422370</p>			



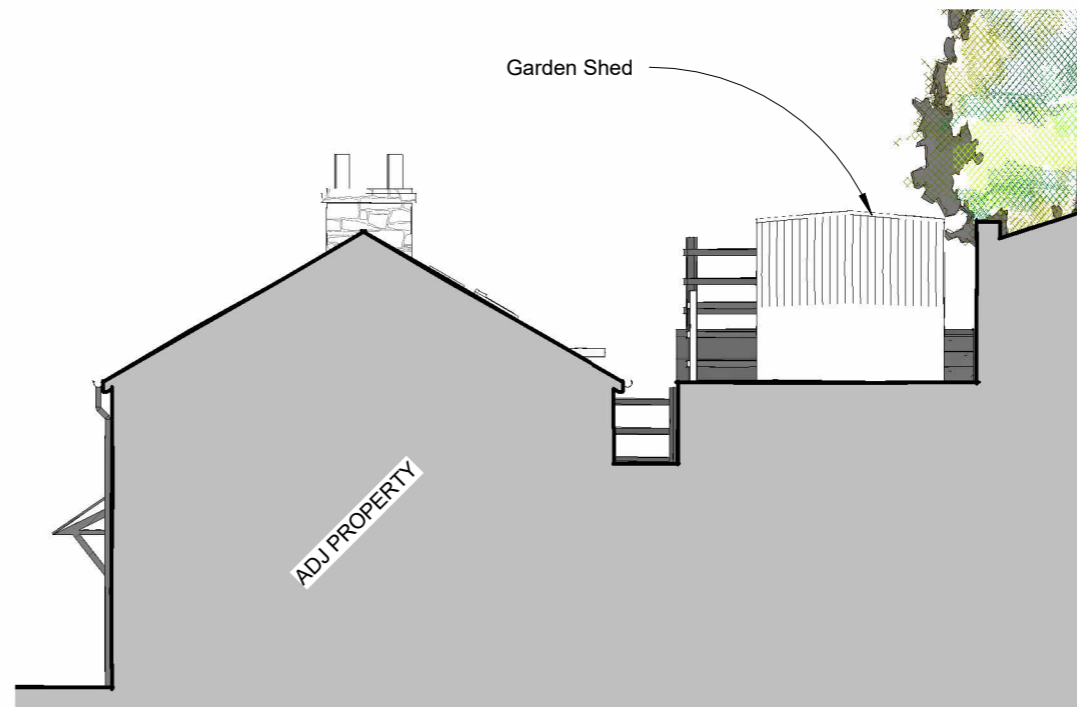
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1 : 100



2 Front Elevation
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3 Rear Elevation
1 : 100



4 Side Elevation
1 : 100

ADJ PROPERTY

Stone Retaining Wall

AMENDMENTS NO	Date	By

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ADDRESS
1 FRONFAIR,
MAENTWROG

TITLE
LISTED BLDG APPLICATION
FOR REMEDIAL WORKS

DRAWING
03 Existing Elevations

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A.2/24	03

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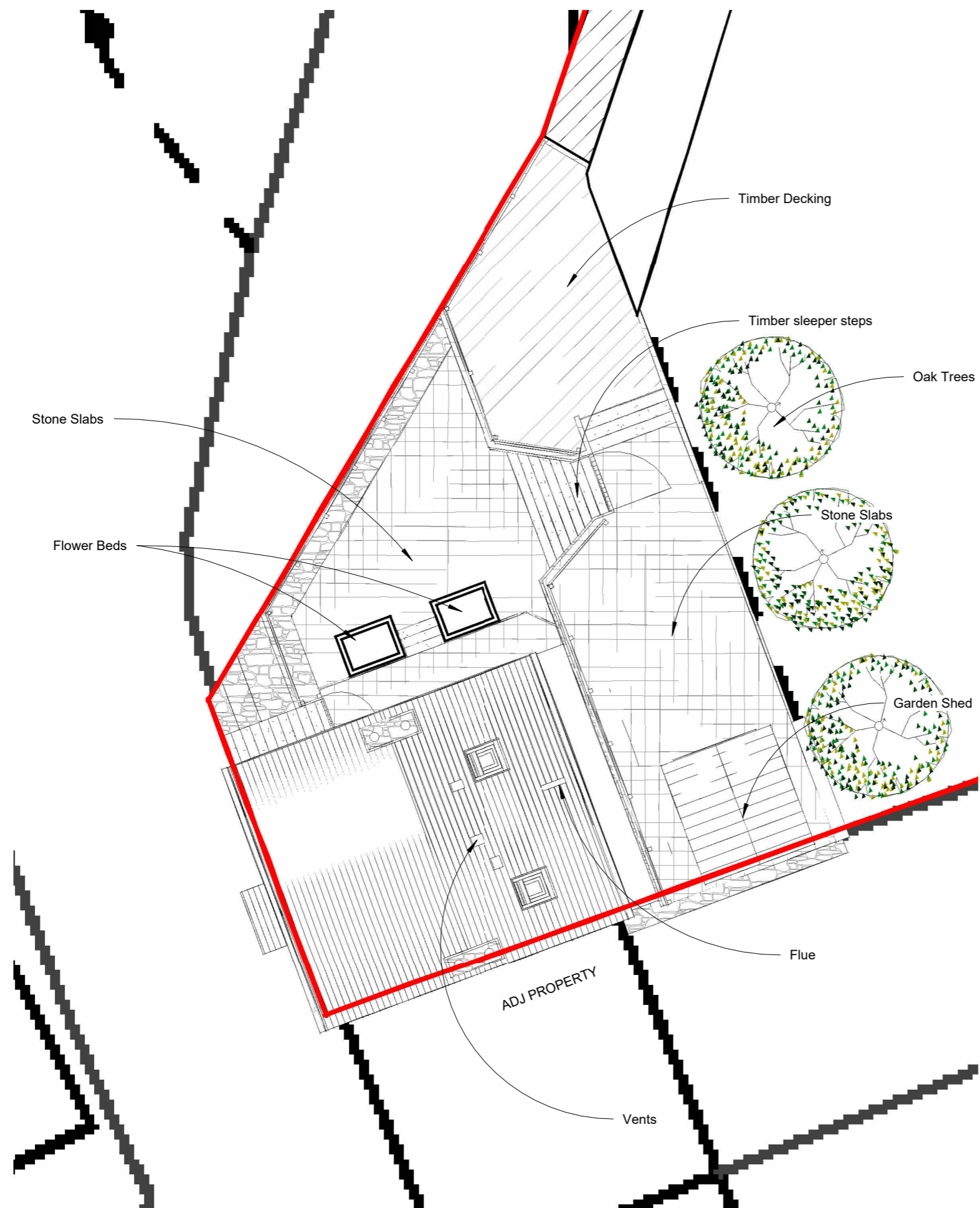
DRAWN GLA **DATE** April 24

GERAINT LEWIS ASSOCIATES

ARCHITECTURAL DESIGNERS,
PLANNING CONSULTANTS
BUILDING SURVEYORS & PROJECT MANAGERS

BRYN RHEDYN, LLANELLYD
DOLGELLAU, GWYNEDD, LL40 2SU
TELEPHONE: 01341 422370

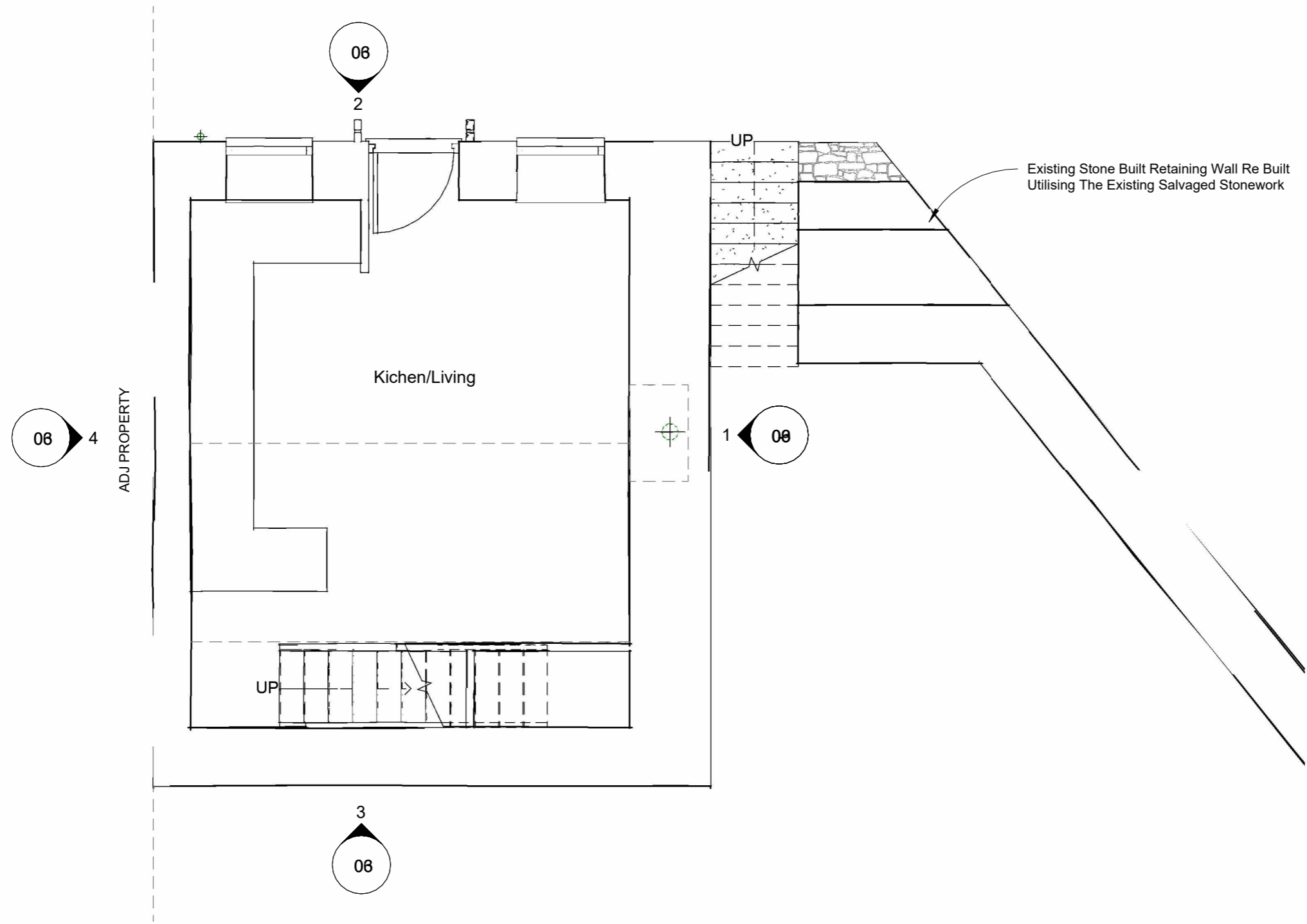




1 Site Plan
1 : 100



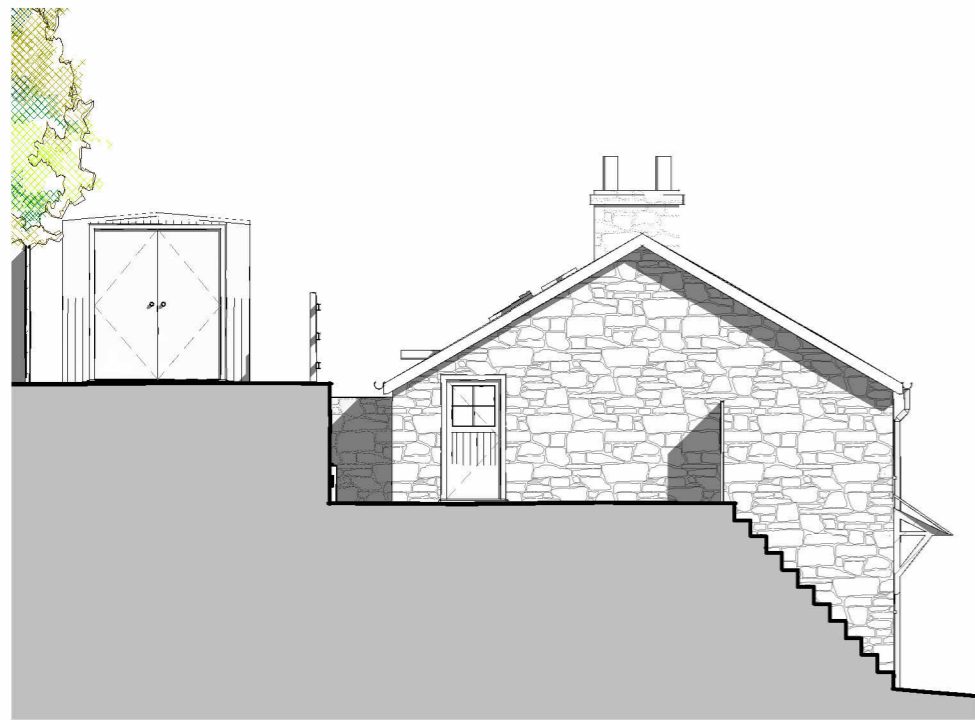
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DRAWN	GLA	DATE	April 24
<p>GERAINT LEWIS ASSOCIATES</p>			
<p>ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS</p>			
<p>BRYN RHEDYN, LLANELLYD DOLGELLAU, GWYNEDD, LL40 2SU TELEPHONE: 01341 422370</p>			



1 Ground Floor Plan
1 : 50



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<p>ADDRESS 1 FRONFAIR, MAENTWROG</p>			
<p>TITLE LISTED BLDG APPLICATION FOR REMEDIAL WORKS</p>			
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<p>GERAINT LEWIS ASSOCIATES</p> <p>ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS</p> <p>BRYN RHEDYN, LLANELLYD DOLGELLAU, GWYNEDD, LL40 2SU TELEPHONE: 01341 422370</p>			



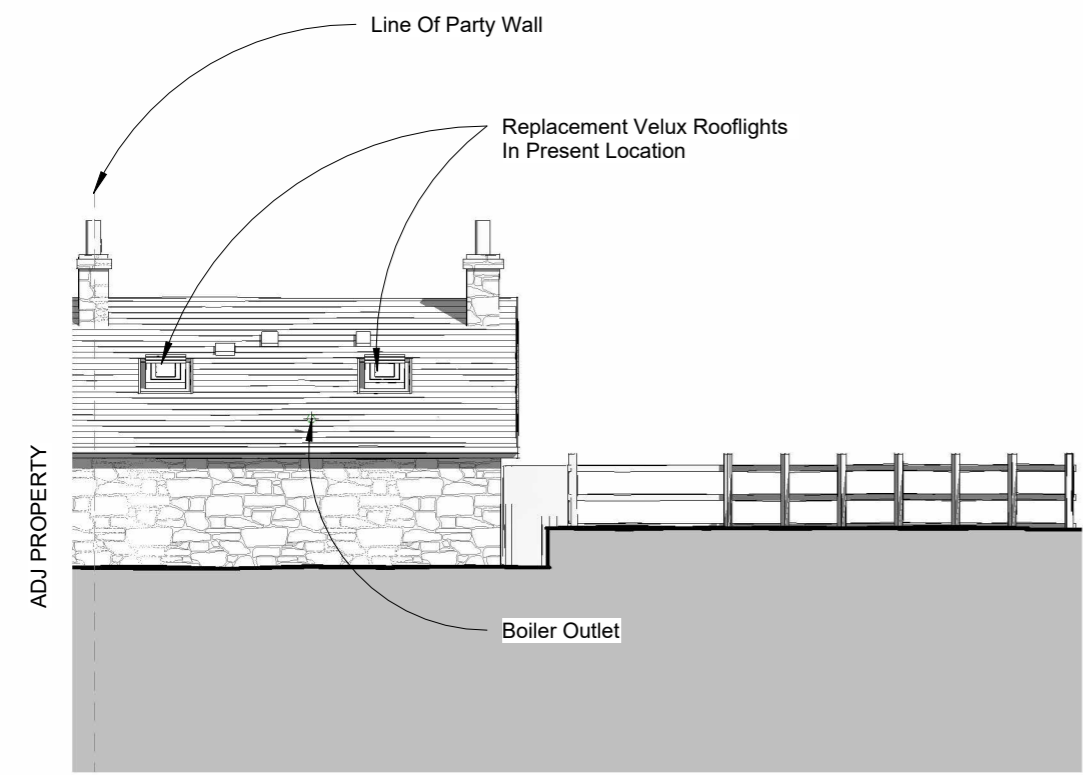
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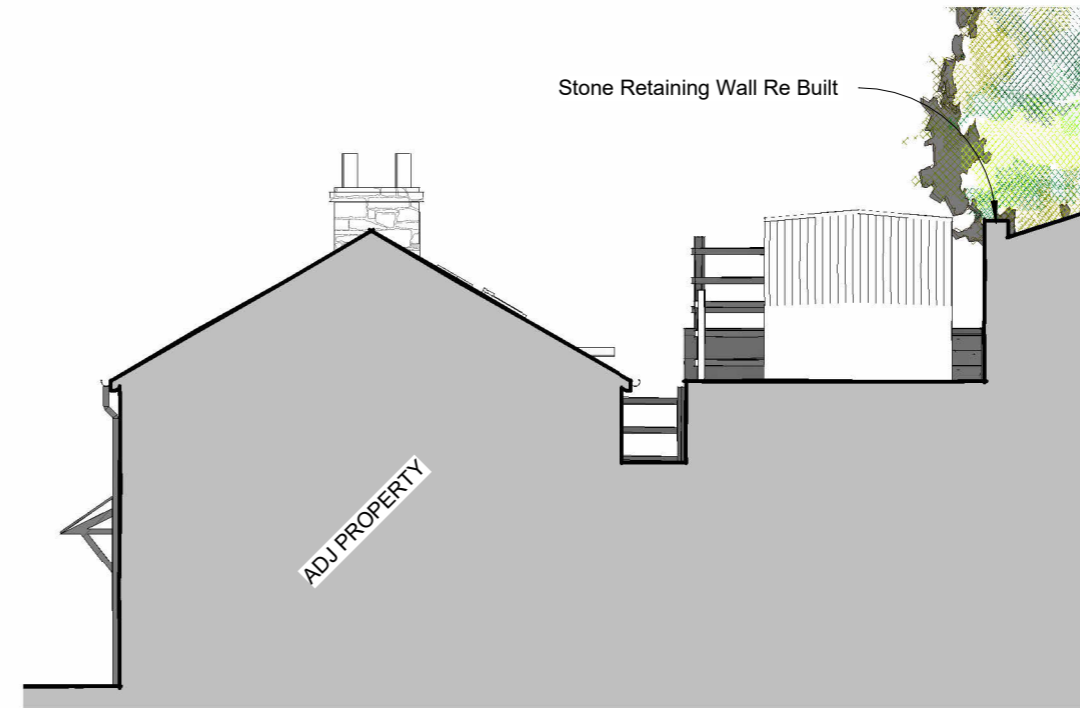
2 Front Elevation
1 : 100

Porch Canopy To Be Removed

Existing Retaining Wall Re Built In Original Location Utilising The Salvaged Stone Work



3 Rear Elevation
1 : 100



4 Side Elevation
1 : 100

Stone Retaining Wall Re Built

ADJ PROPERTY

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TITLE
LISTED BLDG APPLICATION
FOR REMEDIAL WORKS

DRAWING
06 Proposed Elevations

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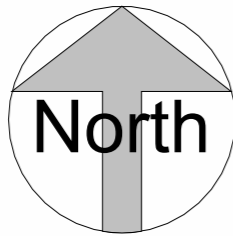
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GERAINT LEWIS ASSOCIATES
ARCHITECTURAL DESIGNERS,
PLANNING CONSULTANTS
BUILDING SURVEYORS & PROJECT MANAGERS

BRYN RHEDYN, LLANELLYD
DOLGELLAU, GWYNEDD, LL40 2SU
TELEPHONE: 01341 422370



Wood Store



PATH

Timber Decking Finish To Terrace Area

Timber Sleeper Wall

Stone Slabbing To Terraces

Blockwork Wall

ADJ PROPERTY

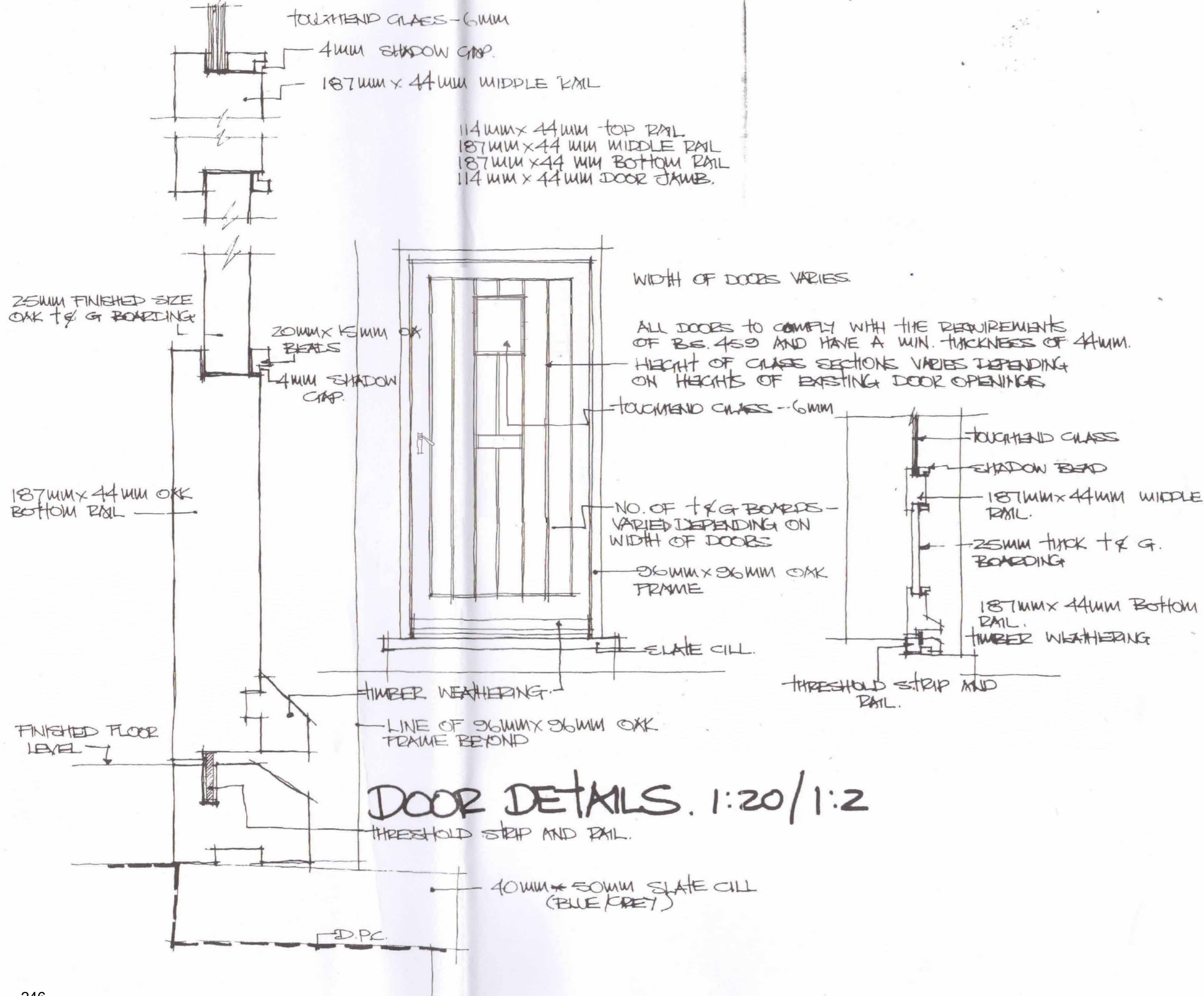
1 Site Plan

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DRAWN	GLA	DATE	April 24
<p>GERAINT LEWIS ASSOCIATES</p> <p>ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS</p> <p>BRYN RHEDYN, LLANELLYD DOLGELLAU, GWYNEDD, LL40 2SU TELEPHONE: 01341 422370</p>			

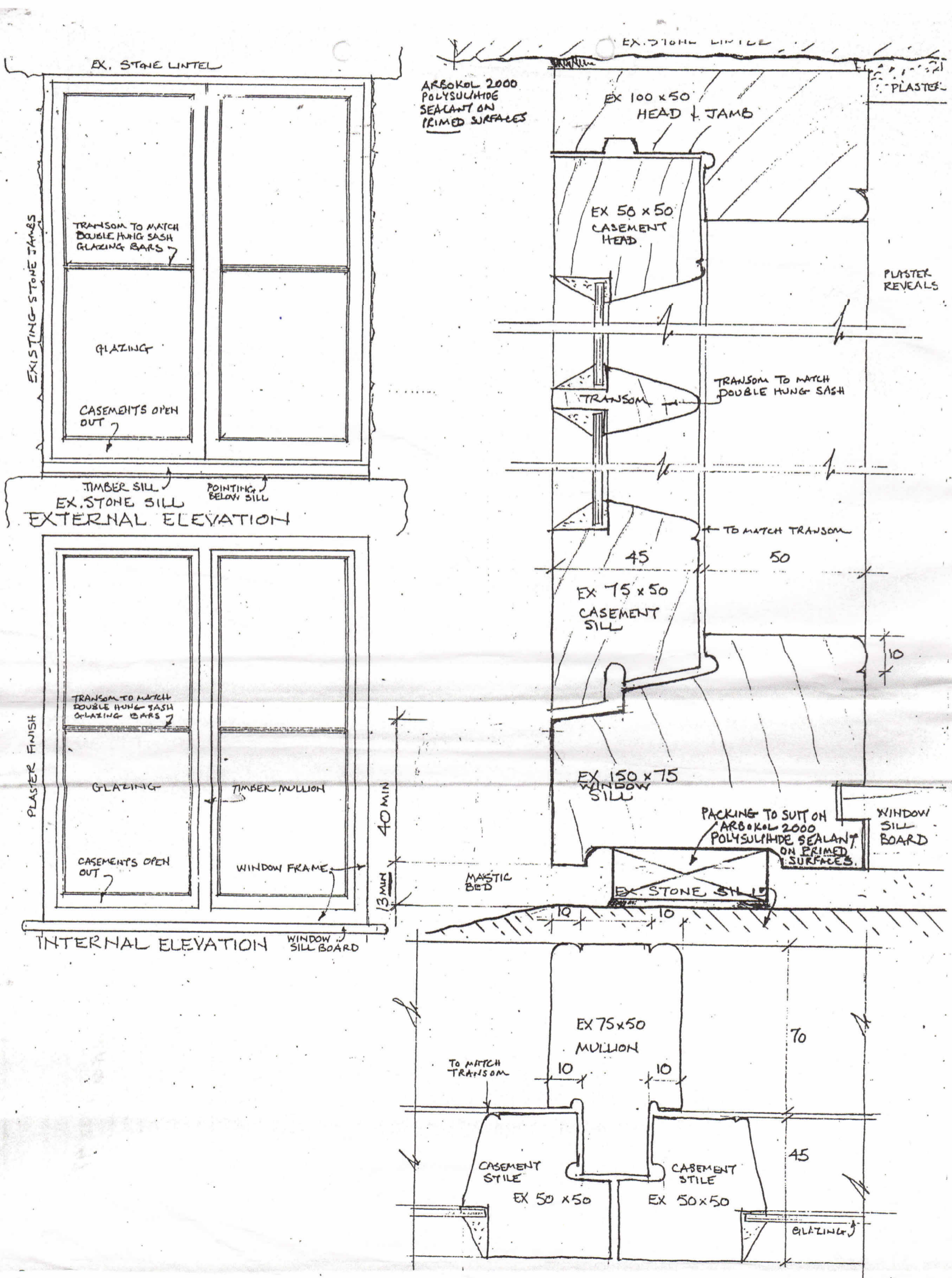
FRONT



DOOR DETAILS. 1:20/1:2

AMENDMENTS		Date	By
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<p>ADDRESS 1 FRONFAIR, MAENTWROG</p>			
<p>TITLE LISTED BLDG APPLICATION FOR REMEDIAL WORKS</p>			
<p>DRAWING 08 Door Detail</p>			
REF	DRAWING NO.		
A.2/24	08		
SCALE @A3			
DRAWN GLA		DATE April 24	
<p>GERAINT LEWIS ASSOCIATES</p> <p>ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS</p> <p>BRYN RHEDYN, LLANELLYD DOLGELLAU, GWYNEDD, LL40 2SU TELEPHONE: 01341 422370</p>			

AMENDMENTS NO	Date	By
Do not scale this drawing Site dimensions to be checked This drawing is copyright		
ADDRESS	1 FRONFAIR, MAENTWROG	
TITLE	LISTED BLDG APPLICATION FOR REMEDIAL WORKS	
DRAWING	09 Window Detail	
REF	DRAWING NO.	
A.2/24	09	
SCALE @A3		
DRAWN	GLA	DATE April 24
GERAINT LEWIS ASSOCIATES		
ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS		
BRYN RHEDYN, LLANELLYD DOLGELLAU, GWYNEDD, LL40 2SU TELEPHONE: 01341 422370		



Snowdonia National Park Authority Date: 16-Oct-2024
– Planning & Access Committee

Application Number: NP5/73/LB208C

Date Application Registered: 14/08/24

Community: Maentwrog

Grid Reference: 266558340438

Case Officer: Miss. Eva Jones

Location:

1 Fron Fair, Maentwrog LL41 4HS

Applicant:

Mr. Aron Jones,
 1 Fron Fair,
 Maentwrog,
 Blaenau Ffestiniog,
 Gwynedd
 LL41 4HS

Description:

Retrospective application for the retention of garden shed and woodstore, re-building of existing retaining wall and additional stonewalls, side and rear wooden decking areas and paving area and replacement of rear slope rooflights.

Summary of the Recommendation:

To **GRANT** permission subject to conditions:

- Accordance with the approved plans.
- Natural weathering of timber fences and decking.
- Biodiversity enhancement and green infrastructure.
- Screen Planting for Decking Area.

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

Applicant is a relation of an Authority member.

Land Designations / Constraints:

- Grade II listed
- Conservation Area: Maentwrog
- Housing Development Boundary
- Historic Park and Garden: Essential Setting – Plas Tan-y-Bwlch

Site Description:

1 Fron Fair is a Grade II listed property within the village of Maentwrog. It sits at the end of Fron Fair terrace, set back from the north-east side of Derwen.

1 Fron Fair was listed by CADW in 2005 “as one of a late C19 terrace of small dwellings with simple gothic character; forms a group with other buildings in the centre of the estate village of Maentwrog.” The property is held in group value with the adjoining four properties on Fron Fair terrace, along with other buildings within the village of Maentwrog.

This application is for the retention of external works primarily carried out to the side and rear of the property. These include the erection of a shed and wood store; re-building of existing retaining walls; installation of wooden decking areas and paving area; replacement of rear slope rooflights.

The works contained in this application also require Listed Building Consent (LBC), which falls under application reference NP5/73/LB208B.

Proposed Development:

The development includes a number of external works which have been completed on site.

1. Re-building of stone retaining walls in present position
The retaining walls to the side of the property and within the garden support the raised area above the present parking space. According to the agent, the stone walls had become structurally damaged due to poor bonding of stonework and a lack of water drainage. The walls were therefore rebuilt in their existing locations using salvaged stone.
2. Timber decking and stepped terracing
Both timber decking and paved terracing have been placed to the side and rear garden of the dwelling. The area of stone terracing covers two layers of the garden, with the timber decking confined to the upper eastern portion.
3. Metal garden shed and timber wood store
The timber wood store is set to the left-hand side boundary of the land above the terrace area and near to the decking. The store is described by the agent as “*remote and detached*”. Additionally, the metal garden shed is located on the terraced portion of the garden and to the rear of the property.
4. Replacement of rear slope rooflights
The previous rooflights on the property were replaced with rooflights “*of similar style and size*” and are on the rear roof slope of the property.

Development Plan Policies:

Eryri Local Development Plan 2016-2031

- Strategic Policy A: National Park Purposes and Sustainable Development
- Strategic Policy D: Natural Environment
- Strategic Policy Ff: Historic Environment
- Development Policy 1: General Development Principles
- Development Policy 6: Sustainable Design and Materials
- Development Policy 7: Listed and Traditional Buildings

Supplementary Planning Guidance (SPG):

- SPG 1: Sustainable Design in the National Parks of Wales
- SPG 2: General Development Assessment
- SPG 6: Nature Conservation and Biodiversity

National Policy/Guidance:

- Planning Policy Wales (PPW) (Ed 12) 2024 and Technical Advice Note 24: The Historic Environment 2017 (TAN 24)

Consultations:

Maentwrog Community Council	No Response
Local Councillor	No Response
Historic Built Environment	<p>Raised areas require mitigation.</p> <p>The works have been completed to a high standard, although they detract from the setting of the listed building.</p> <p>The timber will naturally weather to a silver grey, which will reduce its impact, however additional screening is required.</p> <p>Climbing plants can be installed on the fence to screen the timber areas. The applicant should receive advice from an expert to specify an appropriate native species planning scheme that can achieve this goal.</p>
Ecology	Not yet Received

Response to Publicity:

The application has been publicised by way of a site notice and neighbour notification letters.

At the time of writing this report no number of letters of objection/support were received.

Assessment:

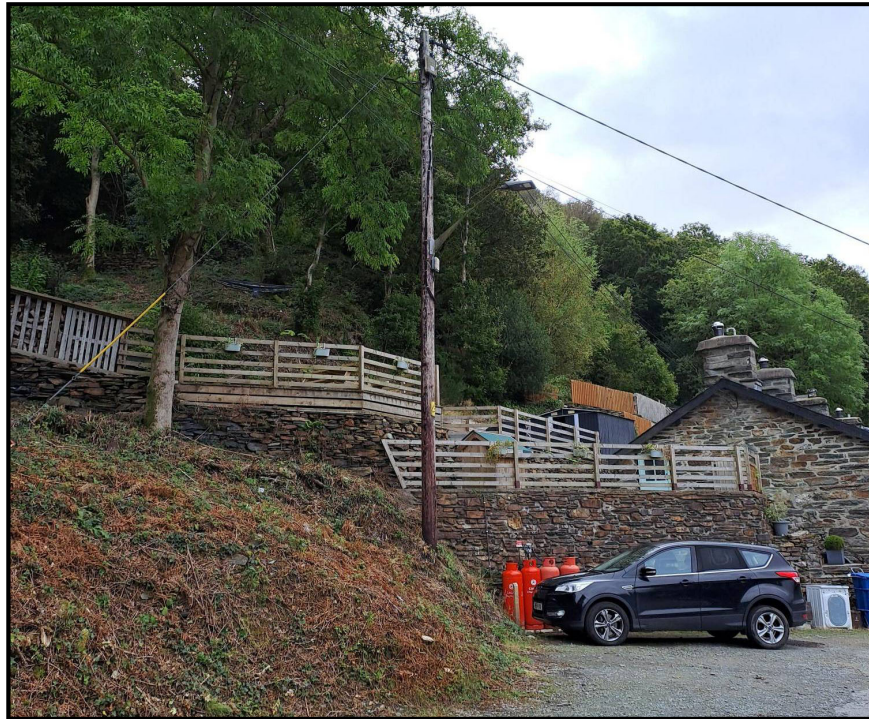
1. Principle of Development

- 1.1 Development Policy 6 (Sustainable Design and Materials) and Strategic Policy Ff (Historic Environment) are of relevance as this application relates to a Grade II property within the Conservation Area of Maentwrog.
- 1.2 Development Policy 1 (General Development Principles) relates to the general conservation and enhancement of the special qualities of Eryri National Park. Criterion (i) through to (iv) apply to this proposal and are primarily concerned with the scale and design of the development.
- 1.3 Planning Policy Wales (Edition 12), paragraphs 6.1.14 to 6.1.17 'Conservation Areas' in particular, are of relevance to this application. The guidance urges local planning authorities to protect the character and appearance of conservation areas. This is achieved by developments which make a positive or neutral contribution to the conservation area's appearance. Mitigation measures may be considered where relevant.

2. Planning Assessment

- 2.1 The retaining stone walls to the side of the property have been dismantled and rebuilt using the salvaged stones. These walls were stationed at various points within the existing garden to support the raised area behind the car park, this includes the largest wall at the bottom. The agent states that the walls have been rebuilt in their existing locations and, from analysing previous photographs of the site, this appears to be correct. The colour and finish of the wall and the stones used are acceptable and do not have an adverse impact on the listed property nor the wider conservation area. Its siting, height, form and scale are compatible with the capacity and character of the site and is therefore compliant with Development Policy 1 criterion (i) of the Eryri Local Development Plan.

Figure 1 – Garden Area Seen from Adjacent Road (25.09.24)



- 2.2 To the top rear of the property a timber decking and two separate layers of paved terrace have been laid. The timber decking is confined to the upper east corner of the curtilage and, like all other areas in the garden, is surrounded by timber fencing. While timber, in this instance, may be a suitable material, its colour detracts attention from the listed property and has a negative impact on the wider conservation area. However, with suitable mitigation measures in the form of promoting plant growth for screening and allowing the timber to weather naturally, this will help neutralise their impact on the broader setting. These measures will be secured by condition. Additionally, timber fencing can be seen in the rear gardens of neighbouring properties on the terrace. In light of this, the fence is not unduly prominent in the wider landscape.
- 2.3 The paved terrace area covers a substantial portion of the garden. From the documents submitted with the application and photographs held by the Authority, a portion of the garden was paved prior to the completion of these works. However, its extent is unknown. Nevertheless, the terracing has been finished in natural stone and, overtime, it is likely that these stones will also weather and be compliant with Development Policy 1 and Development Policy 6. This will minimise their visual impact. Once the colour of the decking and terrace areas have grown dull, they are unlikely to detract from the character of the listed property and will not be unduly prominent in the landscape. As such, they can be considered in compliance with Development Policy 1 criterion (ii) and (iii) and Development Policy 6.

Figure 2 – Garden Area as Seen from Rear (Online 2023/24)



- 2.4 The metal garden shed is directly behind the property, largely hidden from view. Sheds can similarly be found in the gardens of neighbouring properties on the terrace. Its height, form and scale are compatible with the character and capacity of the site and due to its being sited to the rear of the property, it has a minimal impact. Similarly, the timber wood store to the upper east corner of the garden does not have a particularly negative impact on the dwelling nor the wider conservation area. Its location means that, while it is visible, it cannot be easily seen from the main road and the potential landscaping on the neighbouring land (left-hand side) will likely provide cover for the timber store in the summer months, further screening it.
- 2.5 The rooflights on the rear roof slope have been removed and replaced. The agent estimated that the original rooflights were installed some twenty years ago, as according to the Heritage Impact Assessment (HIA). As the work took place some time ago, no preliminary bat survey was requested. The new units are claimed to have been a direct replacement – similar in style and size – of the previous rooflights. There is no previous record of the rooflights receiving consent. However, as they are to the rear of the property and are hidden from view, they have minimal impact.
- 2.6 The applicant has additionally submitted a biodiversity enhancement plan and a Green Infrastructure Statement. Planting, in the form of wildflower seeds, shrub planting, and trees, have already been introduced following the works. Additionally, an owl box has been placed on a tree in the rear garden. It is believed these measures will result in a green infrastructure and biodiversity net benefit upon completion. Overall, the scheme complies with Strategic Policy D of the Eryri Local Development Plan.

3. Conclusion

- 3.1 The proposal, while retrospective, complies with the relevant policies discussed above. While there are issues, such as the colour of the timber, these can be mitigated as to ensure the completed works have a neutral impact on the landscape, listed dwelling, and broader conservation area.

Background Papers in Document Bundle No.1: No

RECOMMENDATION: To GRANT permission subject to the following conditions:

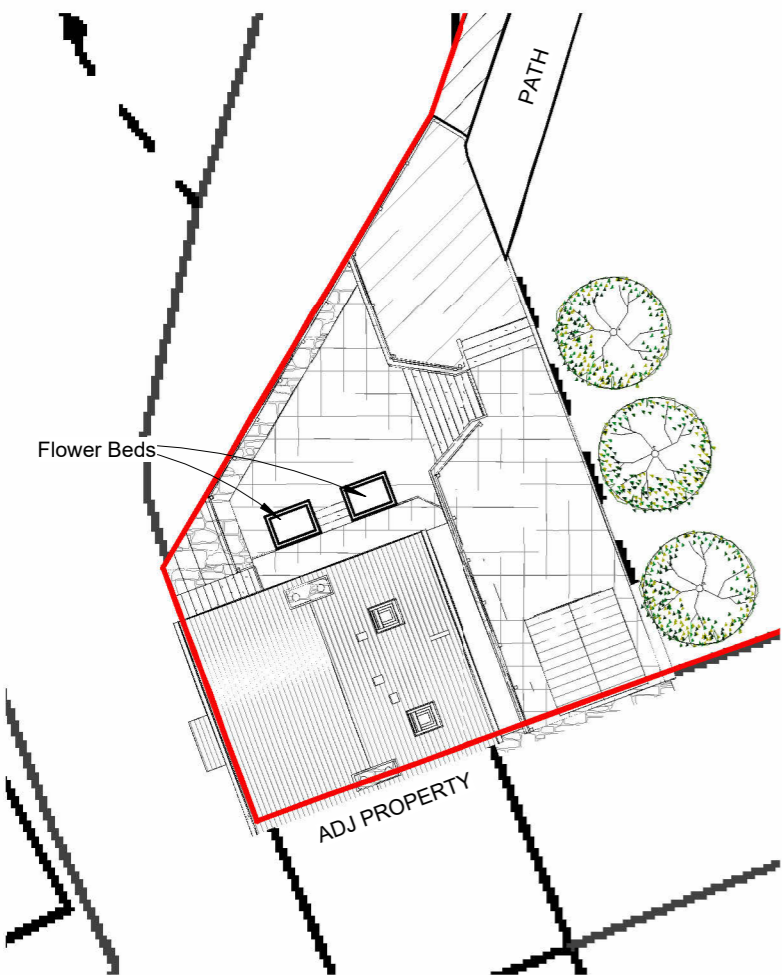
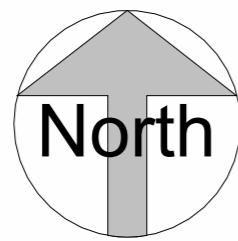
- 1) The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
 - 01 Location & Block Plan – A.2/24 (received 31/05/2024)
 - 02 Existing Ground Plan – A.2/24 (received 31/05/2024)
 - 03 Existing Elevations – A.2/24 (received 31/05/2024)
 - 04 Existing Site Plan – A.2/24 (received 31/05/2024)
 - 05 Proposed Ground Plan – A.2/24 (received 31/05/2024)
 - 06 Proposed Elevations – A.2/24 (received 31/05/2024)
 - 07 Proposed Site Plan – A.2/24 (received 31/05/2024)
 - 08 Door Detail – A.2/24 (received 31/05/2024)
 - 09 Window Detail – A.2/24 (received 31/05/2024)
 - Green Infrastructure Statement (received 02/10/2024)
 - Biodiversity Enhancement and Green Infrastructure Plan – Revised October 2024 (received 02/10/2024)
- 2) The external timber fence and decking, and any subsequent replacement made on a like for like basis, shall not be stained, painted or creosoted.
- 3) Within 3 months of the permission hereby approved, details of screen planting for the upper east decking area will be submitted and approved to the Authority by means of a formal application. The approved details of screen planting shall be carried out in the first planting season following their approval and retained thereafter.
- 4) The biodiversity enhancement measures contained in the Green Infrastructure Statement shall be implemented within 3 months of this decision notice and retained thereafter.

Reasons:

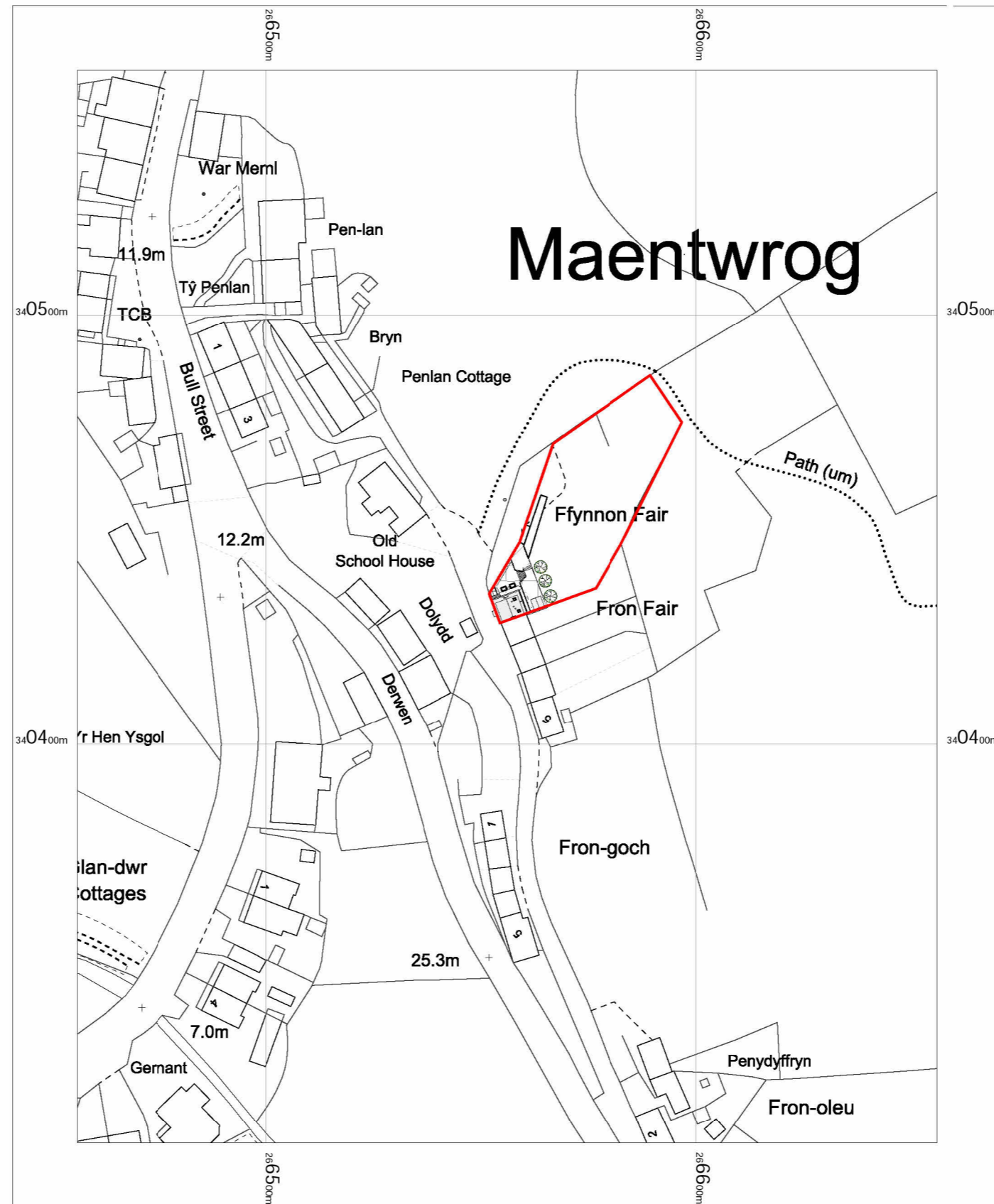
- 1) To define the permission and for the avoidance of doubt.
- 2) To allow the external timber to weather naturally and to safeguard the character and appearance of the immediate locality in accordance with

Eryri Local Development Plan Policies and in particular Policies A, 1, 6 and 7.

- 3) To preserve and enhance the visual amenities of the area, in accordance with Eryri Local Development Plan policies and in particular Policy 1.
- 4) 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.



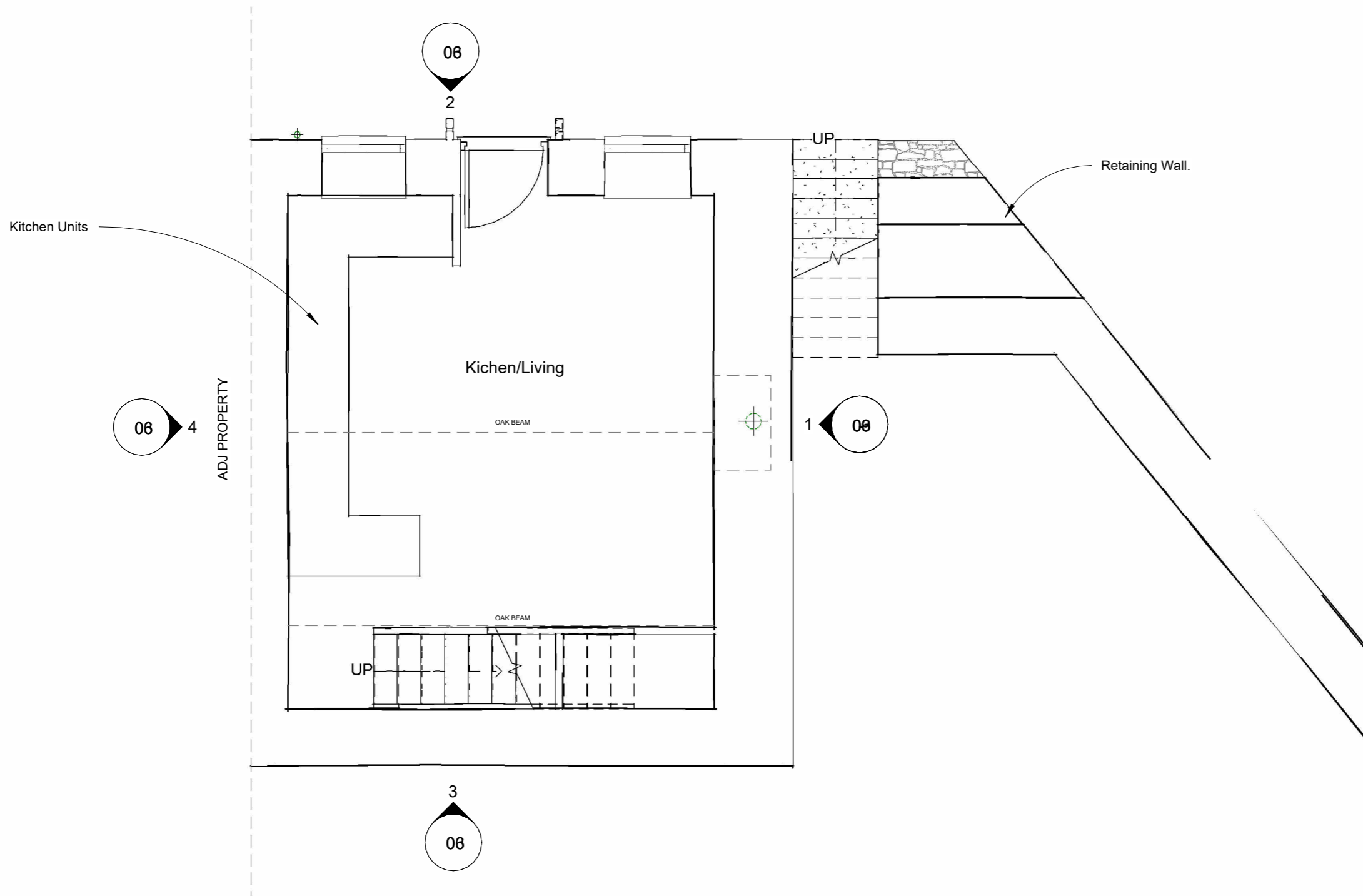
1 Block Plan
1 : 200



2 Location Plan
1 : 1250



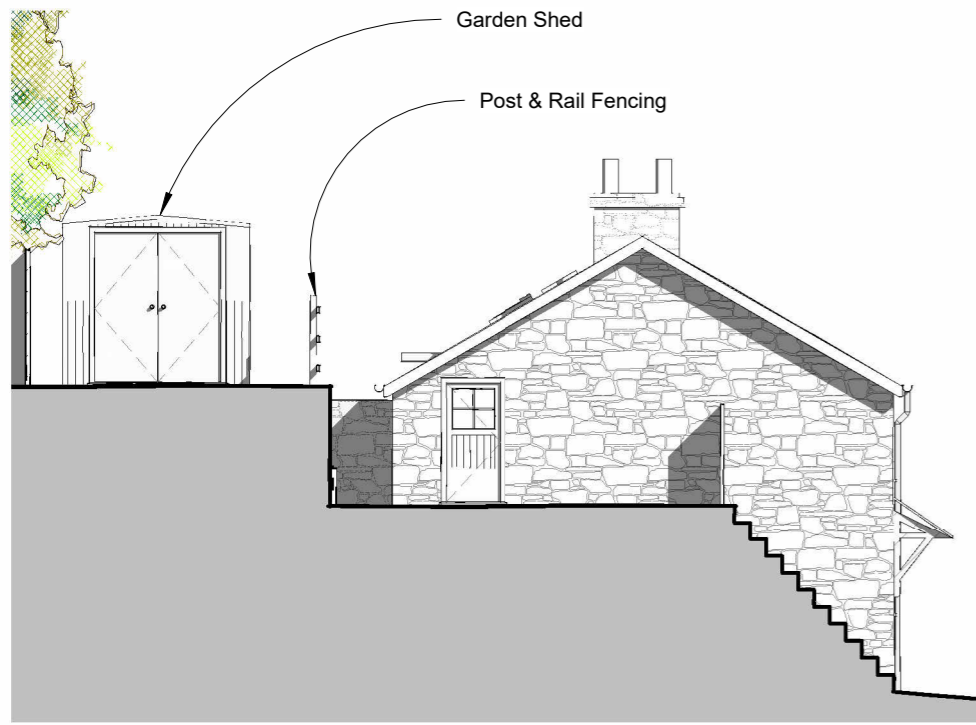
AMENDMENTS		
NO	Date	By
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ADDRESS 1 FRONFAIR, MAENTWROG		
TITLE LISTED BLDG APPLICATION FOR REMEDIAL WORKS		
DRAWING 01 Location & Block Plan		
REF A.2/24	DRAWING NO. 01	
SCALE @A3 1:200 1:1250		
DRAWN GLA DATE April 24		
GERAINT LEWIS ASSOCIATES		
ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS		
BRYN RHEDYN, LLANELLYD DOLGELLAU, GWYNEDD, LL40 2SU TELEPHONE: 01341 422370		



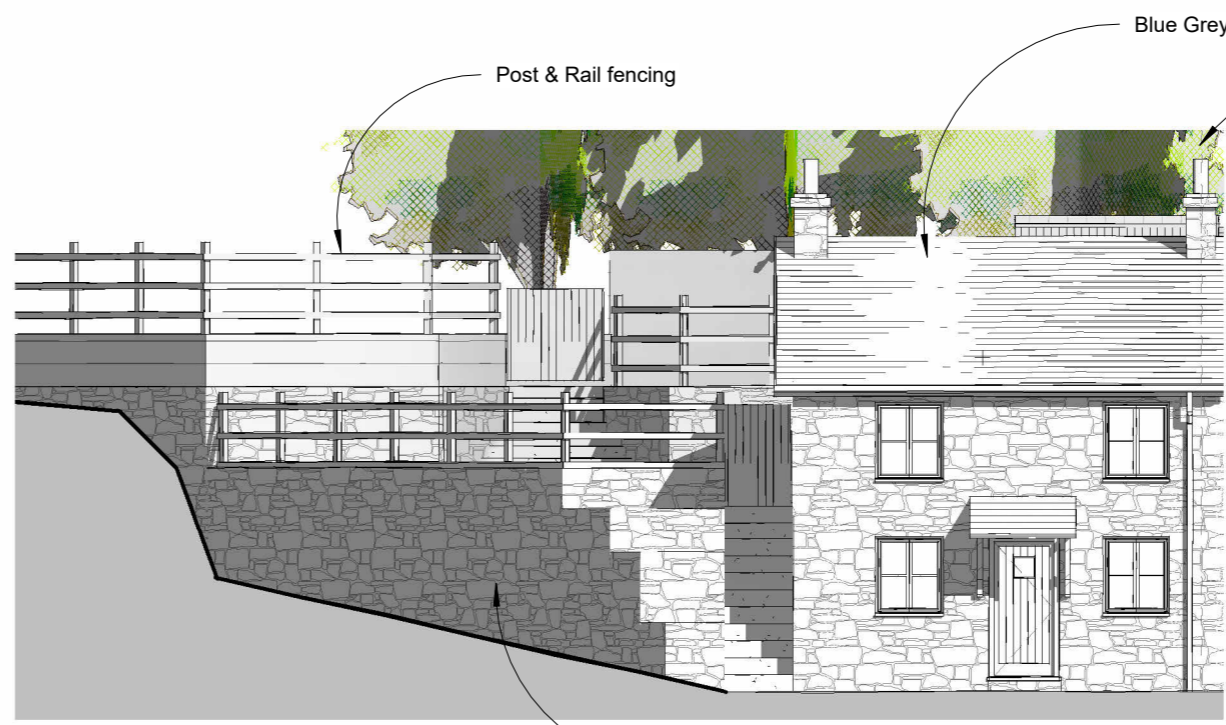
1 Ground Floor Plan
1 : 50



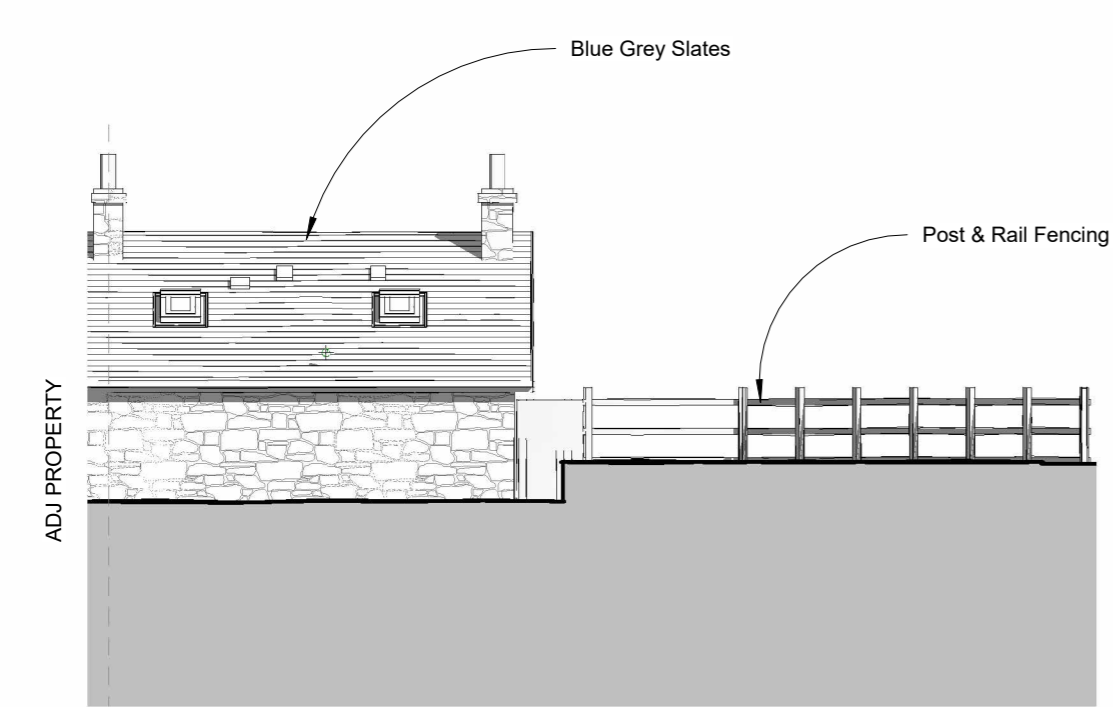
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<p>TITLE LISTED BLDG APPLICATION FOR REMEDIAL WORKS</p>		
<p>DRAWING 02 Existing Ground Plan</p>		
REF	DRAWING NO.	
A.2/24	02	
<p>SCALE @A3 1 : 50</p>		
DRAWN GLA	DATE April 24	
<p>GERAINT LEWIS ASSOCIATES</p>		
<p>ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS</p>		
<p>BRYN RHEDYN, LLANELLYD DOLGELLAU, GWYNEDD, LL40 2SU TELEPHONE: 01341 422370</p>		



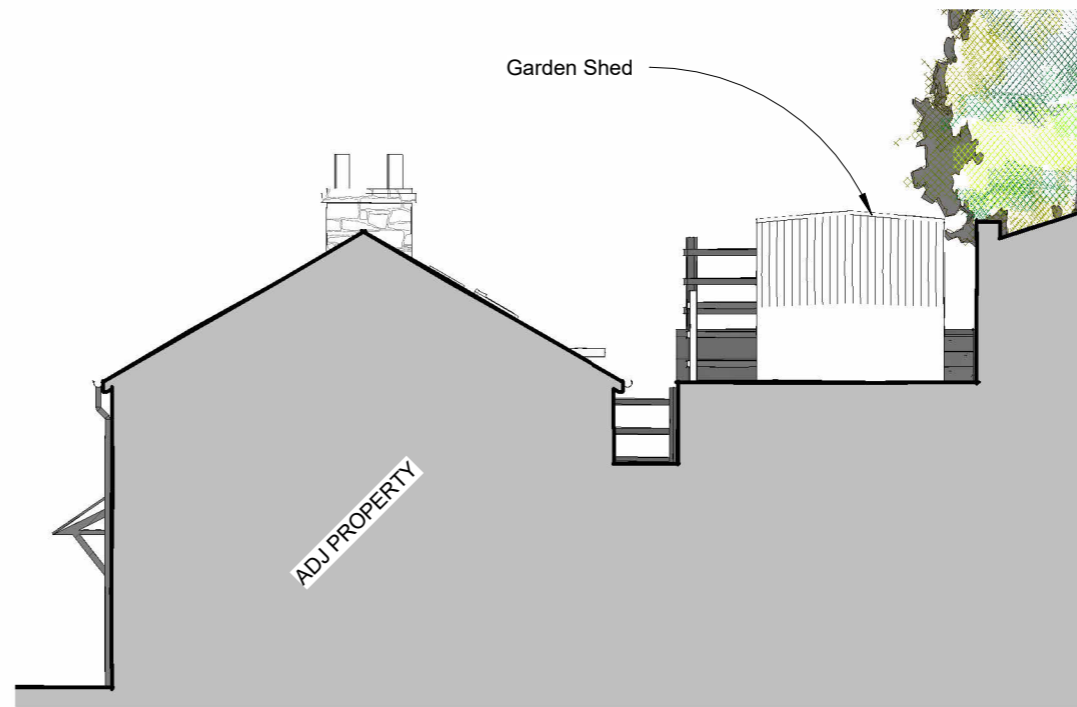
1 Side Elevation
1 : 100



2 Front Elevation
1 : 100



3 Rear Elevation
1 : 100



4 Side Elevation
1 : 100

AMENDMENTS NO	Date	By

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ADDRESS
1 FRONFAIR,
MAENTWROG

TITLE
LISTED BLDG APPLICATION
FOR REMEDIAL WORKS

DRAWING
03 Existing Elevations

REF	DRAWING NO.
A.2/24	03

SCALE @A3 1 : 100

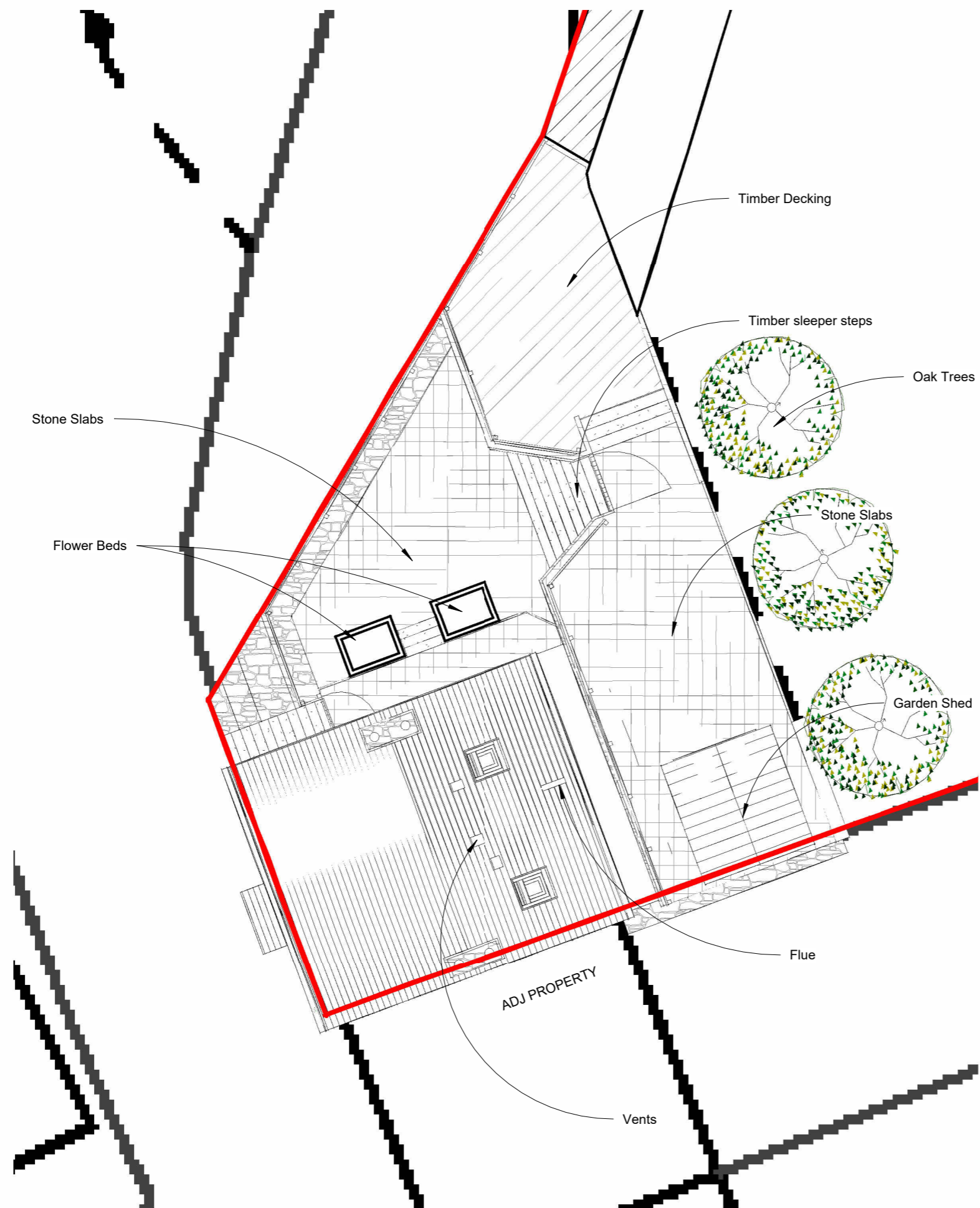
DRAWN GLA **DATE** April 24

GERAINT LEWIS ASSOCIATES

ARCHITECTURAL DESIGNERS,
PLANNING CONSULTANTS
BUILDING SURVEYORS & PROJECT MANAGERS

BRYN RHEDYN, LLANELLYD
DOLGELLAU, GWYNEDD, LL40 2SU
TELEPHONE: 01341 422370

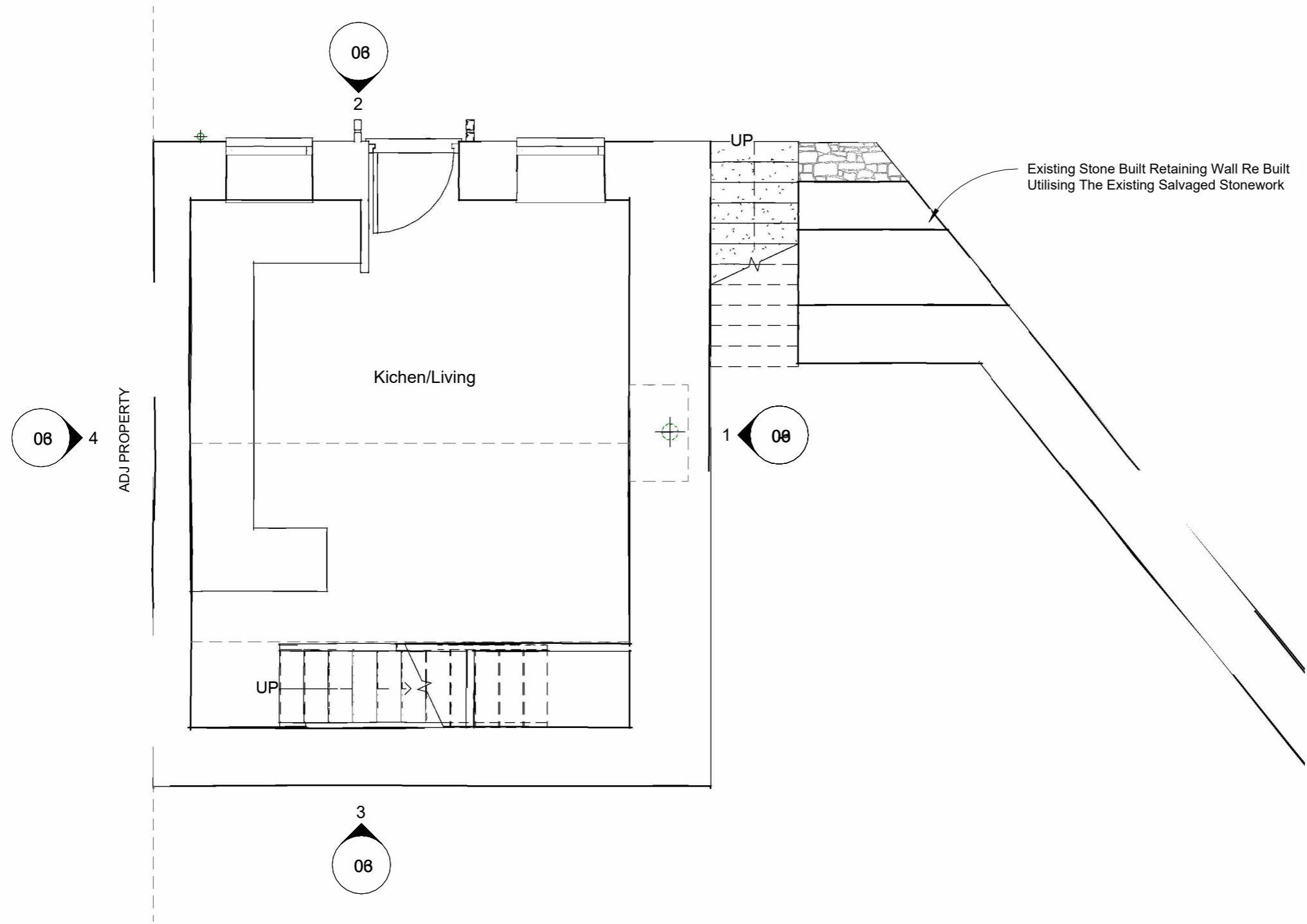




1 Site Plan
1 : 100



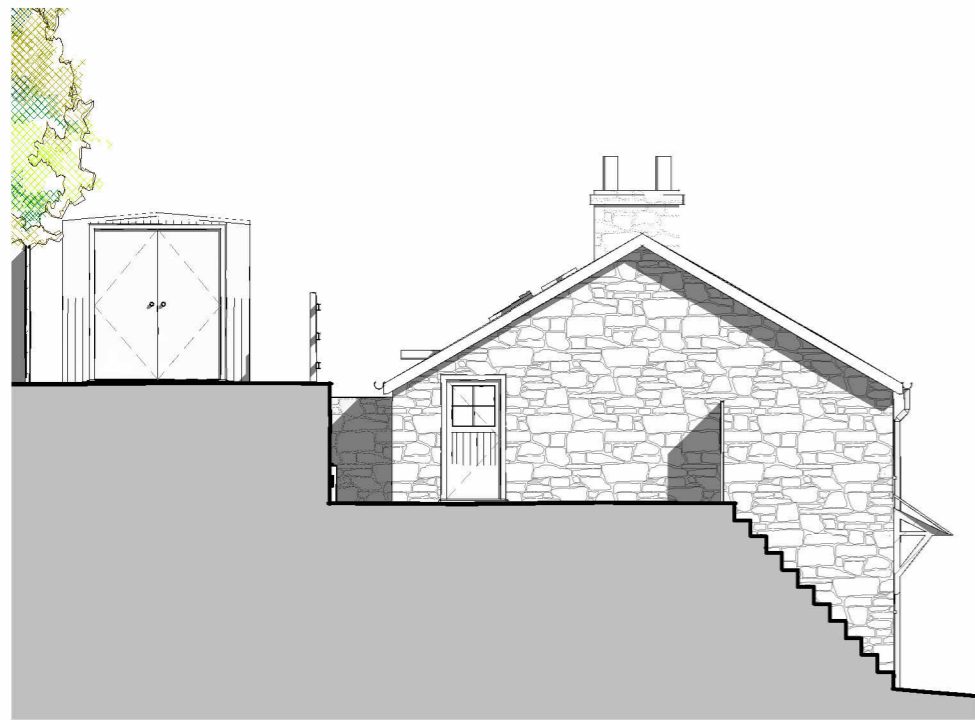
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<p>ADDRESS 1 FRONFAIR, MAENTWROG</p>			
<p>TITLE LISTED BLDG APPLICATION FOR REMEDIAL WORKS</p>			
<p>DRAWING 04 Existing Site Plan</p>			
REF	DRAWING NO.		
A.2/24	04		
SCALE @A3		1 : 100	
DRAWN	GLA	DATE	April 24
<p>GERAINT LEWIS ASSOCIATES</p>			
<p>ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS</p>			
<p>BRYN RHEDYN, LLANELLYD DOLGELLAU, GWYNEDD, LL40 2SU TELEPHONE: 01341 422370</p>			



1 Ground Floor Plan
1 : 50



AMENDMENTS		Date	By
NO			
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<p>ADDRESS 1 FRONFAIR, MAENTWROG</p>			
<p>TITLE LISTED BLDG APPLICATION FOR REMEDIAL WORKS</p>			
<p>DRAWING 05 Proposed Ground Plan</p>			
REF	DRAWING NO.		
A.2/24	05		
SCALE @A3 1:50			
DRAWN GLA	DATE April 24		
<p>GERAINT LEWIS ASSOCIATES</p> <p>ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS</p> <p>BRYN RHEDYN, LLANELLYD DOLGELLAU, GWYNEDD, LL40 2SU TELEPHONE: 01341 422370</p>			



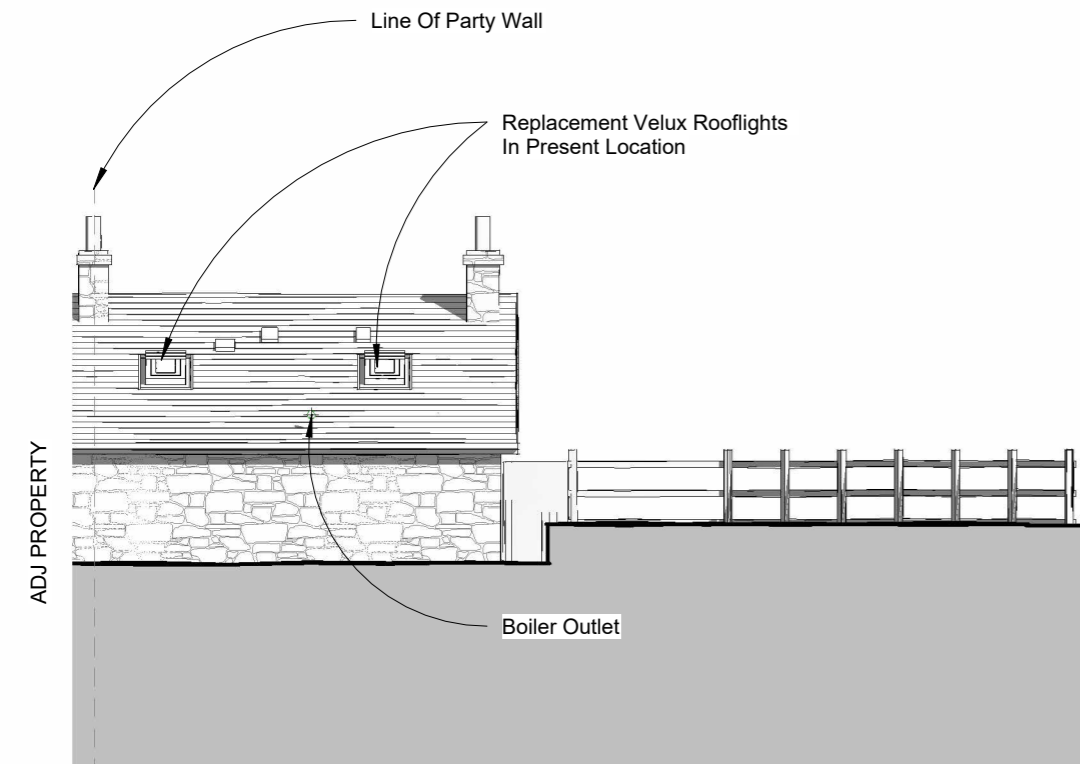
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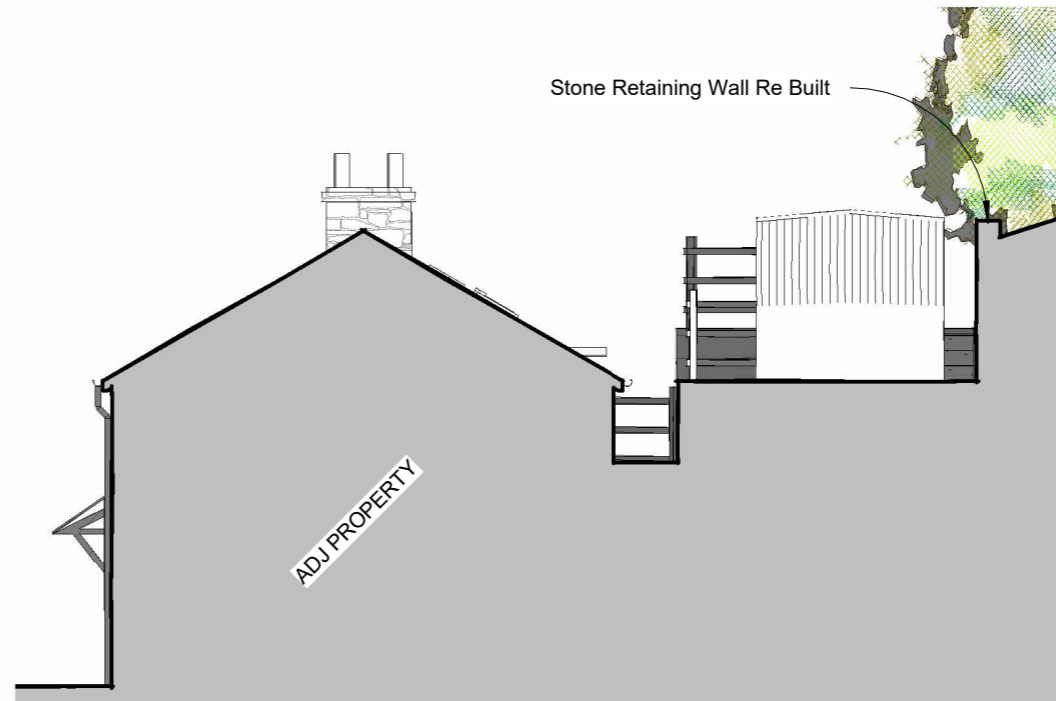
2 Front Elevation
1 : 100

Porch Canopy To Be Removed

Existing Retaining Wall Re Built In Original Location Utilising The Salvaged Stone Work



3 Rear Elevation
1 : 100



4 Side Elevation
1 : 100

Stone Retaining Wall Re Built

Line Of Party Wall

ADJ PROPERTY

ADJ PROPERTY

ADJ PROPERTY

AMENDMENTS NO	Date	By

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MAENTWROG

TITLE
LISTED BLDG APPLICATION
FOR REMEDIAL WORKS

DRAWING
06 Proposed Elevations

REF	DRAWING NO.
A.2/24	06

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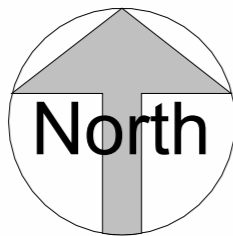
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GERAINT LEWIS ASSOCIATES
ARCHITECTURAL DESIGNERS,
PLANNING CONSULTANTS
BUILDING SURVEYORS & PROJECT MANAGERS

BRYN RHEDYN, LLANELLYD
DOLGELLAU, GWYNEDD, LL40 2SU
TELEPHONE: 01341 422370



Wood Store



PATH

Timber Decking Finish To Terrace Area

Timber Sleeper Wall

Stone Slabbing To Terraces

Blockwork Wall

ADJ PROPERTY

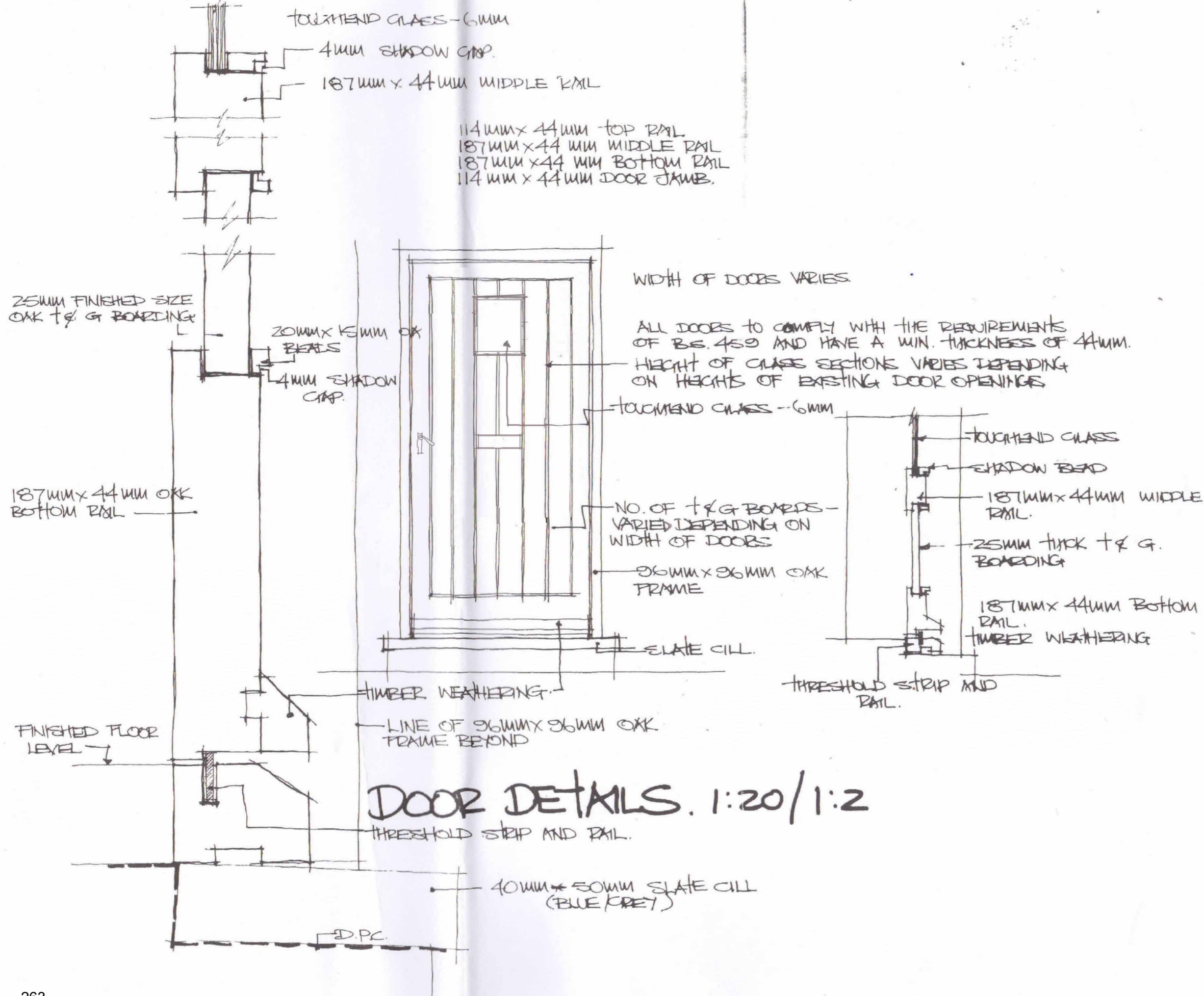
1 Site Plan

1 : 100



AMENDMENTS		Date	By
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<p>ADDRESS 1 FRONFAIR, MAENTWROG</p>			
<p>TITLE LISTED BLDG APPLICATION FOR REMEDIAL WORKS</p>			
<p>DRAWING 07 Proposed Site Plan</p>			
REF	DRAWING NO.		
A.2/24	07		
SCALE @A3		1 : 100	
DRAWN	GLA	DATE	April 24
<p>GERAINT LEWIS ASSOCIATES</p>			
<p>ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS</p>			
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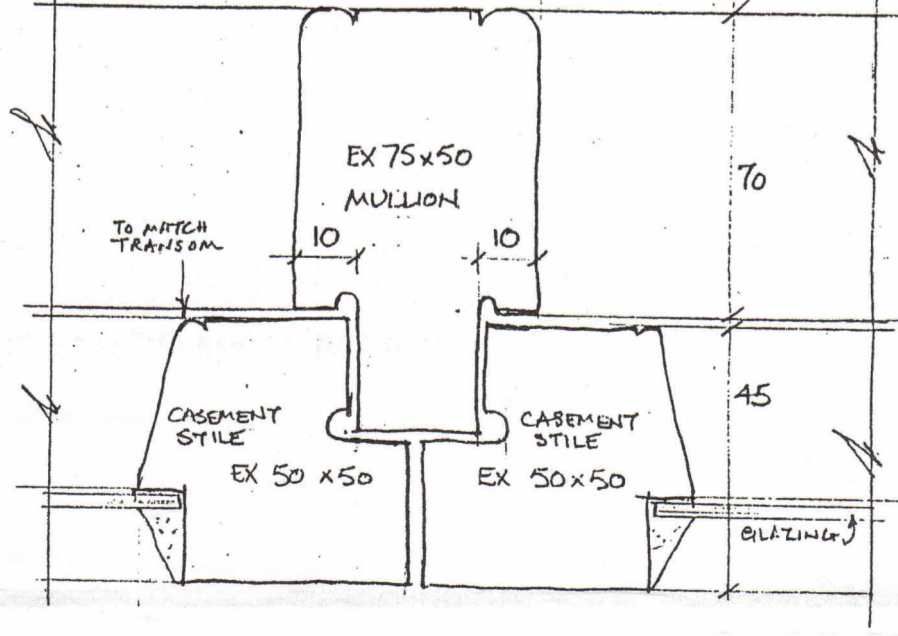
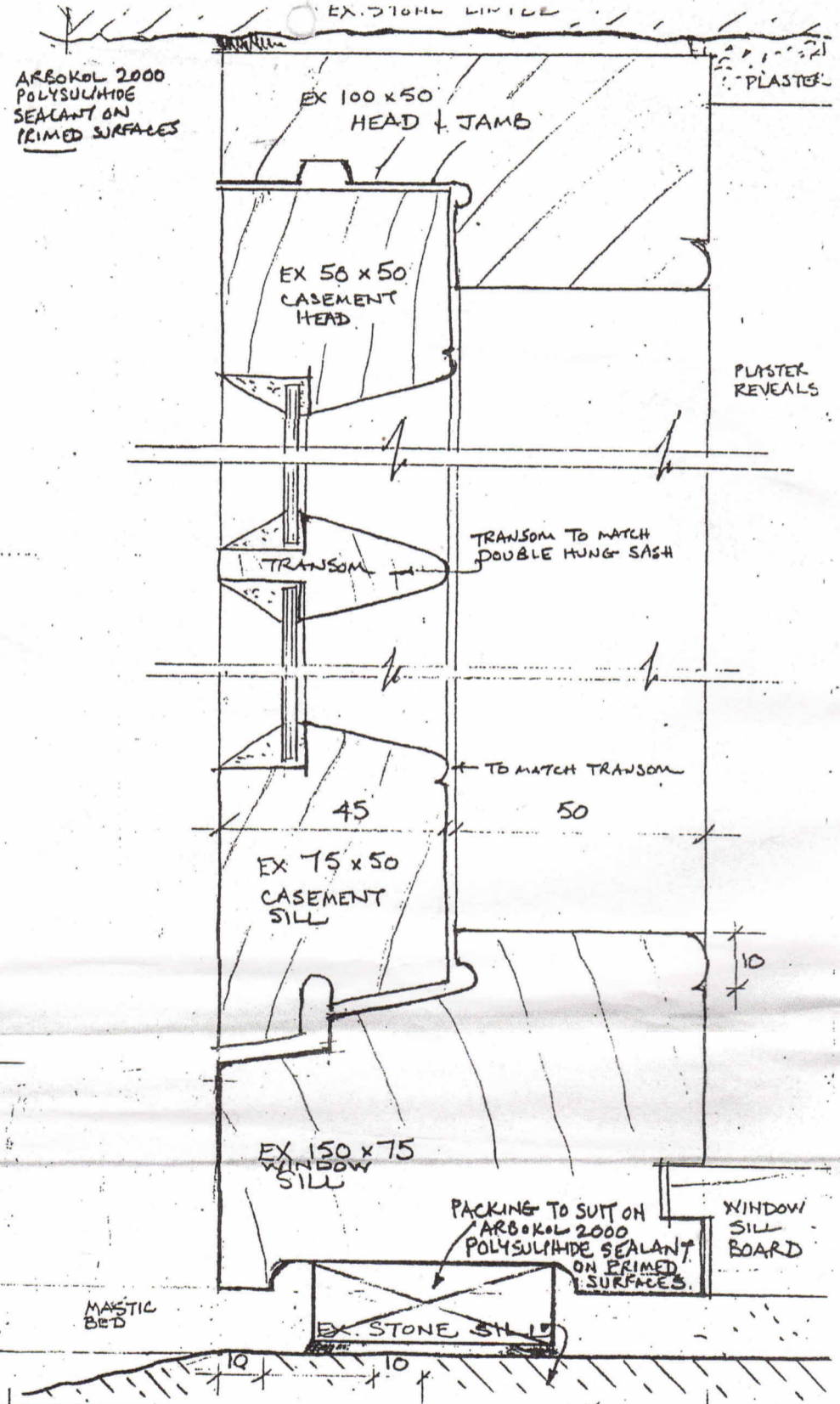
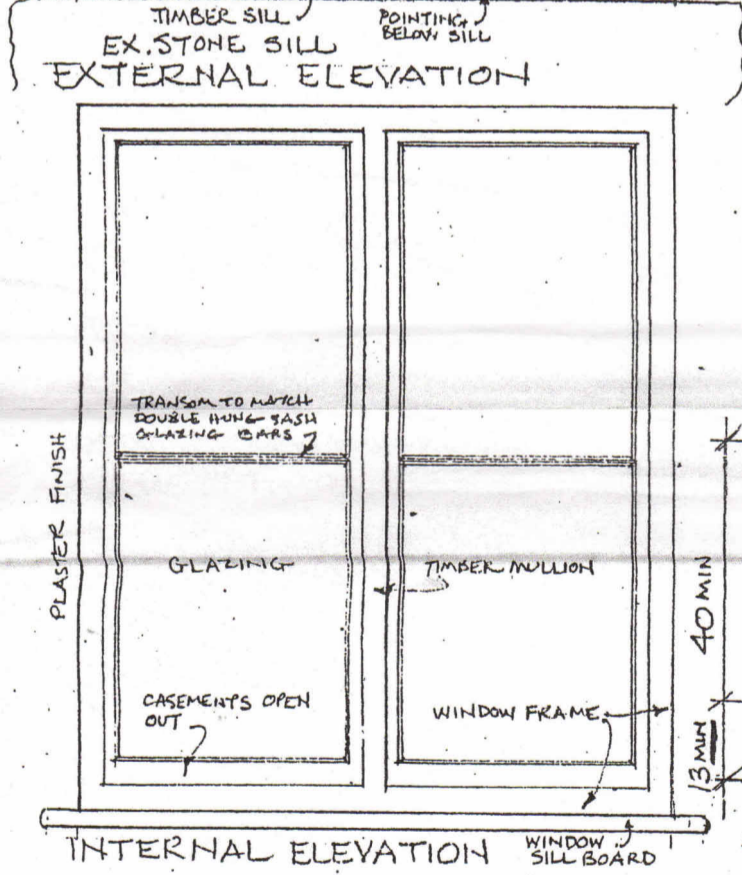
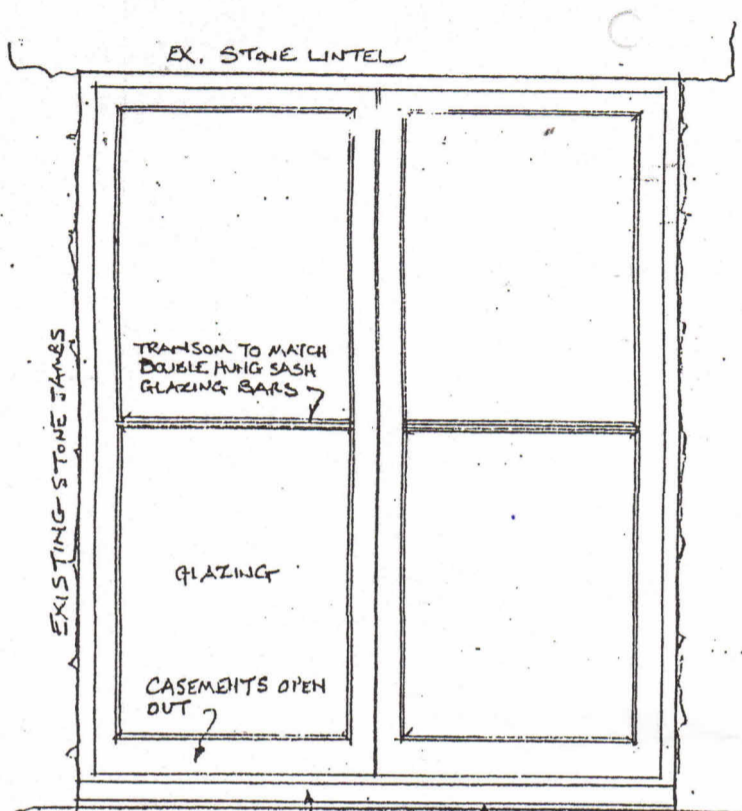
FRONT



DOOR DETAILS. 1:20/1:2

AMENDMENTS		
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BRYN RHEDYN, LLANELLYD DOLGELLAU, GWYNEDD, LL40 2SU TELEPHONE: 01341 422370		





PLANNING AND ACCESS COMMITTEE
16 OCTOBER 2024

SECTION 106 AGREEMENTS

**SNOWDONIA NATIONAL PARK AUTHORITY
PLANNING AND ACCESS COMMITTEE, 16 OCTOBER 2024.**

SECTION 106 AGREEMENTS

Rhif	Application No.	Date application was received	Location	Development	Present Position
1.	NP5/55/46G	12/07/2023	Geufron Farm, Brynchrug, LL36 9RW	Conversion of barn and stable to short-term holiday let accommodation.	Draft agreement sent 19/08/24.
2.	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	Owners details changed, waiting for a new copy of the Land Registry title since 03/9/24.
3.	NP5/77/347	18/01/23	Ty Mawr, Talsarnau, LL476UF	Construction of affordable dwelling, formation of curtilage, extend access track, and alterations to existing vehicular access. NP5/77/347	Instructions sent to Solicitor 31/07/24.

Number of applications on committee list 04 September 2024 = 6

**APPLICATIONS SUBJECT TO A SECTION 106 AGREEMENT AND WHICH HAVE BEEN COMPLETED SINCE
PLANNING & ACCESS COMMITTEE
04 SEPTEMBER 2024**

Application No.	Location	Development
NP5/55/L140E	Capel Bethlehem, Brynchrug. LL36 9PW	Change of use of chapel to form one 1 bedroomed and one 5 bedroomed dwelling.
NP5/58/363J	Nant Eos, Dyffryn Ardudwy. LL44 2HX	Conversion of outbuilding into an affordable dwelling and installation of sewage treatment plant

**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 04 SEPTEMBER 2024**

Application No.	Location	Development
NP5/58/363H	Nant Eos, Dyffryn Ardudwy. LL44 2HX	Conversion to Open Market Dwelling unit and installation of sewage treatment plant (Repeat application)
NP5/58/629	Land between Plas Meini & Swyn y Mor, Dyffryn Ardudwy.	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



PLANNING AND ACCESS COMMITTEE

16 OCTOBER 2024

OUTSTANDING APPLICATIONS WHERE MORE THAN 13 WEEKS HAVE ELAPSED

SNOWDONIA NATIONAL PARK AUTHORITY

PLANNING AND ACCESS COMMITTEE 16 OCTOBER 2024 OUTSTANDING APPLICATIONS WHERE MORE THAN 13 WEEKS HAVE ELAPSED

Awaiting Ecology Information

NP4/16/78K	29/02/24	Tanaeldroch, Dolwyddelan. LL25 0L	Change of use and extension of an outbuilding for use as an ancillary annex to the primary dwellinghouse (Tanaeldroch
NP5/72/254	22/01/24	Ddol Hir, Fron Goch, Bala, LL237NT	Construction of a rural enterprise dwelling and installation of a package treatment plant.
NP5/73/439	23/11/23	Land near Llech-y-Cwm, Gellilydan. LL41 4EU	Erection of rural enterprise dwelling, formation of new vehicular access, and installation of septic tank

Awaiting Details from Agent / Applicant

NP2/16/442	10/05/24	Coed Hendre Ddu, Cwm Pennant, Garndolbenmaen. LL51 9AX	Creation of footpath link through woodland to include raised boardwalks, bridges, waymarkers. benches, interpretation panels, shelter and 'Portaloo'.
NP4/16/246	11/06/24	Bryn Tirion, Dolwyddelan. LL25 0JD	Conversion and extension of outbuilding to form affordable local occupancy dwelling,
NP4/31/127	31/05/24	Land adjoining Hendre Ifan, Ysbyty Ifan.	Erection of 2 two storey affordable dwellings,
NP5/50/562U	31/05/24	Chalet N. Plas Panteidal, Aberdyfi. LL35 0RF	Variation of Condition No.6 attached to Planning Permission NP5/42/160A dated 21/04/1976 to extend the occupation period from 8 to up to 11 months in any calendar year,
NP5/50/647B	01/12/23	Existing highway verge adjoining A943 between Aberdyfi & Tywyn.	Formation of a footpath (Active Travel route) between the communities of Tywyn and Aberdyfi adjacent to the A493.
NP5/50/762	15/03/24	Four Winds, 3 Corbett Lane, Aberdyfi. LL35 0RB	Construction of detached garage with level parking area, formation of decking area, alterations to pedestrian access and dwelling alterations.
NP5/53/113E	12/06/24	Penllyn Leisure Centre, Bala, LL23 7SR	Installation of 6 air source heat pumps (100kw).
NP5/53/T154N	17/06/24	National Westminster Bank Buildings, 44-46 High Street, Bala. LL23 7NE	Change of use of the ground floor from A2 use (Financial and professional services) to A1 use (Retail shops and stores), omit the previously consented semi-detached dwellings (2) and omit the previously consented single storey extension to the rear of the existing building.
NP5/55/60L	20/05/24	Land at Ffordd-y-Felin, Brynchrug. LL36 9NT	Residential development comprising of 12 dwellings (Open market) and associated development including open space, parking, access and drainage infrastructure,
NP5/57/205L	29/04/24	Fronoleu, Tabor, Dolgellau. LL40 2PS	Discharge Condition No.3 (Bat roost barn) attached to Planning Consent NP5/57/205J dated 18/01/2024
NP5/57/1008C	26/03/24	Land at Coed Penmaenuchaf, Penmaenpool. LL40 1YB	Erection of One Planet dwelling and classroom building,
NP5/58/646	17/03/23	Land near Pentre Uchaf, Dyffryn Ardudwy.	Erection of a special adapted bungalow and a two-storey dwelling.
NP5/58/660 269	19/04/24	Llwyneinion Fechan, Dyffryn Ardudwy. LL44 2HX	Conversion of redundant farms buildings to form 2 short term holiday letting units together with the installation of a package treatment plant.

NP5/68/100G	28/02/24	Creua, Llanfrothen. LL48 6SH	Change of use of building and erection of single storey extension to existing building for use in association with existing pottery business.
NP5/77/179A	21/06/24	Bron Y Garth, Llandecwyn, LL47 6YW	Retrospective application for the erection of a detached garage/store
NP5/78/421A	17/11/23	Land opposite Ty Llwyd Terrace, Trawsfynydd. LL41 4TH	Conversion of existing garage into dwelling (Affordable & Local Occupancy) together with installation of 2 new rooflights

Awaiting HRA Appropriate Assessment

NP3/12/126C	20/09/22	Bron Fedw Uchaf, Rhyd Ddu. LL54 7YS	Conversion and change of use of rural outbuildings to 3 holiday letting units, erection of bat barn, alterations to existing vehicular access and associated works.
NP5/53/598C	16/05/23	Land near Ffynnon Beuno, Bala.	Outline application with all details reserved for construction of a single dwelling (Re-submission following refusal of planning application NP5/53/598B)
NP5/54/18C	10/05/24	Gornant, 4 Tai Baldwin, Llanfachreth. LL40 2EA	Change of use from residential land to incorporate business use and the siting of a marquee for the purposes of running ceramics workshops.

Total applications on list = 22

Total applications on list Committee 04 September 2024 = 16



PLANNING AND ACCESS COMMITTEE
16 OCTOBER 2024

DELEGATED DECISIONS

SNOWDONIA NATIONAL PARK AUTHORITY

PLANNING AND ACCESS COMMITTEE 16 OCTOBER 2024

DELEGATED DECISIONS

Applications Approved

	Application No.	Proposed	Location	Decision Date	Case Officer
1.	NP2/11/52R	Non-material amendment (Amended mast and ground-based equipment layout) to that approved under planning reference NP2/11/52L dated 06/12/2023	Pen y Pass Car Park, Nant Gwynant. LL55 4NU	06/09/24	Mr Richard Thomas
2.	NP2/16/389G	Construction of single storey extension to rear elevation	Beudy Parc, Golan. LL51 9AQ	06/09/24	Mr Richard Thomas
3.	NP2/16/97K	Proposed roof over yard between two existing agricultural sheds	Ty Canol, Garndolbenmaen. LL51 9RQ	09/08/24	Mr Richard Thomas
4.	NP3/10/121B	Change of use of land to community space to include the installation of play equipment and landscaping work	Land at Cae Felin, Abergwyngregyn. LL33 0LW	05/09/24	Mr Richard Thomas
5.	NP3/12/LB104A	Conversion of barn into annexe including external alterations & alterations to car port to include replacement cladding and doors	Barn, Ffridd Isaf, Rhyd Ddu. LL54 6TN	05/08/24	Mr Richard Thomas
6.	NP3/12/LB104B	Listed Building Consent for conversion of barn into annexe including internal and external alterations & alterations to car port to include replacement doors and cladding	Barn, Ffridd Isaf, Rhyd Ddu. LL54 6TN	05/08/24	Swyddog Cadwraeth
7.	NP3/21/98B	Retrospective application for changes to ground levels, proposed erection of general purpose agricultural building, associated access and landscaping	Land to rear of Tan-y-Bryn, Llanllechid. LL57 3LB	23/08/24	Sara Thomas
8.	NP4/11/55M	Discharge Conditions 4 (external lighting scheme) & 5 (biodiversity enhancement scheme) attached to Planning Consent NP4/11/55K dated 18/06/2024	Bryn Llewelyn, Holyhead Road, Betws y Coed, LL24 0BN	06/09/24	Mr Richard Thomas

9.	NP4/11/T84H	Replacement of ground floor windows and doors	Oakfield House, Pentre Du, Betws y Coed. LL24 0BY	06/08/24	Mr Richard Thomas
10.	NP4/13/265	Erection of single storey annexe extension to side of existing dwelling	1 Rhos Cottages, Pont Gyfyng, Capel Curig.	06/08/24	Mr Richard Thomas
11.	NP4/29/LB135A	Listed Building Consent for the proposed removal of corrugated asbestos cement roof and re-roof with natural mineral slate roof	Bwlch y Maen, Dolwyddelan. LL25 0HX	03/09/24	Mr Richard Thomas
12.	NP5/50/159B	Demolition of garage and the erection of two storey side extension	3 Melin Ardudwy, Aberdyfi. LL35 0RY	08/08/24	Mr David Jones
13.	NP5/50/635D	Extension to residential property	17 Mynydd Isaf, Aberdyfi. LL35 0PH	29/08/24	Mr David Jones
14.	NP5/50/766	Alterations and extensions including raised decking.	The Gables, Balkan Hill, Aberdyfi. LL35 0LA	15/08/24	Mr David Jones
15.	NP5/50/767	Alterations, demolition of conservatory and installation of cladding	Fairway, Corbett Lane, Aberdyfi. LL35 0RB	05/09/24	Mr David Jones
16.	NP5/50/769	Installation of external air-source heat pump	12 Mynydd Isaf, Aberdyfi. LL35 0PH	19/09/24	Mr David Jones
17.	NP5/52/394	Installation of air-source heat pump within residential curtilage	5 Glasfryn Terrace, Arthog. LL39 1AZ	19/09/24	Mr David Jones
18.	NP5/52/LB232C	Listed Building Consent for internal alterations to create bathroom and the installation of an external grill for the bathroom extractor fan	Henddol Old Farm, Y Friog. LL38 2RZ	19/09/24	Miss Eva Jones
19.	NP5/53/8M	Installation of a new refrigeration unit	Co-op Store, 78-86, High Street, Bala. LL23 7AD	17/09/24	Mr. Dafydd Thomas
20.	NP5/53/LB222B	Listed Building Consent for the removal of existing non load bearing single brick wall (Retrospective)	Fron Deg, 14 Ffrydan Road, Bala. LL23 7RT	05/08/24	Mr. Dafydd Thomas
21.	NP5/54/462A	Discharge Condition No. 4 (biodiversity enhancement plan) attached to Planning Consent NP5/54/462 dated 22/05/2024	Llyn Cynwch, Brithdir.	05/08/24	Mr. Dafydd Thomas
22.	NP5/55/L140E	Change of use of chapel to form one 1 bedroomed and one 5 bedroomed dwelling	Capel Bethlehem, Brynchrug. LL36 9PW	11/09/24	Mrs. Iona Roberts
23.	NP5/57/LB17W	Discharge Condition Nos. 3 (external ATM), 4 (stone surround for ATM machine), 5 (lime mortar for stonework), & 6 (alterations to windows) attached to Listed Building Consent NP5/57/LB17U dated 25/08/2023	HSBC Bank, Eldon Square, Dolgellau. LL40 1PS	06/08/24	Mr David Jones

24.	NP5/57/LB17X	Discharge Condition Nos. 3 (external ATM), 4 (stone surround for ATM machine), 5 (lime mortar for stonework), & 6 (alterations to window) attached to Planning Consent NP5/57/LB17Q dated 25/08/2023	HSBC Bank, Eldon Square, Dolgellau. LL40 1PS	06/08/24	Mr David Jones
25.	NP5/57/LB86D	Listed Building Consent for the replacement of the existing gas boiler, external flue and internal radiators including associated alterations to pipework	Sulis, Eldon Square, Dolgellau. LL40 1RD	29/08/24	Mr David Jones
26.	NP5/58/263C	Removal of plastic cladding to South gable and installation of mineral slates cladding	Arosfa, Ffordd Capel, Dyffryn Ardudwy. LL44 2DN	23/08/24	Sara Thomas
27.	NP5/58/600E	Variation of Condition 2 (Approved plans) attached to Planning Permission NP5/58/600C dated 22/09/2020 to include change in levels and addition of boundary treatment	Ferndale, Dyffryn Ardudwy. LL44 2BH	15/08/24	Mr Aled Lloyd
28.	NP5/58/LB443G	Discharge Conditions 4 (Rooflight specification) & 6 (Archaeological recording programme) attached to Planning Consent NP5/58/LB443E dated 07/12/2023	Taltreuddyn Fawr, Dyffryn Ardudwy, LL442RQ	09/08/24	Mr Aled Lloyd
29.	NP5/58/LB443H	Listed Building Consent for the installation of solar panels on the south elevation roof	Taltreuddyn Fawr, Dyffryn Ardudwy. LL44 2RQ	03/09/24	Mr Aled Lloyd
30.	NP5/58/LB443J	Installation of photovoltaic panels on roof of house	Taltreuddyn Fawr, Dyffryn Ardudwy. LL44 2RQ	15/08/24	Mr Aled Lloyd
31.	NP5/60/130D	Erection of replacement summerhouse	2 Bryn Goleu, Ganllwyd. LL40 2HU	10/09/24	Mr. Dafydd Thomas
32.	NP5/62/439	Demolition of existing dwelling and erection of new bungalow	Erw Fair, Llanbedr. LL45 2LL	30/08/24	Mr Aled Lloyd
33.	NP5/64/194	Installation of 2 rows of ground mounted 10kw solar panels	Ty'n Llan Farm, Llanegryn. LL36 9ST	19/09/24	Mr David Jones
34.	NP5/65/379	Removal of existing rear conservatory and erection of new single storey extension	Nant Y Garreg, Tai Cynhaeaf, Dolgellau, LL40 2TU	13/08/24	Mr Aled Lloyd
35.	NP5/68/3C	Removal of existing conservatory and erection of front and side single storey extension	Garth Llwynog, Croesor. LL48 6SR	01/08/24	Mr Aled Lloyd
36.	NP5/69/425A	Discharge Condition 6 (Archaeological Report) attached to Planning Permission NP5/69/113Q	Llanfendigaid, Rhoslefain. LL36 9LS	01/08/24	Mr David Jones

37.	NP5/69/425B	Discharge Condition No.8 (Photographic survey) attached to Planning Consent NP5/69/L113P dated 19/06/2024	Llanfendigaid, Rhoslefain. LL36 9LS	10/09/24	Mr David Jones
38.	NP5/69/428	Installation of external air source heat pump	Glan-y-Wern, Celynin Road, Llwyngwriil. LL37 2JD	19/09/24	Mr David Jones
39.	NP5/69/LB157J	Discharge Conditions No. 6 (Internal insulation and damp proofing details) and 7 (Timber inner screen, windows, internal doors, outer painted timber boarded doors, all door furniture, internal stairs, newels, handrails, stairs, mezzanine balustrades details) attached to Listed Building Consent NP5/69/LB157H dated 10/06/2024	Llanfendigaid, Rhoslefain. LL36 9LS	10/09/24	Mr David Jones
40.	NP5/70/67C	Re-instatement of dwelling (C3) from Hostel accommodation.	Glan Hirnant, Rhosygwalia. LL23 7EU	18/09/24	Mr. Dafydd Thomas
41.	NP5/71/480A	Construction of extension to stand	Football Pitch, Llanuwchllyn.	10/09/24	Mr. Dafydd Thomas
42.	NP5/72/LB142J	Listed Building Consent to retain unauthorised works carried out as variations to Listed Building Consent NP5/72/LB142A dated 21/01/2015.	Rafel, Parc. LL23 7YU	06/09/24	Miss Eva Jones
43.	NP5/73/LB181A	Listed Building Consent for the removal of cement mortar from the stonework of the two main chimney stacks and installation of new cast aluminium ogee profile gutters and round downpipes brackets and connections and replacement of existing plastic soil vent pipes and sink pipes with cast iron pipes	Bron Turnor Mawr, Maentwrog. LL41 3YT	07/08/24	Miss Eva Jones
44.	NP5/73/LB317G	Vary Condition No.2 attached to Listed Building Consent NP5/73/LB317C dated 18/11/2019 to amend approved materials for the outbuilding, removal of dressed stone quoins and lintels to two windows, replacement of some conservation double glazed units, amend style of ridge crowns, and amend style of some chimney pots	Porth Gwyn, Tan-y-Bwlch, Maentwrog. LL41 3YU	05/09/24	Miss Eva Jones

45.	NP5/73/LB317H	Listed Building Consent for the erection of new canopy to East elevation, addition of various handrails, balustrade, gates and fence to curtilage	Porth Gwyn, Tan-y-Bwlch, Maentwrog. LL41 3YU	05/09/24	Miss Eva Jones
46.	NP5/73/LB317J	Erection of new canopy to East elevation, addition of various handrails, balustrade, gates and fence to curtilage	Porth Gwyn, Tan-y-Bwlch, Maentwrog. LL41 3YU	19/09/24	Miss Eva Jones
47.	NP5/73/LB321B	Listed Building Consent for erection of door in partition, revised bathroom layout, add ceiling rose to living room, and replacing stove in the kitchen in amendment to Listed Building Consent NP5/73/LB321 dated 03/09/2021	Station House, Tan-y-Bwlch, Maentwrog. LL41 3AQ	11/09/24	Miss Eva Jones
48.	NP5/78/581A	Erection of implement and storage building for agricultural purposes	Glan Llafar, Cwm Prysor, Trawsfynydd. LL41 4TP	10/09/24	Mr. Dafydd Thomas
49.	NP5/78/ADL170D	Advertisement Consent to display 4 external signs (2 fascia signs externally illuminated, 1 hanging sign and 1 wall sign)	Llys Ednowain, Trawsfynydd. LL41 4UB	10/09/24	Mr. Dafydd Thomas

Applications Refused

	App No.	Proposed	Location	Reason for Refusal	Case Officer
1.	NP4/12/238	Erection of timber visitor/holiday accommodation cabin	Land at Waen Fechan, Llanbedr-y-Cennin. LL32 8UR	<p>01/08/24</p> <p>By reason of no evidence being presented with this application that this proposal forms a part of a farm diversification scheme this application is in conflict with ELDP policies DP 20 and 29, TAN 6 and SPG 8.</p> <p>By reason of this application showing the siting of an accommodation cabin at a location that would be regarded as obtrusive in the landscape, so placing it in conflict with ELDP policies SP C, H and I, DP 1, 2 and 29.</p>	Mr Richard Thomas
2.	NP5/53/580H	Non material amendments to Planning Consent NP5/53/580 dated 25/05/2021	Llyn Tegid, Bala.	<p>05/08/24</p> <p>In the opinion of the Snowdonia National Park Authority the amendments proposed are considered to be 'material' amendments in nature as they will result in a material form of change to the original planning permission. As such the changes proposed cannot be deemed a 'non-material' change and will require the benefit of a variation of condition application to amend the previously approved plans.</p>	Mr. Dafydd Thomas
3.	NP5/58/662	Erection of a detached two storey dwelling	Land at Ffordd y Llan, Dyffryn Ardudwy. LL44 2BL	<p>08/08/24</p> <p>The proposed two storey dwelling, because of its design and massing, would not be compatible with the capacity and character of the site and locality within which it is located. As, such, the proposal conflicts with Development Policy 1 and 6 of the adopted Eryri Local Development Plan.</p>	Mr Aled Lloyd

4.	NP5/58/662A	Erection of 2 detached two storey dwellings (1 open market and 1 affordable)	Land at Ffordd y Llan, Dyffryn Ardudwy, LL44 2BL	08/08/24 The proposed dwellings, because of their design and collective massing would not be compatible with the capacity and character of the site and locality within which it is located. As, such, the proposal conflicts with Development Policy 1 and 6 of the adopted Eryri Local Development Plan. The proposed dwellings, by reason of their siting, form and character is considered to be an overdevelopment of the site and consequently the development is not compatible with the capacity and character of the site and locality within which it is located, contrary to policy DP1 of the adopted Eryri Local Development Plan 2016-2031.	Mr Aled Lloyd
5.	NP5/61/LB32K	Change of Use of part of ground floor restaurant from A3 (Food retail) to C3 (Residential)	Y Plas, High Street, Harlech. LL46 2YA	11/09/24 This application fails to provide any evidence to demonstrate the existing use is no longer viable, or that it can't be re-used for similar or alternative purposes and employment potential. Therefore, the proposal is contrary to Strategic Policy H and in particular criterion ix of the Eryri Local Development Plan 2016-31. By reason of the applicant showing no ability or are unwilling to enter into a Section 106 Agreement of the Town and Country Planning Act (1990) to secure affordable housing contribution, this application is in conflict with the Eryri Local Development Plan (2016 – 2031) policies, SP G and DP 30 and with Supplementary Planning Guidance 4 and 5.	Mr Aled Lloyd
6.	NP5/61/LB32L	Listed Building Consent for internal works to accommodate the change the use of part of ground floor restaurant from A3 (Food retail) to C3 (Residential).	Y Plas, High Street, Harlech. LL46 2YA	11/09/24 The proposal, by virtue of form and design, would be harmful to the special historic character, appearance of the listed building. The proposal therefore fails to satisfy the requirements of Policies A, Ff, 1, 6 and 7 of the Eryri Local Development Plan 2016-2031;	Mr Aled Lloyd

				<p>the guidance set out in Planning Policy Wales 11 (February 2021), specifically paragraphs 6.1.10 to 6.1.13; and the guidance set out in Technical Advice Note 24 The Historic Environment, specifically paragraphs 5.9 to 5.27.</p> <p>The information submitted is inadequate and lacking in detail regarding the potential impact of the proposed works. As a result of the lack of information provided, the application presents a risk to the fabric, character and appearance of the listed building. The proposal therefore fails to satisfy the requirements of Policies A, Ff, 1, 6 and 7 of the Eryri Local Development Plan 2016-2031; the guidance set out in Planning Policy Wales 11 (February 2021), specifically paragraphs 6.1.10 to 6.1.13; and the guidance set out in Technical Advice Note 24 The Historic Environment, specifically paragraphs 5.9 to 5.27.</p>	
7.	NP5/69/98E	Removal of Section 106 Agreement dated 16/09/2002 restricting occupation of the dwelling to a local person	Maes Lledfan, Rhoslefain. LL36 9NH	<p>12/09/24</p> <p>By reason of this Authority considering that the obligation of 16th September 2002 continues to serve a useful purpose in pursuing the housing policies of the Eryri Local Development Plan 2016-2031, and the applicant showing no willingness or ability to enter into a new section 106 agreement this application is in conflict with policies SP A, SP C, SP G and DP 30 of the Eryri Local Development Plan 2016-2031 and the Supplementary Planning Guidance 4 Affordable Housing (January 2020).</p>	Mr David Jones
8.	NP5/74/516	Conversion of domestic garage into an annexe and a short-term holiday let	Ger-y-Llan, Llanymawddwy. SY20 9AQ	<p>20/09/24</p> <p>The proposal entails short-term holiday let accommodation (C6 use class) in a defined Smaller Settlement under the settlement strategy of the Eryri Local Development Plan 2016-2031. It is considered that the proposal would contravene the provisions of policies SP C, SP G and DP 30</p>	Mr David Jones

				of the Eryri Local Development Plan 2016-2031 which limits new housing to affordable housing of appropriate size and type to meet local needs within the settlement boundary.	
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