

NOTICE OF MEETING



Eryri National Park Authority

*Jonathan Cawley
Chief Executive
Snowdonia National Park Authority
Penrhyndeudraeth
Gwynedd LL48 6LF
Phone: (01766) 770274
E.mail: parc@eryri.llyw.cymru*

Meeting: Planning & Access Committee

Date: Wednesday 5th March 2025

Time: 10.00 a.m.

Location: Eryri 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, Delyth Lloyd Griffiths,
Annwen Hughes, Louise Hughes, Edgar Wyn Owen,
Elfed Powell Roberts, John Pughe Roberts,
Meryl Roberts, Einir Wyn Williams;*

Members appointed by Conwy County Borough Council

Councillor: Ifor Glyn Lloyd, Jo Nuttall, Nia Owen;

Members appointed by The Welsh Government

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

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

A G E N D A

Page No's

- 1.* **Vice-Chairman**
To elect a Vice-Chairman of the Committee for the ensuing year.
2. **Apologies for absence and Chairman's Announcements**
To receive any apologies for absence and Chairman's announcements.
3. **Declaration of Interest**
To receive any declaration of interest by any members or officers in respect of any item of business.
4. **Minutes** 4 - 7
The Chairman shall propose that the minutes of the meeting of this Committee held on the 22nd January 2025 be signed as a true record (copy herewith) and to receive matters arising, for information.
5. **Tree Preservation Order 84 – Coed Cae-yr-Odyn, Llanfair** 8 - 49
To submit a report by the Trees and Woodland Officer. (Copy herewith)
6. **Reports by the Director of Planning and Land Management** 50 - 101
To submit the reports by the Director of Planning and Land Management on applications received. (Copy herewith)
7. **Update Reports** 102 - 107
To submit update reports, for information. (Copies herewith)
8. **Delegated Decisions** 108 - 113
To submit the list of applications which have been determined in accordance with delegated authority, for information. (Copy herewith)
9. **Appeal Decisions** 114 - 118
 - (1) (a) To submit an oral report by the Director of Planning and Land Management on the Inspector's decision to dismiss an appeal by Julia Katrinia (Katie) Davis-Maxwell against Eryri National Park Authority for a failure to give notice within the prescribed period of a decision on an application for listed building consent for "various internal works, re-roofing, replacement front door and windows", Colwyn Hotel, Ffordd Caernarfon, Beddgelert, LL55 4UY
(A copy of the Inspector's decision is enclosed – Copy herewith) 119 - 120
 - (b) To submit an oral report by the Director of Planning and Land Management on The Inspector's decision to refuse an appeal by Julia Katrinia (Katie) Davis-Maxwell against Eryri National Park Authority (NPA) for a full award of costs, Colwyn Hotel, Ffordd Caernarfon, Beddgelert, LL55 4UY
(A copy of the Inspector's decision is enclosed – Copy herewith)

- (2) (a) To submit an oral report by the Director of Planning and Land Management on the Inspector's decision to dismiss an appeal by Roger Hartley against the Authority's decision to refuse planning permission for change of use of agricultural outbuilding for use as short-term, self-catering holiday accommodation falling within Use Class C6, Cae Haidd, Ffordd Caernarfon, Beddgelert LL55 4UU.
(A copy of the Inspector's decision is enclosed – Copy herewith)

- (b) To submit an oral report by the Director of Planning and Land Management on The Inspector's decision to refuse an appeal by Roger Hartley against Eryri National Park Authority (NPA) for a full award of costs, Cae Haidd, Ffordd Caernarfon, Beddgelert. LL55 4UU
(A copy of the Inspector's decision is enclosed – Copy herewith)

* Your attention is drawn to standing order 5.8 which states that "No Member shall serve as Chairman or Vice-Chairman of more than one Committee". *



**PLANNING AND ACCESS COMMITTEE
ERYRI NATIONAL PARK
Wednesday 22 January 2025**

PRESENT:

Members appointed by Gwynedd Council

Councillors Elwyn Edwards (Chair), Annwen Hughes, Edgar Wyn Owen, Elfed Powell Roberts, John Pughe Roberts, Meryl Roberts, Einir Wyn Williams, Delyth Lloyd Griffiths;

Members appointed by Conwy County Borough Council

Councillors Jo Nuttall, Nia Owen;

Members appointed by the Welsh Government

Brian Angell, Delyth Lloyd.

Officers

Jonathan Cawley, G. Iwan Jones, Jane Jones, Iona Roberts, Eiliw Owen, Geraint Evans, 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

Apologies were received from Louise Hughes and Naomi-Lude-Thompson.

The Chairman welcomed Councillor Delyth Lloyd Griffiths to her first meeting as a Member of the Authority.

2. Declaration of Interest

No declaration of interest was made in respect of any item.

3 Minutes

The minutes of the Planning and Access Committee meeting held on 4 December 2024 were *adopted* and the Chair signed them as a true record.

Matters arising from the Minutes:

Reported – an update on one item raised in the meeting of 4 December by the Head of Development Management and Compliance:

➤ Item 6.2

- NP5/73/439 – *Land near Llech-y-Cwm, Gellilydan. LL41 4EU*

A delegated report had been completed with a recommendation to approve. The decision will be released upon completion of a Section 106 agreement.

4. **Article 4 Direction for The Eryri National Park Area – Consultation Report following Public Engagement and Decision to Confirm**

Submitted: – a report by the Head of Planning Policy.

Reported that:

- secondary legislation published in the Autumn 2022 introduced 3 new Planning Use Classes:
 - Class C3. Dwelling House; Main Homes
 - Class C5. Dwelling House; Secondary homes
 - Class C6. Short term let accommodation
- the current situation was that changes between any of the 3 new Use Classes would be 'permitted development' and planning permission would not be required;
- following the publication of this secondary legislation, permitted development rights might be withdrawn within a particular area by an Article 4 Direction made by a local planning authority on the basis of exceptional circumstance;
- that the Authority's Planning and Access committee had, on March 6th 2024, approved engagement on the proposed Article 4 Direction for a period of 6 weeks to allow the submission of public comments;
- a notice regarding the Article 4 Direction was served on April 12th, 2024. The Authority held a 6-week public engagement period from April 12th, 2024, until May 24th, 2024;
- 357 responses had been received during that period; responses that contained a wide range of views, concerns and support;
- the next step was for Authority Members to consider the responses and decide whether to implement the Article 4 Direction or not.

Noted:

- that the Authority was not hopeful of receiving further financial assistance. Gwynedd Council and the Welsh Government had been approached, but no money or commitment had been forthcoming.

Recommended: –

- (i) Consider the comments received during the public engagement period, to confirm the Article 4 Direction dated 1 June 2025 without immediate effect for the following uses:
 - a. Change of use from C3 (primary residence) to C5 (second home) or C6 (short-term let) and specific mixed uses;
 - b. Change of use from C5 (second home) to C6 (short-term let) and specific mixed uses;
 - c. Change of use from C6 (short-term let) to C5 (second home) and specific mixed uses.
- (ii) Subject to receiving the Planning and Access Committee's confirmation of the Article 4 Direction, notify those affected in accordance with the requirements of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and authorising the Authority's Director of Corporate Services to endorse the decision on the Article 4 Direction.
- (iii) Delegate the right to the Authority's Chief Executive in consultation with the Authority's Solicitor to make editorial modifications to the Notice prior to publication.

Resolved: — to **adopt** the recommendation

5. **Draft Supplementary Planning Guidance on the change of use of Main Home, Secondary Home and Short Term Holiday Accommodation**

Submitted: – a report by the Head of Planning Policy.

Reported that:

- should the Article 4 Direction be confirmed, it would be necessary to prepare a Supplementary Planning Guidance (SPG);
- Officers had prepared a draft SPG to provide further guidance on how to apply Eryri Local Development Plan policies when considering planning applications for the Change of use of Main home (C3), Second home (C5) and Short Term holiday accommodation (C6);
- officers had researched similar approaches and methods already in place across the UK in the preparation of the SPG;
- a threshold of 15% of the total stock of houses within a Town/Community Council had been proposed as the point at which the control of C5 and C6 houses should be implemented;
- once this threshold had been crossed there would be a presumption against granting applications for changes of use from C3 to C5 and C6, and mixed-use changes for C5 or C6;
- a 6-week public consultation would be held before reporting back to the Planning and Access Committee;
- a fuller version of the Guidance would be drafted before the public consultation, once initial feedback had been received from the Members.

Noted:

- the presumption would be against applications for change of use in areas over 15%, but other relevant considerations would continue for applications within areas under 15%;
- it would be possible to change the threshold following the 6 weeks of consultation or after that by revising the SPG, if there was sufficient evidence to justify such change;
- concern that the number of requests to change use could increase in areas that were currently under 15%.

Recommended: – that Members discuss and approve the draft Supplementary Planning Guidance: *Change of Use of Main Home, Second Home and Short Term Holiday Accommodation* for public consultation, subject to any modifications considered appropriate.

Resolved: — to **approve** the recommendation.

6. **Development Management Performance Report – Q1 & Q2 2024/2025**

Submitted: – a report by the Head of Development Management and Compliance.

Reported that:

- an increased number of applications had been received in Q1 and Q2 this year compared to the equivalent periods in 22/23 and 23/24;
- the Development Management Team consisted of 3 senior planning officers, 1 planning officer, 3 planning technicians and 1 part-time administrative assistant, as well as one Building Conservation Planning Officer (Graduate Trainee).
- two members of the team had been absent due to ill-health;

- assistance had been received from external planning consultants, and that Compliance officers had also assisted Development Management officers to progress applications;
- the position of Historic Environment Planning Officer had been vacant since September 2023;
- the Welsh Government target was to determine 80% of all applications within 8 weeks or within the extended period agreed with the applicant; even though there was a way to go before this target would be reached, and despite officers' workload having increased substantially, it could be seen from the Q1 and Q2 figures that improvements had been made;
- a 100% appeal dismissal rate was an excellent result for the Authority and reflected the quality of the Authority's decisions.

Noted:

- there was no clear explanation why the number of applications had increased in the last 2 years.

Recommended: – that Members note the contents of the report in relation to performance and capacity, and provide any observations and comments.

Resolved: — to **approve** the report.

7. **Update Reports**

7.1 *Submitted:* – Update reports by the Director of Planning and Land Management on Section 106 Agreements.

7.2 *Submitted:* – Update reports by the Director of Planning and Land Management on outstanding applications where more than 13 weeks have elapsed.

8. **Delegated Decisions**

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

9. **Appeal Decisions**

9.1(a) *Submitted:* – an oral report by the Director of Planning and Land Management on the Inspector's decision to **dismiss an appeal** by Mr Robert Jones against an Enforcement Notice issued by Eryri National Park Authority for “without planning permission, the material change of use of the land from a use of agriculture to a mixed use of agriculture and use of the land as a touring caravan and tented camping site and for the storage of boats, motor vehicles and touring caravans”, land adjacent to Ty'n y Pant, Ffordd Panteinion, Dyffryn Ardudwy, Gwynedd LL44 2HX.

9.1(b) *Submitted:* – an oral report by the Director of Planning and Land Management on the Inspector's decision to **allow an appeal** by the Authority for a partial award of costs against Mr. Robert Jones, Land adjacent to Ty'n y Pant, Ffordd Panteinion, Dyffryn Ardudwy, Gwynedd LL44 2HX.

9.2 *Submitted:* – an oral report by the Director of Planning and Land Management on the Inspector's decision to **dismiss an appeal** by Prachimba Dorjee Khenchen against the Authority's decision to refuse planning permission for tool and equipment hut storage for woodland maintenance on woodland near Deunant, Capel Curig LL24 0DS.

The meeting ended at 11.15

ITEM NO. 5

MEETING	Planning and Access Committee
DATE	5 March 2025
TITLE	TPO – SNP 84 (COED CAE-YR-ODYN, LLANFAIR)
REPORT BY	Tree and Woodland Officer
PURPOSE	To Confirm this Tree Preservation Order

BACKGROUND

A few residents of Llanfair were concerned that land consisting of a group of Pine trees was in the process of being sold and possibly a threat for these trees to be felled.

There is (i) an Aerial Photo, (ii) a Location Plan, (iii) a copy of a supporting letter, (iv) a copy of an email from the local community council stating no objections, and (v) copies of Objection letters and emails, as well as the responses to these objection (by the National Park Tree and Woodland Officer) at the rear [Appendix] of this document. The group of trees is worthy of the TPO and a provisional order was put in place in November 2024.

DETAILS OF THE TPO

The authority has made this order to safeguard a prominent group of Monterey Pine Trees (*Pinus radiata*) located in the lower area of Llanfair village, and the TPO name is derived from the old name for this particular parcel of land. The group of trees are located to the North of the property Castellfryn; and between the A496 main road and an Unclassified Public Road leading through lower Llanfair.

The group of 6no. trees are all the same age, approximately 70yrs old [*historic aerial photos show there was a woodland established at the same location in 1969*], and overall, in very healthy condition and although the trees are non-native conifers they are well suited to the location as the species natural range is West and Coastal (America and Mexico). There is no public access to the trees, but they are clearly visible from both the public highways mentioned above. The creation of this new TPO ensures that the woodland identified will have a valuable contribution to the visual amenity of this area of Llanfair and Eryri for many years to come.

Recommendation: to approve the TPO.

Aerial View of the Area (with the red arrow showing the location of the woodland)



Location



16 Rhafyr, 2024.

Annwyl Rhydian.

Diolch am y gwybodaeth yng
nghylch y coed yn Wlanfawr (Hwlllech)
y bore yma.

'Rwyf i ar fwr yn cefnogi
y T.P.O. ar y bedair goed en
sy'n tyfu ar dir o'r enw
Caer Odyn, Wlanfawr.

Yr eiddoch yn eiddoch
[REDACTED]

SWYDDFA PARC CENEDLAETHOL

16 DEC 2024

NATIONAL PARK OFFICE

REF _____ ACK _____

Rhydian Roberts

From: Annwen Hughes [REDACTED]
Sent: 05 December 2024 09:25
To: Rhydian Roberts
Subject: Coed Cae yr Odyn, Llanfair

Bore Da Rhydian,

Ddim ond nodyn i adael chi wybod yn dilyn cyfarfod o Gyngor Cymuned Llanfair neithiwr fe drafodwyd y mater uchod a nid oedd gan yr Aelodau unrhyw sylwadau i'w wneud ynglyn ar Gorchymyn Coed ar y darn tir uchod.

Cofion,
Annwen

Rhydian Roberts

From: Rhydian Roberts
Sent: 19 December 2024 07:37
To: Geoff Cross
Subject: RE: TPO No 84 2024 - Coed Cae Yr Odyn, Llanfair

Dear Mr Cross,

As Promised – Please find my response to your objections to the TPO (highlighted in **yellow** below).

I also need to clarify this miss conception that no Tree Works can happen if a TPO is in place – it certainly can prevent poor unnecessary tree work but encourages pro-active positive tree work; and If a tree becomes a “dangerous” tree then again it does not stop tree work making that tree safe. The National Park needs to be informed of any tree works, and then needs to issue consent.

After reading my response you might decide yourself to withdraw your objection; but if not, then the process moving forward is that the confirmation of the TPO will be put in front of the National Park Planning Committee. If objections are still in place, I will be aiming to put this TPO forward for the Planning Committee meeting on March 5th 2025.

Be aware, that the provisional TPO is still in place, and it will still be until the middle of May 2025.

Looking forward at hearing from you soon.

Yours Sincerely,

Rhydian Roberts

Swyddog Coed a Choedlannau / Tree and Woodland Officer

Awdurdod Parc Cenedlaethol Eryri / Snowdonia National Park Authority

Ffôn / Tel: 01766 772229

Ffôn Symudol / Mobile : 07900 267535

Ffacs / Fax: 01766 771211

Ebost / Email: rhydian.roberts@eryri.llyw.cymru

www.eryri-npa.gov.uk

Cadwch yn ddiogel / Stay safe



Ysgrifennwch ataf yn Gymraeg neu Saesneg
Please write to me in Welsh or English

From: [REDACTED]
Sent: 13 December 2024 14:51
To: Cadwraeth, Choed ac Amaeth <Conservation@eryri-npa.gov.uk>

Cc: cadwraethchoedamaeth@eryri.llyw.cymru
Subject: TPO No 84 2024 - Coed Cae Yr Odyn, Llanfair

Good Afternoon

I refer to your formal notice dated 15th November. By way of introduction, I purchased the land where the trees are situated on Tuesday 19th November 2024.

I am writing to formally object to the Tree Preservation Order (TPO) placed on the group of Monterey Pine trees (*Pinus radiata*) on my land. While I appreciate the importance of preserving trees with genuine amenity value, I believe this TPO is inappropriate and unwarranted for the following reasons:

- The trees are dangerously overhanging both power lines and the highway. This presents a clear safety hazard to both infrastructure and public road users. Gwynedd Council's highway inspection on 25th July confirmed that the trees are interfering with the safe passage of vehicles, requiring action to mitigate this risk.

"I've spoken to a Highways Officer within Gwynedd County Council who works closely with Iwan Kosj and what is required is to prune / reduce back those branches that are overhanging the A498 and the roadside pavement. I believe the requisite safe passage height is 5.2m for the road and 2.5m for the pavement. If a request came in from yourself to be given consent to undertake this work (see My Suggested Pruning Points on the Image Below) we would be more than happy to grant it."



- A professional tree surgeon has identified that the trees have a bad root system, which compromises their structural stability. This increases the likelihood of the trees falling during high winds or storms, exacerbating safety risks.

“We would never consider putting a TPO on unsafe Trees so please could you share the details of the Professional Tree Surgeon who has given you this advice, and I would be more than happy to meet him and yourself on site to discuss this. Granted Storm Events are occurring more regularly, so if you consider all the trees that are growing next to property, highways, public open space etc in the Eryri National Park and beyond, then do you believe all these trees should be removed as there is always a likelihood a tree could fall in high winds. I hope your answer is no, and what is required with the group of pine trees is initially some of tree works to remove any damages branches, loose branches and dead branches within the Crown of these trees, and then a bi-annual program of monitoring the condition of these trees. Again, if a request came in from yourself to be given consent to undertake these works then we would be more than happy to grant it”.

- The trees' unstable root systems and safety risks severely impact my ability to maintain and responsibly manage my land. A TPO would limit the necessary works to address these issues, such as felling or appropriate pruning to protect public safety and infrastructure.

“See My Answers Above.”

- The land contains Japanese Knotweed, a highly invasive species that is notoriously difficult and costly to control. The proximity of the trees to the infestation complicates effective treatment and eradication. Additionally, the root systems of Monterey Pines could exacerbate the spread of knotweed by disrupting soil stability. Protecting the trees under a TPO would hinder efforts to comply with legal obligations regarding knotweed management.

“As someone who deals with the JK problem annually, through planning guidance and our own National Park Estate, I strongly disagree with this statement – JK control methods can be carried out just as effectively within a rooting area of a tree or in open ground”.

- Monterey Pines (*Pinus radiata*) are non native to the UK and lack the cultural, historical, or ecological significance typically associated with trees protected under a TPO.

“Amenity and Threat is the overriding consideration of any new TPO be it a native tree species or not. All in all, I would say that over 50% of our TPO’s in the Eryri National Park are protecting non-native trees, and good proportion of these non-natives are conifers.

With regards to recent History, I believe these trees were planted by the family of the previous owner to screen the newly built housing estate (Derlwyn), and if you ever decide to develop (and be granted planning permission) for the parcel of land directly below the trees, then again these trees will provide valuable screening of any potential new property from those properties looking down to this area of Llanfair.

I’m also led to believe there is a rookery within the trees, and conifers in general provide valuable shelter for birds in Winter, as well as flight lines for local bats. So, there they are of ecological significance especially when you consider the scenario if they ever would be removed where there would be none”.

- While the National Park may argue that the trees are visible to the public, this visibility alone does not justify their preservation when weighed against the safety risks, management challenges, and limited contribution to the area’s biodiversity or character.

“I believe I’ve addressed this point in my earlier answers.”

- These trees require extensive and ongoing maintenance due to their size, growth habits, and proximity to infrastructure. Their continued growth poses increasing risks to the power lines and highway, which will necessitate costly interventions. Moreover, as non-native species, they provide minimal ecological benefits compared to native alternatives.

“Unfortunately looking after / managing trees does cost money, and we as a landowner with over 100,000 trees are fully aware of this; but talking from experience the cost decrease significantly for well managed trees. It seems that you are also aware of this when you bought the parcel of land (as your statement entails), and just to let you know Scottish Power Energy Networks Ltd is responsible for maintenance of the Over Head electricity line at no cost to the landowner, and usually it is a 3yr cycle of cutting back re-growth.

There is one other scenario and one operation to reduce cost which is to fell all the trees in one operation, and hence why a TPO is a mechanism we can use to prevent this."

I will presume the objection is still in place unless I hear differently.

In light of the above points, I respectfully request that Snowdonia National Park reconsider the appropriateness of this TPO.

I have attached supporting evidence, including:

- Photographs of the trees overhanging power lines / highway
- Documentation of the council's letter dated 25th July regarding highway interference.

Thank you for considering my objections. I am happy to provide additional information or discuss this matter further if required.

Yours Sincerely,

Geoff Cross

[REDACTED]

Rhydian Roberts

From: Rhydian Roberts
Sent: 20 December 2024 19:25
To: richard john
Cc: Rhys Owen
Subject: RE: Gwrthwynebiad i'r Gorchymyn Gwarchod Coed - SNP 84

Annwyl Richard,

Fel Addawyd.....

Please find my response to your objections to the TPO (highlighted in **yellow** below).

I also need to clarify this miss conception that no Tree Works can happen if a TPO is in place – it certainly does prevent the landowner to carry out poor unnecessary tree work but encourages pro-active positive tree work; and if a tree becomes a “dangerous” tree then again it does not stop tree work making that tree safe. Of course, the National Park needs to be informed of any tree works, and then needs to issue consent.

After reading my response you might decide yourself to withdraw your objection; but if not, then the process moving forward is that the confirmation of the TPO will be put in front of the National Park Planning Committee. If objections are still in place, I will be aiming to put this TPO forward for the Planning Committee meeting on March 5th, 2025.

Be aware, that the provisional TPO is still in place, and it will still be until middle of May 2025.

1. The actual site notice which was attached to the telegraph pole was only in place for two days as it was ripped off and many people of the area have not been aware of your proposal.

“With this and other TPO we notify the owner of the tree as well as direct neighbours, along with the local Community Council and Gwynedd Councillors. A site notice was put up (notifying about the TPO) and you correctly state that it was ripped down shortly after being put up. Also, over a dozen letters were sent out with copies of the TPO, and the vast majority of those letters were sent to properties overlooking these trees. The TPO also has come to the attention to others locally by word of mouth which is always the case. So, I strongly disagree that there has been a lack of public consultation. Of course, there are some objections but I’ve also had a lot of support locally for this TPO but those individuals and families would like to remain anonymous.”

2. I have been living at the address of [REDACTED] since 1975 which is the property directly opposite these trees and in the latter years have been very concerned as to the safety of my property especially as several big branches have snapped off in the strong winds that have been over the last five years, especially one large branch on the western boundary which fell across the footpath even today there is a large branch resting on the boundary wall adjoining the footpath.

“We would never consider a TPO on any “dangerous” tree / trees, and what is required with the Pines is for improved management of the trees (as up to this point there has certainly been none). Surely this is the best and correct approach; and if we look beyond the group of pines at all trees that are growing next to property, highways, public open space etc in the Eryri National Park and beyond, then are you of the view that all these trees should be removed as there is always a perceived likelihood of a tree (native or non native) could fall in high winds? If your answer is no, then why should these Pine trees be treated any different”.

3. The trees concerned are conifers which are **non native** to the area and are now grown out of control and dangerous, I have previously expressed my concern to Cyngor Gwynedd Highways Department as regards

road safety, the roots are showing raised tarmac in the public highway and this is known to Cyngor Gwynedd Highways Department and they have shown their concern for the trees and road safety in trying to find the owners of the land concerned.

“Amenity and Threat is the overriding consideration of any new TPO be it a native tree species or not. All in all, I would say that over 50% of our TPO’s in the Eryri National Park are protecting non-native trees, and good proportion of these non-natives are conifers.

I wouldn’t use the word out of control, the trees are certainly poorly maintained historically. I would encourage the landowner to carry out bi-annual Tree Safety Survey (carried out by a Suitably Qualified Arboriculturist) on the group of pines - this will assess the health and condition of the trees as well as the stability of the stand of trees. I have already spoken to representative of Gwynedd Highways Authority regarding the overhanging branches over the A496 and consent has been issued with regards to pruning back those branches to gain the requisite safe passage. When it arises we will also have the discussion with Gwynedd Highways regarding the metalled (Tarmac) surface on the small public road pass your property and I cannot see the justification for any tree to be removed to make good this issue”.

4. There are two trees which are very close to the boundary and **if** these were to be blown over then these would damage my property severely, if your decision was to agree to this Tree Preservation Order I would like to know whom would be liable for any damage that may occur to my property and land if these trees were to fall and cause damage in stormy weather as we have just had recently, with the prime example being the trees in Bron y Graig, Harlech which has severely damaged two properties.

“If is the important word here - and I believe I’ve answered the first part of this concern in my answer to points 2 and 3.

The duty of care regarding tree safety falls on the landowner be there a TPO in place or not. If the landowner objects and the TPO is later confirmed the duty of care still falls on the landowner. The TPO does enable tree works to be carried out on any trees but with National Park consent, including if any of these trees do become “dangerous”, but will certainly stop unnecessary removal of healthy trees – Again we believe this is the right approach, and surely this should be supported ?

The loss of the trees and the damage to properties at Bron y Graig was extremely sad and I totally empathise with everyone who suffered damage to the storms be it to trees or to flooding. Every site / location is different and should be treated differently. The vast majority of Trees along the Aberteifi Bay (including the group of Pine Trees at Llanfair) stood up to Storm Darragh, but my advice is never be complacent and encourage tree owners to be pro-active in managing their trees.”

5. I would also comment that because of the height of the trees then my property is in complete shade from early afternoon throughout the year and deprived of natural sunlight.

"The Rights of Light Act 1959 states that if a property has received daylight for the last 20 years (the minimum prescribed period), they may be entitled to continue to receive that light. This means that if your neighbour builds a large fence which restrict the daylight your property receives (for example by blocking daylight reaching a window), you may be able to apply to the courts for your daylight to be restored, or for any injunction to prevent a proposed fence being built. In theory the same case can be made for large trees blocking light but trees are rarely implicated because they grow slowly and it is difficult to be precise about when the loss of light occurred."

6. Regarding the trees being "in very healthy condition" I would question this as there are several with large branches snapped off and loose and damaged bark to others.

"Again, I've touched on this earlier – The trees are in a very healthy condition overall but have been poorly maintained, and what is required with the group of pine trees is initially some of tree works to remove any damages branches, loose branches and dead branches within the Crown of these trees, and then a bi-annual program of monitoring the condition of these trees (instigated by a Tree Safety Survey and Report)."

The photos you have sent over by email today re-iterates what I've stated in my answers above which is historically the group of Pines have been poorly looked after / managed, and this does mean that there is a justification for their removal. The first step should be a Tree Safety Survey, and I'm more than happy to assist the new landowner in instigating this.

I will presume the objection is still in place unless I hear differently.

Looking forward at hearing from you soon.

Yn Gywir.

Rhydian Roberts

Swyddog Coed a Choedlannau / Tree and Woodland Officer

Awdurdod Parc Cenedlaethol Eryri / Snowdonia National Park Authority

Ffôn / Tel: 01766 772229

Ffôn Symudol / Mobile : 07900 267535

Ffacs / Fax: 01766 771211

Ebost / Email: rhydian.roberts@eryri.llyw.cymru

www.eryri-npa.gov.uk

Cadwch yn ddiogel / Stay safe



Cymraeg

Ysgrifennwch ataf yn Gymraeg neu Saesneg
Please write to me in Welsh or English

From: [REDACTED]

Sent: 20 December 2024 13:45

To: Rhydian Roberts <Rhydian.Roberts@eryri.llyw.cymru>

Subject: Re: Gwrthwynebiad i'r Gorchymyn Gwarchod Coed - SNP 84

Annwyl Rhydian,

Diolch am eich e-bost ac ymhellach i ein sgwrs byr dyma lyniau o gyflwr y coed sydd dan sylw ac yn dangos ei cyflwr.

Yn gywir,

Richard John

From: Rhydian Roberts <Rhydian.Roberts@eryri.llyw.cymru>
Sent: 19 December 2024 08:02
To: [REDACTED]
Subject: Gwrthwynebiad i'r Gorchymyn Gwarchod Coed - SNP 84

Annwyl Richard,

Diolch am y llythyr atodol, ac rwy'n cadarnhau bod dy wrthwynebiad wedi cyrraedd o fewn yr amser penodol, a chyn y dyddiad cau sef dydd Llun 16 o Rhagfyr.

Mi wnai ateb i dy bryderon (sef y rhesymau tu ôl i dy werthwynebiad) mewn ebost arall, a byddaf yn gwneud yr un fath i'r trigolion lleol hynny sydd hefyd wedi nodi eu gwrthwynebiad, ac mi wnai hynny drwy lythyr cyn y Nadolig.

Er Gwybodaeth - oherwydd bod dy lythyr yn Saesneg byddaf yr ateb yn ôl yn Saesneg.

Gyda Diolch / Cofion.

Rhydian Roberts

Swyddog Coed a Choedlannau / Tree and Woodland Officer
Awdurdod Parc Cenedlaethol Eryri / Snowdonia National Park Authority
Ffôn / Tel: 01766 772229
Ffôn Symudol / Mobile : 07900 267535
Ffacs / Fax: 01766 771211
Ebost / Email: rhydian.roberts@eryri.llyw.cymru
www.eryri-npa.gov.uk

Cadwch yn ddiogel / Stay safe



Ysgrifennwch ataf yn Gymraeg neu Saesneg
Please write to me in Welsh or English

From: snowdonia-national-park-650i@SNP.com <snowdonia-national-park-650i@SNP.com>
Sent: 16 December 2024 12:56
To: Medwen Williams <Medwen.Williams@eryri.llyw.cymru>
Subject: Message from KM_C650i

Rydym yn croesawu gohebiaeth yn Gymraeg a Saesneg. Cewch ateb Cymraeg i bob gohebiaeth Gymraeg ac ateb Saesneg i bob gohebiaeth Saesneg. Ni fydd gohebu yn Gymraeg yn arwain at oedi. Mae'r e-bost hwn ac unrhyw atodiad iddo yn gyfrinachol ac fe'i bwriedir ar gyfer y sawl a enwir arno yn

unig. Gall gynnwys gwybodaeth freintiedig. Os yw wedi eich cyrraedd trwy gamgymeriad ni ellwch ei gopio, ei ddsbarthu na'i ddangos i unrhyw un arall a dylech gysylltu â'r anfonwr ar unwaith. Mae unrhyw gynnwys nad yw'n ymwneud â busnes swyddogol y corff sy'n anfon yr e-bost yn bersonol i'r awdur. Arbedwch bapur, ynni ac arian - Peidiwch argraffu'r neges yma oni bai ei bod yn hollol angenrheidiol. ----- We welcome correspondence in Welsh and English. You will receive a response in Welsh to all correspondence received in Welsh and a response in English to all correspondence received in English. Corresponding in Welsh will not lead to a delay. This email and any attachments are confidential and intended for the named recipient only. The content may contain privileged information. If it has reached you by mistake, you should not copy, distribute or show the content to anyone but should contact the sender at once. Any content that is not pertinent to the official business of the organisation is personal to the author. Save paper, energy and money - Do not print this message unless it is absolutely necessary.

Rhydian Roberts

From: Rhydian Roberts
Sent: 19 December 2024 07:39
To: Ros Siddons-Emery
Subject: RE: Snowdonia National Park Tree Preservation Order No. 84 2024 - Coed Cae Yr Odyn, Llanfair

Dear Mrs Siddons-Emery,

As Promised – Please find my response to your objections to the TPO (highlighted in **yellow** below).

I also need to clarify this miss conception that no Tree Works can happen if a TPO is in place – it certainly does prevent the landowner to carry out poor unnecessary tree work but encourages pro-active positive tree work; and If a tree becomes a “dangerous” tree then again it does not stop tree work making that tree safe. Of course, the National Park needs to be informed of any tree works, and then needs to issue consent.

After reading my response you might decide yourself to withdraw your objection; but if not, then the process moving forward is that the confirmation of the TPO will be put in front of the National Park Planning Committee. If objections are still in place, I will be aiming to put this TPO forward for the Planning Committee meeting on March 5th 2025.

Be aware, that the provisional TPO is still in place, and it will still be until middle of May 2025.

Looking forward at hearing from you soon.

Rhydian Roberts

Swyddog Coed a Choedlannau / Tree and Woodland Officer

Awdurdod Parc Cenedlaethol Eryri / Snowdonia National Park Authority

Ffôn / Tel: 01766 772229

Ffôn Symudol / Mobile : 07900 267535

Ffacs / Fax: 01766 771211

Ebost / Email: rhydian.roberts@eryri.llyw.cymru

www.eryri-npa.gov.uk

Cadwch yn ddiogel / Stay safe



Ysgrifennwch ataf yn Gymraeg neu Saesneg
Please write to me in Welsh or English

From: [REDACTED]
Sent: 13 December 2024 15:21
To: Cadwraeth, Choed ac Amaeth <Conservation@eryri-npa.gov.uk>; cadwraethchoedamaeth@eryri.llyw.cymru
Subject: Snowdonia National Park Tree Preservation Order No. 84 2024 - Coed Cae Yr Odyn, Llanfair

Rosalyn Siddons



FAO Solicitor and Monitoring Officer

Subject: Objection to Temporary Tree Preservation Order 84 2024

Dear Sir/Madam,

I am writing in response to your letter dated 15th November 2024 regarding the Temporary Tree Preservation Order (TPO) on a group of Monterey Pine (*Pinus Radiata*) trees located on a small parcel of land in Llanfair, LL46. As a local resident, I wish to formally object to the TPO and provide the following points for your consideration:

1. Previous Hazard Reports to Gwynedd Council

In May 2021, I reported these trees as a hazard to Gwynedd Council Highways Department. Following my report, a council officer attended the site and concurred that the trees, approximately 70 feet tall, posed a potential risk due to their proximity to both roads. Attached are screenshots of my submissions on the Gwynedd Council website as evidence of my concerns.

The officer later informed me that efforts to locate the landowner at the time were unsuccessful, thereby preventing any action to manage or remove the trees. It was evident that the council were intending to take some action to control the risk. I have subsequently tried to follow-up this open request, with no response from Gwynedd Council.

"I've spoken to a Highways Officer within Gwynedd County Council and what is required by the Highways Authority is not to fell any trees but to prune / reduce back those branches that are overhanging the A498 and the roadside pavement. I believe the requisite safe passage height is 5.2m for the road and 2.5m for the pavement. If a request came in from landowner requesting consent to undertake this work (see My Suggested Pruning Points on the Image Below) we would be more than happy to grant it."



2. Ownership and Origin of the Trees

The land was previously owned by a branch of the Humphreys-Owen family, who resided in Australia. This family inherited the parcel of land and the adjoining farm, Llanfair Uchaf, from their ancestors. Recently, the land was purchased by Mr. Geoffrey Cross, the current owner of [REDACTED].

The Monterey Pine trees are not native to Wales or the United Kingdom. They were planted over 70 years ago by a former owner of Llanfair Uchaf to mitigate the visual impact of council houses constructed at Derlwyn, Llanfair. While I value the conservation of native trees and woodlands, these Monterey Pine trees do not constitute part of an established or ecologically significant woodland.

"TPO is not specific for native trees or to trees that are part of a larger wooded area. Amenity is the prime consideration and the threat to the trees is secondary. In both cases the group of Pines score very highly and are extremely worthy of the TPO. With regards to ecological value - I'm led to believe there is a rookery within the trees, and conifers in general provide valuable shelter for birds in Winter, as well as flight lines for local bats. So, they are of ecological

significance especially when you consider the scenario if they ever would be removed where there would be none”.

3. Safety Concerns and Liability

The trees’ height, combined with their rooting in rocky and sandy soil, creates a significant hazard. This compromised root system raises the risk of trees falling, particularly onto nearby roads. Should such an incident occur, the consequences for pedestrians, vehicles, or properties could be severe.

“We would never consider a TPO on any “dangerous” tree / trees, and what is required with Pines is for improved management of the trees. Surely this is the best and correct approach and if we look beyond the group of pines at all trees that are growing next to property, highways, public open space etc in the Eryri National Park and beyond, then are you of the view that all these trees should be removed as there is always a perceived likelihood of a tree (native or non native) could fall in high winds? If your answer is no, then why should these Pine trees be treated any different”

This concern also highlights a liability question. If the National Park enforces the TPO and an incident occurs, would it bear financial responsibility for damages or compensation? As the landowner objects to the TPO, I understand that liability might not fall on him in such circumstances.

“The duty of care regarding tree safety falls on the landowner be there a TPO in place or not. If the landowner objects and the TPO is later confirmed the duty of care still falls on the landowner. The TPO does enable tree works to be carried out on any trees but with National Park consent, including if any of these trees do become “dangerous”, but will certainly stop unnecessary removal of healthy trees – Again we believe this is the right approach, and surely this should be supported ?”

4. Decision by the Community Council

I understand that the Community Council received a copy of the letter dated 15th November 2024 and decided to not object to the TPO. I wish to note, with respect, that members of the Community Council do not reside in Llanfair, nor did they visit the area to assess the trees before reaching their decision. This lack of on-site evaluation raises questions about the robustness of their support for the TPO. Had the local residents been consulted, they would have objected, without doubt.

“With this and other TPO we notify the owner of the tree as well as direct neighbours, along with the local Community Council and Gwynedd Councillors. A site notice was put up (notifying about the TPO) and I believe this was ripped down shortly after being put up. Also, over a dozen letters were sent out with copies of the TPO, and the vast majority of those letters were sent to properties overlooking these trees. The TPO also has come to the attention to others locally by word of mouth which is always the case. So, I strongly disagree that there has been a lack of public consultation.

Of course, there are some objections but I’ve also had a lot of support locally for this TPO but those individuals and families would like to remain anonymous.”

I will presume the objection is still in place unless I hear differently.

Conclusion

In summary, I object to the TPO on the grounds of public safety, the non-native and non-woodland nature of the trees, and the lack of local consultation. I urge the council to reconsider the TPO in light of these significant concerns.

Thank you for your attention to this matter. I am happy to provide further information or discuss my objections in greater detail if required.

Yours faithfully,

Rosalyn Siddons



Rhydian Roberts

From: Rhydian Roberts
Sent: 19 December 2024 07:41
To: [REDACTED]
Subject: Objection to Tree Preservation Order No. 84 2024 - Coed Cae Yr Odyn, Llanfair

Dear Mr Emery,

Thank you for your email and letter - your objection is duly noted and arrived with the requisite time frame (which was Monday 16th of December).

Please find my response to your objections to the TPO (highlighted in **yellow** below).

I also need to clarify this miss conception that no Tree Works can happen if a TPO is in place – it certainly does prevent the landowner to carry out poor unnecessary tree work but encourages pro-active positive tree work; and if a tree becomes a “dangerous” tree then again it does not stop tree work making that tree safe. Of course, the National Park needs to be informed of any tree works, and then needs to issue consent.

After reading my response you might decide yourself to withdraw your objection; but if not, then the process moving forward is that the confirmation of the TPO will be put in front of the National Park Planning Committee. If objections are still in place, I will be aiming to put this TPO forward for the Planning Committee meeting on March 5th, 2025.

Be aware, that the provisional TPO is still in place, and it will still be until middle of May 2025.

1. The Trees are Monterey Pine (*Pinus radiata*) and native only to California and Mexico and as such has no place in the Cambrian Coastline.

"The first part of this statement is correct, but I strongly disagree to, and extremely disappointed in the last part. From an Eryri National Park perspective, we recognise that many trees found in properties along Aberteifi Bay are non-native species, and the vast majority are conifers / evergreens. To accept what you are stating will see the loss of hundreds of perfectly healthy trees in towns and villages such as Harlech, Llanfair, Llanbedr, Dyffryn Ardudwy, Tal y Bont, Y Friog, Llwyngwril and Aberdyfi, and this will see a massive change in the greenscape of these towns and villages. Let me reassure this will not happen, and luckily Conservation Areas and TPO's is a designation we can use to prevent this from happening".

2. The Trees are such a size that they directly contradict the open landscape and are a significant distance from any woodland.

"I am slightly confused by this statement as there are certainly taller and larger canopy trees in the local area, be it a conifer or a broad leaved, or a native or a non-native species and they certainly do not “contradict the open landscape”. This is certainly a subjective statement as many would say that trees are a valuable addition to any open landscape. Also, a 20mts tree from 100mts away will look slightly smaller if you’re standing 200mts away, but will look much larger if you’re within 20mts; and will differ if you’re looking downwards on the trees or upwards on the trees. We certainly haven’t come across this logic before of where a tree can be located, and then allowed to grow or not.

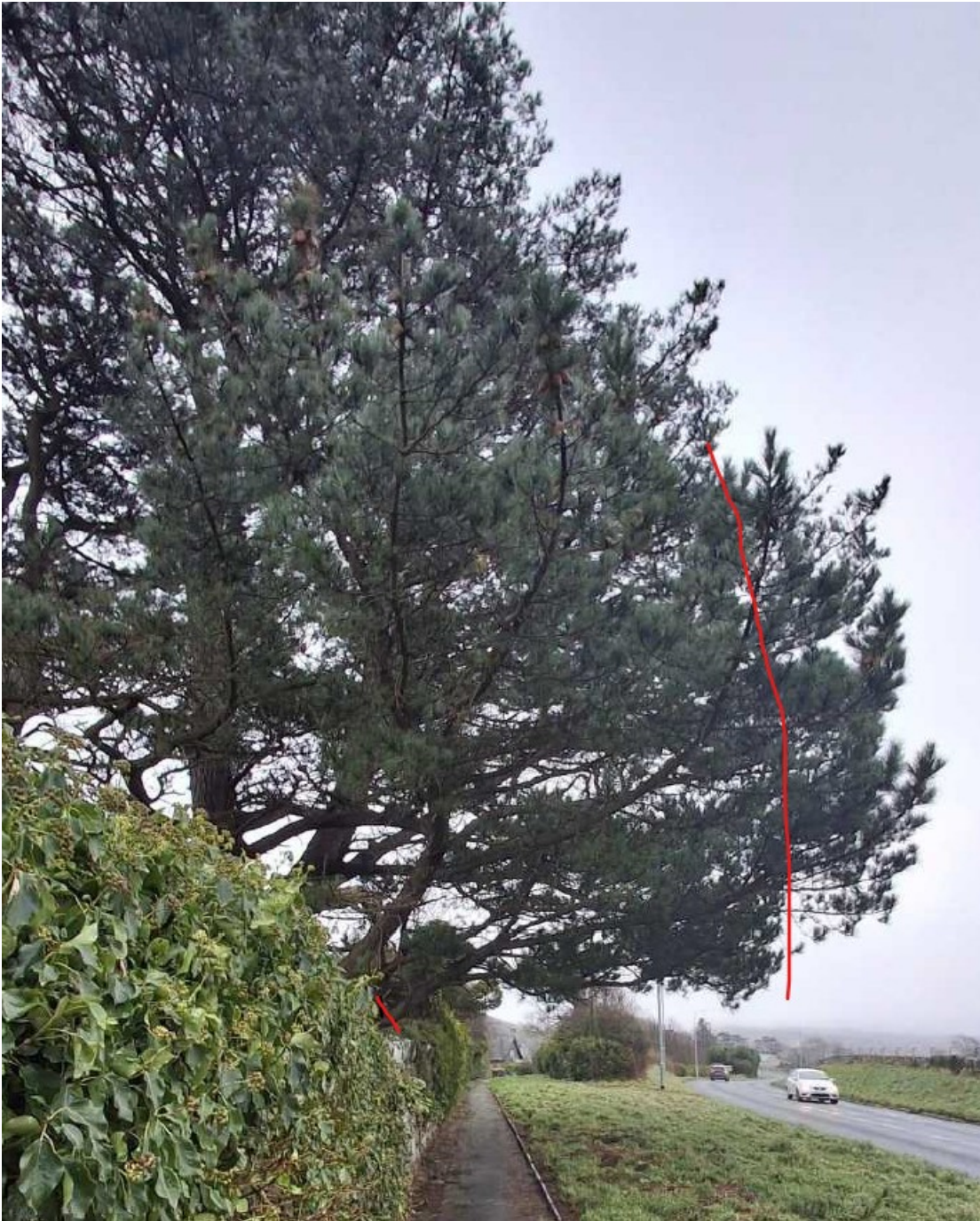
The proximity to other trees is not an important factor when considering a new TPO, and a tree / trees in an area devoid of trees will score higher than an area where there is an abundance of trees as they are more visible in the local landscape."

3. The trees were planted some 70yrs ago and are not naturally seeded. At 70years these trees are very much at the end of their natural life

“Again, I’m slightly confused by the first part of this statement – I agree that the tree is approx. 70 yrs old and were certainly planted, but then are you implying that we should only be considering a TPO for those trees that have established naturally and not planted ? For sure, these trees certainly need be looked after / better managed than what has happened up to now, and one day they will certainly reach the end of their natural life – this could be within the next 5 yrs or it could be 20 yrs, 30 yrs or more in the future. What is certain with this eventually happens there will be a duty on the landowner to plant a replacement tree which that strip of land will have at least 6 trees potentially in perpetuity.”

4. The condition of the trees appears to be poor are overhanging the path and extend over the road. Before confirming the TPO, the council should commission a condition report in order to assess the risk of death or injury to road users and damage to property in the events that the trees or parts of the trees should come down.

“I’ve spoken to a Highways Officer within Gwynedd County Council, and what is required by the Highways Authority is not to fell any trees but to prune / reduce back those branches that are overhanging the A498 and the roadside pavement. I believe the requisite safe passage height is 5.2m for the road and 2.5m for the pavement. If a request came in from landowner requesting consent to undertake this work (see My Suggested Pruning Points on the Image Below) we would be more than happy to grant it.”



“The duty of care regarding tree safety falls on the landowner be there a TPO in place or not. If the landowner objects and the TPO is later confirmed the duty of care still falls on the landowner. We would welcome a Tree Safety Report on the trees, and we could assist the landowner to find local arboriculturist who can undertake such survey.”

I will presume the objection is still in place unless I hear differently.

Looking forward at hearing from you soon.

Yours Sincerely,

Rhydian Roberts

Swyddog Coed a Choedlannau / Tree and Woodland Officer

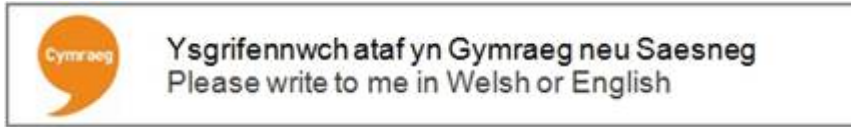
Awdurdod Parc Cenedlaethol Eryri / Snowdonia National Park Authority

Ffôn / Tel: 01766 772229

Ffôn Symudol / Mobile : 07900 267535

Ffacs / Fax: 01766 771211

Cadwch yn ddiogel / Stay safe



From: Tim Emery [REDACTED]
Sent: 13 December 2024 15:21
To: Rhydian Roberts rhydian.roberts@eryri.llyw.cymru
Subject: Objection to Tree Preservation Order No. 84 2024 - Coed Cae Yr Odyn, Llanfair

Dear Sir/Madam,

I understand that you are now dealing with this matter

Please find attached my objection to the TPO (NO84) 2024 attached.

This was emailed Friday to: conservation@eryri-npa.gov and cadwraethchoedamaeth@eryri.llyw.cymru - both were returned undeliverable (failure notices also attached).

This was also delivered by hand on Friday.

Many thanks for your assistance.

Yours Sincerely,

Timothy Emery

RICHARD JOHN
Architectural Consultant
Ymgynghorwr Pensaernïol



Our Ref:
YourRef:

Date: 12 December, 2024

Parc Cenedlaethol Eryri,
Adran Cadwraeth, Coed a Amaeth,
Swyddfa'r Parc Cenedlaethol,
Penrhyndeudraeth,
Gwynedd LL48 6LF



Dear Sir:

**RE : SNOWDONIA NATIONAL PARK AUTHORITY TREE PRESERVATION ORDER:
(NO: 84) 2024 COED CAE YR ODYN, LLANFAIR**

I am in receipt of your Formal Notice regarding the above proposed Tree Preservation Order and would like to make a formal objection to the proposal.

The actual site notice which was attached to the telegraph pole was only in place for two days as it was ripped off and many people of the area have not been aware of your proposal.

I have been living at the address of [REDACTED] since 1975 which is the property directly opposite these trees and in the latter years have been very concerned as to the safety of my property especially as several big branches have snapped off in the strong winds that have been over the last five years, especially one large branch on the western boundary which fell across the footpath even today there is a large branch resting on the boundary wall adjoining the footpath.

The trees concerned are conifers which are **non native** to the area and are now grown out of control and dangerous, I have previously expressed my concern to Cyngor Gwynedd Highways Department as regards road safety, the roots are showing raised tarmac in the public highway and this is known to Cyngor Gwynedd Highways Department and they have shown their concern for the trees and road safety in trying to find the owners of the land concerned.

There are two trees which are very close to the boundary and if these were to be blown over then these would damage my property severely, if your decision was to agree to this Tree Preservation Order I would like to know whom would be liable for any damage that may occur to my property and land if these trees were to fall and cause damage in stormy weather as we have just had recently, with the prime example being the trees in Bron y Graig, Harlech which has severely damaged two properties.

I would also comment that because of the height of the trees then my property is in complete shade from early afternoon throughout the year and deprived of natural sunlight.

Regarding the trees being "in very healthy condition" I would question this as there are several with large branches snapped off and loose and damaged bark to others.

I hope that the above clarifies my thoughts on the proposal and several other residents in Llanfair and is taken into consideration when making a decision on the Tree Preservation Order for the above area and also enclose an objection signed by several local residents.

Yours faithfully,

A solid black rectangular box used to redact the signature of the sender.

Richard John

Enc

13/12/24

FAO Solicitor and Monitoring Officer, Snowdonia National Park Authority

Subject: Objection to Temporary Tree Preservation Order 84 2024

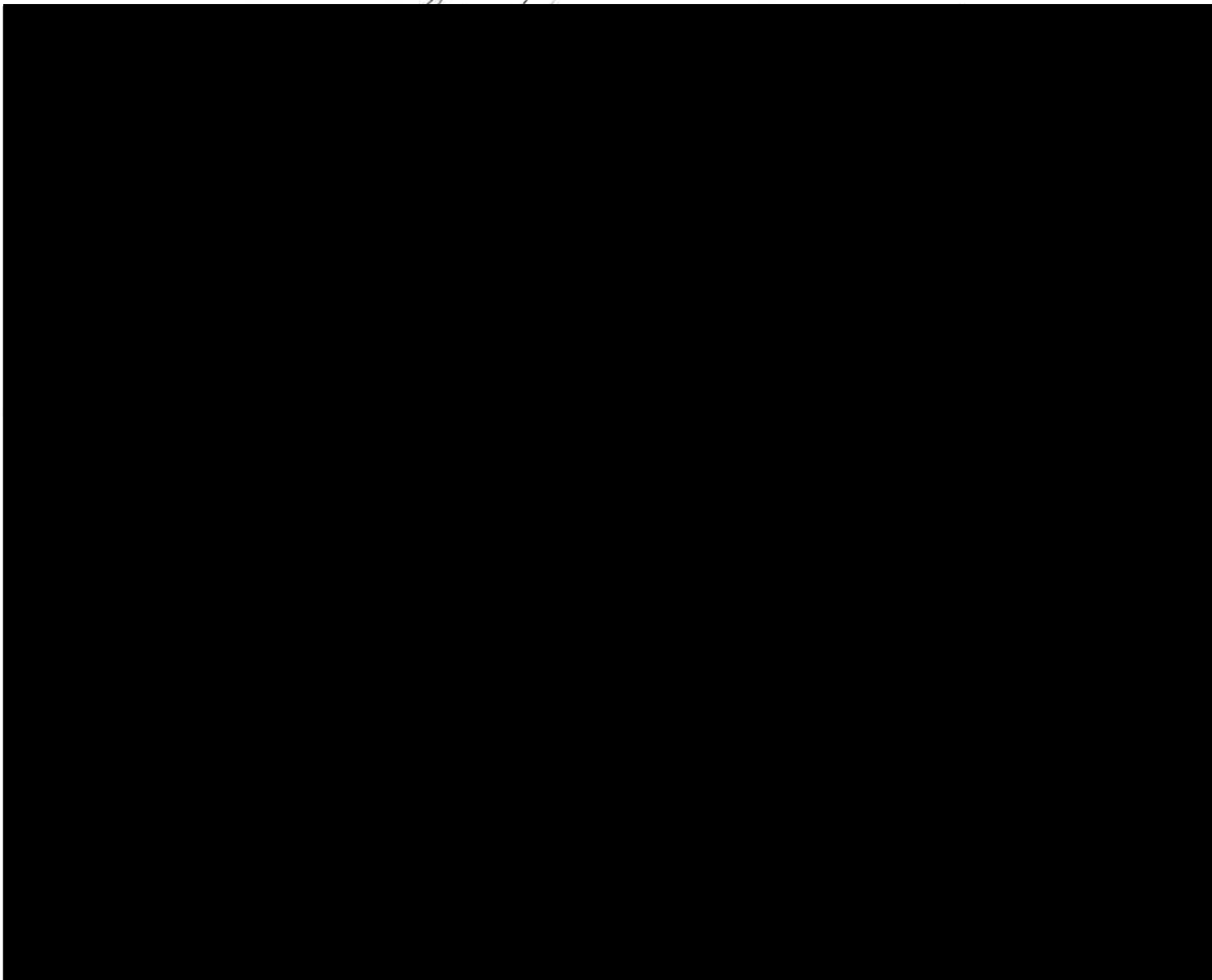
In response to your letter dated 15th November 2024 regarding the Temporary Tree Preservation Order (TPO) on a group of Monterey Pine (*Pinus Radiata*) trees located on a small parcel of land at "Coed Cae Yr Ogyn" Llanfair, LL46.

As a local resident, I wish to formally object to the TPO on the grounds of public safety, the non-native and non-woodland nature of the trees, and the lack of local consultation. I request that the council reconsider the TPO in light of these significant concerns.

Name

Signature

Address





Cyswllt · Contact
Ffôn · Telephone
Ein cyf · Our ref
Eich cyf · Your ref
Dyddiad · Date
e-bost · e-mail

Rhydian Roberts
01766 772229
3/WO/017.P084/RhR/EP

23rd December 2024
rhydian.roberts@eryri.llyw.cymru

PARC CENEDLAETHOL ERYRI
lle i enaid gael llonydd
ERYRI NATIONAL PARK
one of Britain's breathing spaces

Mr & Mrs Nicholas,

[Redacted address]

Dear Mr & Mrs Nicholas,

Tree Preservation Order SNP 84 (G01) - Coed Cae yr Odyn, Llanfair (SH 5762 2924)

I can confirm that your objection (*in addition to a letter from Mr Richard John of [Redacted]*) to the above TPO has been noted and arrived within the time frame (**by 16-12-2024**) for objections to the TPO.

Please find my response to your objections (**1. Public Safety; 2. Non-Native Tree Species and Non-Woodland; and 3. Lack of Public Consultation**) to the TPO (highlighted in **yellow** below).

I also need to clarify this miss conception that no Tree Works can happen if a TPO is in place – it certainly does prevent the landowner to carry out poor unnecessary tree work but encourages pro-active positive tree work; and If a tree becomes a “dangerous” tree then again it does not stop tree work making that tree safe. Of course, the National Park needs to be informed of any tree works, and then needs to issue consent.

After reading my response you might decide yourself to withdraw your objection; but if not, then the process moving forward is that the confirmation of the TPO will be put in front of the National Park Planning Committee. If objections are still in place, I will be aiming to put this TPO forward for the Planning Committee meeting on March 5th, 2025.

Be aware, the provisional TPO is still in place, and it will still be until middle of May 2025. then wish to proceed (bat issue) then you will require a species licence from NRW.

Objection 1 – Public Safety

“We [The Snowdonia National Park Authority] would never consider a TPO on any “dangerous” tree / trees, and what is required with the Pines is for improved management of the trees. Surely this is the best and correct approach and if we look beyond the group of pines at all trees that are growing next to property, highways, public open space etc in the Eryri National Park and beyond, then are you of the view that all these trees should be removed as there is always a perceived likelihood of a tree (native or non-native) could fall in high winds? If your answer is no, then why should these Pine trees should not be treated any different ?”

Objection 2 - Non-Native Tree Species and Non Woodland

“A TPO is not specific for native trees or to trees that are part of a larger wooded area. Amenity is the prime consideration and the threat to the trees is secondary. In both cases the group of Pines score very highly and are extremely worthy of the TPO.”

Objection 3 - Lack of Public Consultation

“I strongly disagree that there has been a lack of public consultation. With this and other TPO we notify the owner of the tree as well as direct neighbours (, along with the local Community Council and Gwynedd Councillors. A site notice was put up (notifying about the TPO) and I believe it was ripped down shortly after being put up. Also, over a dozen letters were sent out with copies of the TPO, and the vast majority of those letters were sent to properties overlooking these trees, and I believe a letter was sent to your address. The TPO also has come to the attention to others locally by word of mouth which is always the case. Of course, there are some objections but I've also had a lot of support locally for this TPO but those individuals and families would like to remain anonymous.”

I will presume that you wish to keep the objection is still in place unless I hear differently.

If you have any further questions, then advice please do not hesitate to contact me.

Yours Sincerely

Rhydian Roberts

Rhydian Roberts
Tree and Woodland Officer

Cyswllt · Contact
Ffôn · Telephone
Ein cyf · Our ref
Eich cyf · Your ref
Dyddiad · Date
e-bost · e-mail

Rhydian Roberts
01766 772229
3/WO/017.P084/RhR/EP

23rd December 2024
rhydian.roberts@eryri.llyw.cymru



PARC CENEDLAETHOL ERYRI
lle i enaid gael llonydd
ERYRI NATIONAL PARK
one of Britain's breathing spaces

Ms Amanda Anderson,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear Ms Anderson,

Tree Preservation Order SNP 84 (G01) - Coed Cae yr Odyn, Llanfair (SH 5762 2924)

I can confirm that your objection (*in addition to a letter from Mr Richard John of [REDACTED] [REDACTED]*) to the above TPO has been noted and arrived within the time frame (**by 16-12-2024**) for objections to the TPO.

Please find my response to your objections (**1. Public Safety; 2. Non-Native Tree Species and Non-Woodland; and 3. Lack of Public Consultation**) to the TPO (highlighted in **yellow** below).

I also need to clarify this miss conception that no Tree Works can happen if a TPO is in place – it certainly does prevent the landowner to carry out poor unnecessary tree work but encourages pro-active positive tree work; and If a tree becomes a “dangerous” tree then again it does not stop tree work making that tree safe. Of course, the National Park needs to be informed of any tree works, and then needs to issue consent.

After reading my response you might decide yourself to withdraw your objection; but if not, then the process moving forward is that the confirmation of the TPO will be put in front of the National Park Planning Committee. If objections are still in place, I will be aiming to put this TPO forward for the Planning Committee meeting on March 5th, 2025.

Be aware, the provisional TPO is still in place, and it will still be until middle of May 2025. then wish to proceed (bat issue) then you will require a species licence from NRW.

Objection 1 – Public Safety

“We [The Snowdonia National Park Authority] would never consider a TPO on any “dangerous” tree / trees, and what is required with the Pines is for improved management of the trees. Surely this is the best and correct approach and if we look beyond the group of pines at all trees that are growing next to property, highways, public open space etc in the Eryri National Park and beyond, then are you of the view that all these trees should be removed as there is always a perceived likelihood of a tree (native or non-native) could fall in high winds? If your answer is no, then why should these Pine trees should not be treated any different ?”

Objection 2 - Non-Native Tree Species and Non Woodland

“A TPO is not specific for native trees or to trees that are part of a larger wooded area. Amenity is the prime consideration and the threat to the trees is secondary. In both cases the group of Pines score very highly and are extremely worthy of the TPO.”

Objection 3 - Lack of Public Consultation

“I strongly disagree that there has been a lack of public consultation. With this and other TPO we notify the owner of the tree as well as direct neighbours (, along with the local Community Council and Gwynedd Councillors. A site notice was put up (notifying about the TPO) and I believe it was ripped down shortly after being put up. Also, over a dozen letters were sent out with copies of the TPO, and the vast majority of those letters were sent to properties overlooking these trees, and I believe a letter was sent to your address. The TPO also has come to the attention to others locally by word of mouth which is always the case. Of course, there are some objections but I've also had a lot of support locally for this TPO but those individuals and families would like to remain anonymous.”

I will presume that you wish to keep the objection is still in place unless I hear differently.

If you have any further questions, then advice please do not hesitate to contact me.

Yours Sincerely

Rhydian Roberts

Rhydian Roberts
Tree and Woodland Officer



Cyswllt · Contact
Ffôn · Telephone
Ein cyf · Our ref
Eich cyf · Your ref
Dyddiad · Date
e-bost · e-mail

Rhydian Roberts
01766 772229
3/WO/017.P084/RhR/EP

23rd December 2024
rhydian.roberts@eryri.llyw.cymru

PARC CENEDLAETHOL ERYRI
lle i enaid gael llonydd
ERYRI NATIONAL PARK
one of Britain's breathing spaces

Ms Mary Ellis,

[Redacted address]

Dear Ms Ellis,

Tree Preservation Order SNP 84 (G01) - Coed Cae yr Odyn, Llanfair (SH 5762 2924)

I can confirm that your objection (*in addition to a letter from Mr Richard John of [Redacted] to the above TPO has been noted and arrived within the time frame (by 16-12-2024) for objections to the TPO.*

Please find my response to your objections (**1. Public Safety; 2. Non-Native Tree Species and Non-Woodland; and 3. Lack of Public Consultation**) to the TPO (highlighted in **yellow** below).

I also need to clarify this miss conception that no Tree Works can happen if a TPO is in place – it certainly does prevent the landowner to carry out poor unnecessary tree work but encourages pro-active positive tree work; and If a tree becomes a “dangerous” tree then again it does not stop tree work making that tree safe. Of course, the National Park needs to be informed of any tree works, and then needs to issue consent.

After reading my response you might decide yourself to withdraw your objection; but if not, then the process moving forward is that the confirmation of the TPO will be put in front of the National Park Planning Committee. If objections are still in place, I will be aiming to put this TPO forward for the Planning Committee meeting on March 5th, 2025.

Be aware, the provisional TPO is still in place, and it will still be until middle of May 2025. then wish to proceed (bat issue) then you will require a species licence from NRW.

Objection 1 – Public Safety

“We [The Snowdonia National Park Authority] would never consider a TPO on any “dangerous” tree / trees, and what is required with the Pines is for improved management of the trees. Surely this is the best and correct approach and if we look beyond the group of pines at all trees that are growing next to property, highways, public open space etc in the Eryri National Park and beyond, then are you of the view that all these trees should be removed as there is always a perceived likelihood of a tree (native or non-native) could fall in high winds? If your answer is no, then why should these Pine trees should not be treated any different ?”

Objection 2 - Non-Native Tree Species and Non Woodland

“A TPO is not specific for native trees or to trees that are part of a larger wooded area. Amenity is the prime consideration and the threat to the trees is secondary. In both cases the group of Pines score very highly and are extremely worthy of the TPO.”

Objection 3 - Lack of Public Consultation

“I strongly disagree that there has been a lack of public consultation. With this and other TPO we notify the owner of the tree as well as direct neighbours (, along with the local Community Council and Gwynedd Councillors. A site notice was put up (notifying about the TPO) and I believe it was ripped down shortly after being put up. Also, over a dozen letters were sent out with copies of the TPO, and the vast majority of those letters were sent to properties overlooking these trees, and I believe a letter was sent to your address. The TPO also has come to the attention to others locally by word of mouth which is always the case. Of course, there are some objections but I've also had a lot of support locally for this TPO but those individuals and families would like to remain anonymous.”

I will presume that you wish to keep the objection is still in place unless I hear differently.

If you have any further questions, then advice please do not hesitate to contact me.

Yours Sincerely

Rhydian Roberts

Rhydian Roberts
Tree and Woodland Officer

Cyswllt · Contact
Ffôn · Telephone
Ein cyf · Our ref
Eich cyf · Your ref
Dyddiad · Date
e-bost · e-mail

Rhydian Roberts
01766 772229
3/WO/017.P084/RhR/EP

23rd December 2024
rhydian.roberts@eryri.llyw.cymru



PARC CENEDLAETHOL ERYRI
lle i enaid gael llonydd
ERYRI NATIONAL PARK
one of Britain's breathing spaces

Mr & Mrs Hoy,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear Mr & Mrs Hoy,

Tree Preservation Order SNP 84 (G01) - Coed Cae yr Odyn, Llanfair (SH 5762 2924)

I can confirm that your objection (*in addition to a letter from Mr Richard John of [REDACTED] [REDACTED]*) to the above TPO has been noted and arrived within the time frame (**by 16-12-2024**) for objections to the TPO.

Please find my response to your objections (**1. Public Safety; 2. Non-Native Tree Species and Non-Woodland; and 3. Lack of Public Consultation**) to the TPO (highlighted in **yellow** below).

I also need to clarify this miss conception that no Tree Works can happen if a TPO is in place – it certainly does prevent the landowner to carry out poor unnecessary tree work but encourages pro-active positive tree work; and If a tree becomes a “dangerous” tree then again it does not stop tree work making that tree safe. Of course, the National Park needs to be informed of any tree works, and then needs to issue consent.

After reading my response you might decide yourself to withdraw your objection; but if not, then the process moving forward is that the confirmation of the TPO will be put in front of the National Park Planning Committee. If objections are still in place, I will be aiming to put this TPO forward for the Planning Committee meeting on March 5th, 2025.

Be aware, the provisional TPO is still in place, and it will still be until middle of May 2025. then wish to proceed (but issue) then you will require a species licence from NRW.

Objection 1 – Public Safety

“We [The Snowdonia National Park Authority] would never consider a TPO on any “dangerous” tree / trees, and what is required with the Pines is for improved management of the trees. Surely this is the best and correct approach and if we look beyond the group of pines at all trees that are growing next to property, highways, public open space etc in the Eryri National Park and beyond, then are you of the view that all these trees should be removed as there is always a perceived likelihood of a tree (native or non native) could fall in high winds? If your answer is no, then why should these Pine trees should not be treated any different ?”

Objection 2 - Non-Native Tree Species and Non Woodland

“A TPO is not specific for native trees or to trees that are part of a larger wooded area. Amenity is the prime consideration and the threat to the trees is secondary. In both cases the group of Pines score very highly and are extremely worthy of the TPO.”

Objection 3 - Lack of Public Consultation

“I strongly disagree that there has been a lack of public consultation. With this and other TPO we notify the owner of the tree as well as direct neighbours (, along with the local Community Council and Gwynedd Councillors. A site notice was put up (notifying about the TPO) and I believe it was ripped down shortly after being put up. Also, over a dozen letters were sent out with copies of the TPO, and the vast majority of those letters were sent to properties overlooking these trees. The TPO also has come to the attention to others locally by word of mouth which is always the case. Of course, there are some objections but I’ve also had a lot of support locally for this TPO but those individuals and families would like to remain anonymous.”

I will presume that you wish to keep the objection is still in place unless I hear differently.

If you have any further questions, then advice please do not hesitate to contact me.

Yours Sincerely,

Rhydian Roberts

**Rhydian Roberts
Tree and Woodland Officer**

Cyswllt · Contact
Ffôn · Telephone
Ein cyf · Our ref
Eich cyf · Your ref
Dyddiad · Date
e-bost · e-mail

Rhydian Roberts
01766 772229
3/WO/017.P084/RhR/EP

23rd December 2024
rhydian.roberts@eryri.llyw.cymru



PARC CENEDLAETHOL ERYRI
lle i enaid gael llonydd
ERYRI NATIONAL PARK
one of Britain's breathing spaces

Mr L. Hooban,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear Mr Hooban,

Tree Preservation Order SNP 84 (G01) - Coed Cae yr Odyn, Llanfair (SH 5762 2924)

I can confirm that your objection (*in addition to a letter from Mr Richard John of [REDACTED], [REDACTED]*) to the above TPO has been noted and arrived within the time frame (**by 16-12-2024**) for objections to the TPO.

Please find my response to your objections (**1. Public Safety; 2. Non-Native Tree Species and Non-Woodland; and 3. Lack of Public Consultation**) to the TPO (highlighted in **yellow** below).

I also need to clarify this miss conception that no Tree Works can happen if a TPO is in place – it certainly does prevent the landowner to carry out poor unnecessary tree work but encourages pro-active positive tree work; and if a tree becomes a “dangerous” tree then again it does not stop tree work making that tree safe. Of course, the National Park needs to be informed of any tree works, and then needs to issue consent.

After reading my response you might decide yourself to withdraw your objection; but if not, then the process moving forward is that the confirmation of the TPO will be put in front of the National Park Planning Committee. If objections are still in place, I will be aiming to put this TPO forward for the Planning Committee meeting on March 5th, 2025.

Be aware, the provisional TPO is still in place, and it will still be until middle of May 2025. then wish to proceed (but issue) then you will require a species licence from NRW.

Objection 1 – Public Safety

“We [The Snowdonia National Park Authority] would never consider a TPO on any “dangerous” tree / trees, and what is required with the Pines is for improved management of the trees. Surely this is the best and correct approach and if we look beyond the group of pines at all trees that are growing next to property, highways, public open space etc in the Eryri National Park and beyond, then are you of the view that all these trees should be removed as there is always a perceived likelihood of a tree (native or non native) could fall in high winds? If your answer is no, then why should these Pine trees should not be treated any different ?”

Objection 2 - Non-Native Tree Species and Non Woodland

“A TPO is not specific for native trees or to trees that are part of a larger wooded area. Amenity is the prime consideration and the threat to the trees is secondary. In both cases the group of Pines score very highly and are extremely worthy of the TPO.”

Objection 3 - Lack of Public Consultation

“I strongly disagree that there has been a lack of public consultation. With this and other TPO we notify the owner of the tree as well as direct neighbours (, along with the local Community Council and Gwynedd Councillors. A site notice was put up (notifying about the TPO) and I believe it was ripped down shortly after being put up. Also, over a dozen letters were sent out with copies of the TPO, and the vast majority of those letters were sent to properties overlooking these trees. The TPO also has come to the attention to others locally by word of mouth which is always the case. Of course, there are some objections but I’ve also had a lot of support locally for this TPO but those individuals and families would like to remain anonymous.”

I will presume that you wish to keep the objection is still in place unless I hear differently.

If you have any further questions, then advice please do not hesitate to contact me.

Yours Sincerely

Rhydian Roberts

Rhydian Roberts
Tree and Woodland Officer

Cyswllt · Contact
Ffôn · Telephone
Ein cyf · Our ref
Eich cyf · Your ref
Dyddiad · Date
e-bost · e-mail

Rhydian Roberts
01766 772229
3/WO/017.P084/RhR/EP

23rd December 2024
rhydian.roberts@eryri.llyw.cymru



PARC CENEDLAETHOL ERYRI
lle i enaid gael llonydd
ERYRI NATIONAL PARK
one of Britain's breathing spaces

Mr & Mrs Vincent,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear Mr & Mrs Vincent,

Tree Preservation Order SNP 84 (G01) - Coed Cae yr Odyn, Llanfair (SH 5762 2924)

I can confirm that your objection (*in addition to a letter from Mr Richard John of [REDACTED] [REDACTED]*) to the above TPO has been noted and arrived within the time frame (**by 16-12-2024**) for objections to the TPO.

Please find my response to your objections (**1. Public Safety; 2. Non-Native Tree Species and Non-Woodland; and 3. Lack of Public Consultation**) to the TPO (highlighted in **yellow** below).

I also need to clarify this miss conception that no Tree Works can happen if a TPO is in place – it certainly does prevent the landowner to carry out poor unnecessary tree work but encourages pro-active positive tree work; and If a tree becomes a “dangerous” tree then again it does not stop tree work making that tree safe. Of course, the National Park needs to be informed of any tree works, and then needs to issue consent.

After reading my response you might decide yourself to withdraw your objection; but if not, then the process moving forward is that the confirmation of the TPO will be put in front of the National Park Planning Committee. If objections are still in place, I will be aiming to put this TPO forward for the Planning Committee meeting on March 5th, 2025.

Be aware, the provisional TPO is still in place, and it will still be until middle of May 2025. then wish to proceed (but issue) then you will require a species licence from NRW.

Objection 1 – Public Safety

“We [The Snowdonia National Park Authority] would never consider a TPO on any “dangerous” tree / trees, and what is required with the Pines is for improved management of the trees. Surely this is the best and correct approach and if we look beyond the group of pines at all trees that are growing next to property, highways, public open space etc in the Eryri National Park and beyond, then are you of the view that all these trees should be removed as there is always a perceived likelihood of a tree (native or non-native) could fall in high winds? If your answer is no, then why should these Pine trees should not be treated any different ?”

Objection 2 - Non-Native Tree Species and Non Woodland

“A TPO is not specific for native trees or to trees that are part of a larger wooded area. Amenity is the prime consideration and the threat to the trees is secondary. In both cases the group of Pines score very highly and are extremely worthy of the TPO.”

Objection 3 - Lack of Public Consultation

“I strongly disagree that there has been a lack of public consultation. With this and other TPO we notify the owner of the tree as well as direct neighbours (, along with the local Community Council and Gwynedd Councillors. A site notice was put up (notifying about the TPO) and I believe it was ripped down shortly after being put up. Also, over a dozen letters were sent out with copies of the TPO, and the vast majority of those letters were sent to properties overlooking these trees, and I believe a letter was sent to your address. The TPO also has come to the attention to others locally by word of mouth which is always the case. Of course, there are some objections but I've also had a lot of support locally for this TPO but those individuals and families would like to remain anonymous.”

I will presume that you wish to keep the objection is still in place unless I hear differently.

If you have any further questions, then advice please do not hesitate to contact me.

Yours Sincerely

Rhydian Roberts

Rhydian Roberts
Tree and Woodland Officer

Cyswllt · Contact
Ffôn · Telephone
Ein cyf · Our ref
Eich cyf · Your ref
Dyddiad · Date
e-bost · e-mail

Rhydian Roberts
01766 772229
3/WO/017.P084/RhR/EP

23rd December 2024
rhydian.roberts@eryri.llyw.cymru



PARC CENEDLAETHOL ERYRI
lle i enaid gael llonydd
ERYRI NATIONAL PARK
one of Britain's breathing spaces

Mr. M. Howe & Ms. E. Snell,

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

Dear Mr Howe & Ms. Snell,

Tree Preservation Order SNP 84 (G01) - Coed Cae yr Odyn, Llanfair (SH 5762 2924)

I can confirm that your objection (*in addition to a letter from Mr Richard John of [Redacted] [Redacted]*) to the above TPO has been noted and arrived within the time frame (**by 16-12-2024**) for objections to the TPO.

Please find my response to your objections (**1. Public Safety; 2. Non-Native Tree Species and Non-Woodland; and 3. Lack of Public Consultation**) to the TPO (highlighted in **yellow** below).

I also need to clarify this miss conception that no Tree Works can happen if a TPO is in place – it certainly does prevent the landowner to carry out poor unnecessary tree work but encourages pro-active positive tree work; and If a tree becomes a “dangerous” tree then again it does not stop tree work making that tree safe. Of course, the National Park needs to be informed of any tree works, and then needs to issue consent.

After reading my response you might decide yourself to withdraw your objection; but if not, then the process moving forward is that the confirmation of the TPO will be put in front of the National Park Planning Committee. If objections are still in place, I will be aiming to put this TPO forward for the Planning Committee meeting on March 5th, 2025.

Be aware, the provisional TPO is still in place, and it will still be until middle of May 2025. then wish to proceed (but issue) then you will require a species licence from NRW.

Objection 1 – Public Safety

“We [The Snowdonia National Park Authority] would never consider a TPO on any “dangerous” tree / trees, and what is required with the Pines is for improved management of the trees. Surely this is the best and correct approach and if we look beyond the group of pines at all trees that are growing next to property, highways, public open space etc in the Eryri National Park and beyond, then are you of the view that all these trees should be removed as there is always a perceived likelihood of a tree (native or non-native) could fall in high winds? If your answer is no, then why should these Pine trees should not be treated any different ?”

Objection 2 - Non-Native Tree Species and Non Woodland

“A TPO is not specific for native trees or to trees that are part of a larger wooded area. Amenity is the prime consideration and the threat to the trees is secondary. In both cases the group of Pines score very highly and are extremely worthy of the TPO.”

Objection 3 - Lack of Public Consultation

“I strongly disagree that there has been a lack of public consultation. With this and other TPO we notify the owner of the tree as well as direct neighbours (, along with the local Community Council and Gwynedd Councillors. A site notice was put up (notifying about the TPO) and I believe it was ripped down shortly after being put up. Also, over a dozen letters were sent out with copies of the TPO, and the vast majority of those letters were sent to properties overlooking these trees, and I believe a letter was sent to your address. The TPO also has come to the attention to others locally by word of mouth which is always the case. Of course, there are some objections but I've also had a lot of support locally for this TPO but those individuals and families would like to remain anonymous.”

I will presume that you wish to keep the objection is still in place unless I hear differently.

If you have any further questions, then advice please do not hesitate to contact me.

Yours Sincerely

Rhydian Roberts

Rhydian Roberts
Tree and Woodland Officer



Cyswllt · Contact
Ffôn · Telephone
Ein cyf · Our ref
Eich cyf · Your ref
Dyddiad · Date
e-bost · e-mail

Rhydian Roberts
01766 772229
3/WO/017.P084/RhR/EP

23rd December 2024
rhydian.roberts@eryri.llyw.cymru

PARC CENEDLAETHOL ERYRI
lle i enaid gael llonydd
ERYRI NATIONAL PARK
one of Britain's breathing spaces

Mr. S. Granshaw,

[Redacted address]

Dear Mr Granshaw,

Tree Preservation Order SNP 84 (G01) - Coed Cae yr Odyn, Llanfair (SH 5762 2924)

I can confirm that your objection (*in addition to a letter from Mr Richard John of [Redacted]*) to the above TPO has been noted and arrived within the time frame (**by 16-12-2024**) for objections to the TPO.

Please find my response to your objections (**1. Public Safety; 2. Non-Native Tree Species and Non-Woodland; and 3. Lack of Public Consultation**) to the TPO (highlighted in **yellow** below).

I also need to clarify this miss conception that no Tree Works can happen if a TPO is in place – it certainly does prevent the landowner to carry out poor unnecessary tree work but encourages pro-active positive tree work; and If a tree becomes a “dangerous” tree then again it does not stop tree work making that tree safe. Of course, the National Park needs to be informed of any tree works, and then needs to issue consent.

After reading my response you might decide yourself to withdraw your objection; but if not, then the process moving forward is that the confirmation of the TPO will be put in front of the National Park Planning Committee. If objections are still in place, I will be aiming to put this TPO forward for the Planning Committee meeting on March 5th, 2025.

Be aware, the provisional TPO is still in place, and it will still be until middle of May 2025. then wish to proceed (bat issue) then you will require a species licence from NRW.

Objection 1 – Public Safety

“We [The Snowdonia National Park Authority] would never consider a TPO on any “dangerous” tree / trees, and what is required with the Pines is for improved management of the trees. Surely this is the best and correct approach and if we look beyond the group of pines at all trees that are growing next to property, highways, public open space etc in the Eryri National Park and beyond, then are you of the view that all these trees should be removed as there is always a perceived likelihood of a tree (native or non-native) could fall in high winds? If your answer is no, then why should these Pine trees should not be treated any different ?”

Objection 2 - Non-Native Tree Species and Non Woodland

“A TPO is not specific for native trees or to trees that are part of a larger wooded area. Amenity is the prime consideration and the threat to the trees is secondary. In both cases the group of Pines score very highly and are extremely worthy of the TPO.”

Objection 3 - Lack of Public Consultation

“I strongly disagree that there has been a lack of public consultation. With this and other TPO we notify the owner of the tree as well as direct neighbours (, along with the local Community Council and Gwynedd Councillors. A site notice was put up (notifying about the TPO) and I believe it was ripped down shortly after being put up. Also, over a dozen letters were sent out with copies of the TPO, and the vast majority of those letters were sent to properties overlooking these trees, and I believe a letter was sent to your address. The TPO also has come to the attention to others locally by word of mouth which is always the case. Of course, there are some objections but I've also had a lot of support locally for this TPO but those individuals and families would like to remain anonymous.”

I will presume that you wish to keep the objection is still in place unless I hear differently.

If you have any further questions, then advice please do not hesitate to contact me.

Yours Sincerely

Rhydian Roberts

Rhydian Roberts
Tree and Woodland Officer

<u>Rhif Eitem / Item No.</u>	<u>Cyfeirnod / Reference No.</u>	<u>Disgrifiad / Description.</u>	<u>Swyddog Achos / Case Officer</u>
1	NP4/11/95A	Pont droed newydd a gwelliannau i hawl tramwy cyhoeddus i gynnwys gwaith peirianyddol, a gwaith cysylltiedig, Pont y Soldiwr / Sappers Bridge, Betws y Coed. / Replacement footbridge and improvements to public right of way to include engineering works, and associated works, Pont y Soldiwr / Sappers Bridge, Betws y Coed.	Dafydd Thomas
2	NP4/11/377C	Codi estyniad cefn ac estyniad i gaffi / bwyty (Defnydd Dosbarth A3) a siop (Defnydd Dosbarth A1) i ardal estynedig (Ôl-weithredol), Hangin' Pizzeria, Uned 1 Ffordd Yr Orsaf / Station Approach, Betws y Coed, Conwy LL24 0AE. / Erection of rear extension and extension of café/restaurant (Use Class A3) and shop (Use Class A1) uses to extended area (Retrospective), Hangin' Pizzeria, Unit 1 Station Approach, Betws Y Coed, Conwy LL24 0AE.	Gavin Roberts

**Eryri National Park Authority –
Planning & Access Committee**

Date: 5th of March 2025

Application Number: NP4/11/95A

Date Application Registered: 24-Sep-2024

Community: Betws y Coed

Grid Reference: 356508 / 279840

Case Officer: Mr Dafydd Thomas

Location:

Pont y Soldiwr / Sappers Bridge, Betws y Coed.

Applicant:

Mr. Bryn Shiland
Conwy County Borough Council
Coed Pella Offices, Coed Pella Road, Colwyn
Bay, Conwy, LL29 7AZ

Description:

Replacement footbridge and improvements to
public right of way to include engineering works,
and associated works

Summary of the Recommendation:

To APPROVE subject to conditions.

Reason(s) Application Reported to Committee:

Director of Planning deems it to be appropriate to be determined by committee.

Land Designations / Constraints:

Adjacent to Betws y Coed Conservation Area
Nearby to Betws y Coed Retail Area
Historic Environment Record – Suspension Bridge, Betws y Coed
Proximity to CADW Listed Building (number 3229) St Michael’s Church
Flood Map Zone C2
Within catchment of Gwydyr Forest Mines SAC – Lesser Horseshoe Bats
Within catchment of Meirionnydd Oakwoods and Bat Sites SAC – Lesser Horseshoe
Bats

Site Description and Context:

Pont y Soldiwr / Sappers Bridge is a suspension bridge (footbridge) over the River Conwy situated to the east of Betws y Coed within Eryri National Park. The bridge was built in 1930 but was closed in December 2021 due to safety concerns. The bridge therefore is currently not in use.

In its current form, the site comprises a section of footpath that is a Public Rights of Way and Sappers Bridge. The footpath tracks through farmland from the A470 to the west and crosses the river Conwy via the currently disused suspension footbridge before adjoining Old Church Road to the west of the river.

The existing Pont y Soldiwr / Sappers Bridge comprises of a metal structure with towers at the eastern and western banks of the river, with suspension cables supporting a timber deck across the river. The existing bridge is a 1.2m wide, 47.5m single span suspension bridge which crosses the Afon Conwy at Betws y Coed. It is not the original bridge of that name at the location. The original Pont y Soldiwr / Sappers Bridge was built by Royal Engineers (“Sappers”) in 1917 and later washed away by floods. It was replaced in 1930 by an iron suspension bridge built by David Rowell & Co. of Westminster, retaining the name Pont y Soldiwr / Sappers Bridge as a tribute to the Royal Engineers.

To the east of the bridge, the footpath routes through fields enclosing by hedgerow and post and wire fencing. The route passes Muriau Farm before joining the adjacent access to the farm and latterly the A470 carriageway. To the west of the bridge, the footpath comprises of a short section of bitmac surfacing before ascending from the lower level of the bridge to the raised level of Old Church Road.

Development proposals relate to the replacement of the existing bridge which crosses the River Conwy. The project was initiated and developed by CCBC, Eryri National Park Authority (ENPA) and Transport for Wales (TfW) after the need for the route was identified in the Eryri Walking and Cycling Strategic Plan. It is funded by the UK Government Levelling Up Fund.

In addition to the replacement bridge, associated works are also proposed to the west and east of the bridge which are included as part of this application. To the west of the bridge, development proposals include a redesigned access to the bridge from Old Church Road. To the east of Pont y Soldiwr / Sappers Bridge, development proposals include improvements to the existing public rights of way and a new ramp to the adjoining A470.

The land subject to the application is split between a number of landowners who have been notified by the applicants as part of the application submission process.

Proposed Development:

The proposed development is to replace the existing footbridge spanning the river. The footbridge will be widened from 1.2m to 4m, which shall improve accessibility for a greater range of users, such as for people with wheelchairs, pushchairs and bicycles.

As shown on the submitted drawings, the proposed replacement bridge aims to be of a similar design to the existing suspension bridge in that it will comprise of ornate metalwork towers to the east and west of the River Conwy with metal cables suspending the footbridge deck. The bridge will be enclosed by metal fencing and affixed to new stone foundations beneath the towers. The surface of the footbridge will be of timber decking to match the existing bridge, and it is also proposed to redesign the access to the bridge from Old Church Road to the west.

The distance between the two suspension towers shall be 50m, just slightly longer than the 47.5m between the current suspension towers. The length of the path with metal railings from the western suspension tower to the existing carriageway level in the west shall be 12.8m. The length of the ramped path with metal railings from the eastern suspension tower to the ground level in the east shall be 62.6m. This gives a total length from the existing carriageway level in the west to the ground level in the east of 125.4m.

The top of the finial level of the existing bridge is 21.99m, whereas the proposal is 24.335m. The developer has aimed to design the lattice towers aesthetically in keeping with the existing, although they have increased in size due to the 4 x increase in loads.

To the east of the river, the proposals comprise improvements of the Public Right of Way that includes new surfacing, new field gates, a concrete culvert 'sheep creep', regraded earth works and low retaining walls to assimilate the footpath within the existing landform. The enhanced footpath route will run north of the access road to Muriau Farm and connect to the A470 via a new ramp. Secondary access to the footpath will be gained in this location via 1.2m wide stepped access.

Supporting documentation –

The application is supported by an array of reports and assessments including (but not limited to) -

- Ecology Desk Study (July 2024).
- Outline Landscape Strategy (29/08/24).
- Outline Lighting Assessment (August 2024).
- Planning, Design and Access Statement (02/09/24).
- Preliminary Ecological Assessment (July 2024).
- Protected Species Report: Amphibians (July 2024).
- Arboricultural Impact Assessment (May 2024).
- Historic Environment Desk-Based Assessment (March 2024).

- Landscape and Visual Appraisal (March 2024).
- Otter and Water Vole Survey Report V1 (September 2024).
- Ecological Impact Assessment V1 (October 2024).
- Otter and Water Vole Field Survey Plan (22/02/2024).
- Statement of Landscape Design (November 2024).
- Detailed Planting Plan (04/11/24).
- Shadow HRA Report: Stage 1 Screening of Likely Significant Effects December 2024.
- LVA Addendum – Lighting (December 2024).
- Outline Construction Environmental Management Plan (20/12/24).
- Bridge Design Statement (December 20th 2024).
- Bat Activity Technical Report V1 (December 2024).
- Ecology Technical Note – Green Infrastructure Statement (07/11/24).
- Precautionary Working Method Statement V1 (January 2025).
- Biodiversity Enhancement Management Plan V1 (January 2025).
- Shadow HRA Report V1 (January 2025).
- Sappers Bridge Written Scheme of Investigation for Historic Building Record (January 2025).
- Sappers Bridge Photomontage Viewpoint 7 - Baseline (January 2025).
- Landscape & Heritage Addendum – Bridge Design (January 2025).

Relevant Planning Policies and Legislation:

Conservation of Species and Habitats Regulations 2017.

Future Wales: The National Plan 2040:

- 4 – Supporting Rural Communities
- 5 – Supporting rural economy
- 9 – Resilient Ecological Networks and Green infrastructure

Planning Policy Wales (PPW) (Ed 12) 2024 and Technical Advice Notes (TANs)

Wellbeing of Future Generations (Wales) Act 2015.

Eryri Local Development Plan 2016-2031:

- Strategic Policy A: National Park Purposes and sustainable Development
- Strategic Policy: C Spatial Development Strategy
- Development Policy 1: General Development Principles
- Strategic Policy: Ch: Social and Physical Infrastructure in new developments
- Strategic Policy D: Natural Environment
- Development Policy 2: Development and the Landscape
- Strategic Policy Dd Climate Change
- Strategic Policy Ff: Historic Environment
- Development Policy:6 Sustainable Design and Materials
- Development Policy 7: Listed and Traditional Buildings

- Development Policy 8: Protection of Non-Designated Sites
- Development Policy 18: The Welsh Language and the Social and Cultural Fabric of Communities
- Strategic Policy H: A Sustainable Rural Economy
- Strategic Policy I: Tourism
- Development Policy 21: Tourism and Recreation
- Strategic Policy L: Accessibility and Transport

Supplementary Planning Guidance (SPG):

- SPG 1: Sustainable Design in the National Parks of Wales
- SPG 2: General Development Considerations
- SPG 3: Planning and the Welsh Language
- SPG 5: Planning Obligations
- SPG 6: Nature Conservation and Biodiversity
- SPG 12: Enabling Sustainable Development in the Welsh National Parks
- SPG 13: Landscape Sensitivity and Capacity Assessment
- SPG 14: Obtrusive Lighting (Light Pollution)

Consultations

<p>Betws Y Coed Community Council</p>	<p>06.02.25 – Support. Key points raised include:</p> <ul style="list-style-type: none"> • The replacement bridge will provide a new improved access and purpose within a design sympathetic with local heritage. • An integral part of the Active Travel route linking the north wales coast with Betws y Coed and will bring valuable economic benefit and opportunity of enabling green travel. • Contribution to the health and wellbeing of communities. • Impact on businesses and the village centre. • A concern that any delay in awarding planning permission and therefore the project start date will risk the crucial date for the necessary felling of non native trees in March, before the start of the bird nesting season in April and the bridge not being in place by October and the start of the fish spawning season. • 100% funding for the project is in place, and unlikely that such
---------------------------------------	---

	<p>opportunity to support the project will become available from any other funding source.</p>
National Park – Ecology	<p>14.01.25 – No objection, however, concerns raised and additional information required by way of a INNS Management Plan, PWMS, the submission of a lighting plan, bat surveys, enhancement plans, Green Infrastructure Statement and the requirement of an Appropriate Assessment (Stage 2) Habitat Regulation Assessment (as per the recommendation from the submitted shadow Stage 1 HRA).</p> <p>04.02.25 – Additional information supplied considered to be sufficient. With specific regards to protected sites, in agreement with this conclusion and have recommended this sHRA be adopted as our own. No further comments to be made.</p>
National Park – Forestry Officer	<p>23.01.25 – No objection raised, however concern regarding the location of the replacement trees to be planted to offset the loss of the tress as part of the development not yet secured. Also sought confirmation on whether specific trees are to be removed. At the time of writing, the Authority are currently awaiting this additional information.</p>
Gwynedd Archaeological Planning Service (Heneb)	<p>27/01/25 – No overring objection raised however requested the submission of a programme of archaeological work to be submitted and approved prior to any work commencing on-site.</p> <p>At the time of writing, a WSI has been submitted by CCBC and the Authority await further comments on this. At the time of writing, the Authority also await the submission of a Stage 3 photographic record survey from CCBC.</p>

Dwr Cymru	<p>16/10/24 – Holding Objection until such time as further information received in order for Dwr Cymru to assess the impact on their assets.</p> <p>30/01/25 – Holding Objection removed, however raised the requirement of pre-commencement conditions and advisory notes be included should consent be granted (with these associated with detailed design of schemes to protected public water mains and public sewers and Sustainable Drainage System Features (SuDS).</p> <p>05/02/25 – Requirement of pre-commencement conditions removed. Required the inclusion of a general condition relating to surface water / land drainage and advisory notes.</p>
Natural Resources Wales	<p>22/10/24 – Concerns raised and would offer an objection on the grounds of insufficient information relating to protected species and landscape.</p> <p>20/11/24 – Concerns raised due to insufficient information. Further information required relating to protected species and protected landscape, without which NRW would object to the application.</p> <p>28.01.25 – Concerns raised relating to protected species, however satisfied that these concerns could be overcome if a condition regarding protected species is attached to any planning permission granted and the documents submitted are included in any approved plans and documents list on the decision notice should consent be granted. Concerns remain relating to design and protected landscape. No concerns raised with regards to matters of flooding.</p> <p>07/02/25 – Concerns with the application, however satisfied that concerns can be overcome with inclusion of documents</p>

	<p>included in approved plans and documents list on decision notice.</p> <p>With regards to HRA, NRW noted that they are in agreement with the conclusion that the development is unlikely to have an adverse effect upon the integrity of the SAC sites (subject to conditions).</p>
Conwy Council – Highways	13/10/24 – No comments to be made.
Welsh Government – Highways	<p>12/11/24 – Directs that any permission granted shall include a condition relating to the submission of a Construction Traffic Management Plan (CTMP) prior to the commencement of any works on-site.</p> <p>31/01/25 – confirmed that works on the A470 trunk road are being carried out collaboratively between Welsh Government and Conwy CBC. Conwy CBC have been commissioned via the North and Mid Wales Trunk Road Agency, on behalf of Welsh Government, to design and implement the works on the A470. Within the contract, Conwy CBC have included the traffic management requirements specified by Welsh Government in order to meet the requirements of a construction traffic management plan. Also confirmed that Welsh Government is therefore satisfied that the contract between Conwy CBC and the appointed principal contractor contains the necessary restrictions and measures to adequately control the construction traffic movements and traffic management layouts in order to meet the requirements set out in the consultation response as referred to above. In addition the works will be supervised by our maintaining agent; North and Mid Wales Trunk Road Agent on our behalf and all traffic management on the A470 will be agreed with Welsh Government.</p>

Conwy Council – Environmental Health	<p>29/10/24 – In principle, no objection to the proposal albeit concerns about noise and nuisance from the works themselves. Advised that should consent be granted, a Construction Environmental Traffic Management Plan should be submitted pre-commencement. Advised that there should also be a restriction on working hours.</p> <p>24/01/25 – Advised that concerns had been resolved, and that the OCEMP submitted should be followed and adhered to. No further conditions or information required.</p>
National Park – Conservation Officer	<p>13/11/24 – No objection. Advised that the existing bridge be property recorded. No objection in principle to the new bridge or associated works, including footpaths and lighting. On balance, agree that this is the right approach considering its location within the Betws y Coed Conservation Area, and its location with the setting of the grade II* St Michaels Church.</p> <p>Also advised that any works to the boundary wall of the grade II* St Michaels Church would require Listed Building Consent.</p>
Design Commission for Wales	<p>14/11/24 – In support of the principle of the development proposal, however raised concerns, these including as a summary –</p> <ul style="list-style-type: none"> • DC does not support the design approach to the proposed replacement bridge. • Considers that the proposal is neither a faithful reproduction of the current bridge nor a well designed modern replacement. • Encourage a review of the proposal to create a high-quality design that better captures the spirit of the old bridge and its history, and creates a more elegant bridge, particularly within this setting.

	<ul style="list-style-type: none"> • Questions whether the bridge needs lighting. • Questions whether the approach to landscaping, construction and maintenance would benefit from further attention. <p>16.01.25 – In response to CCBC’s design report, response is noted but the points in the Design Review report stand.</p>
--	--

The application has been publicised by way of neighbour notification letters and a number of site notices were positioned within the vicinity of the site. .

In response to the consultation, the Authority received 21 representations for the application from members of the public. Of the 21 received, 12 raised their support for the application whilst the remaining letters provided general comments on the application. In summary, the representatives received raised the following comments:-

- Importance of Pont y Soldiwr / Sappers Bridge as an active travel link;
- Importance of Pont y Soldiwr / Sappers Bridge as a commuter link;
- Importance of the existing bridge to the cultural heritage of Betws y Coed.
- The requirement of connecting the village and the enthusiasm for the bridge to be repaired and re-opened.
- Concern over the length of the time the bridge has been closed.

1 **Assessment:**

Principle of Development

- 1.1 The Active Travel (Wales) Act 2021 places a duty on local authorities to plan for, improve, and promote routes for walking and cycling for everyday journey.
- 1.2 Conwy County Borough Council (CCBC) were awarded funding (through the UK Government’s Levelling Up Fund) to upgrade active travel around the borough through the Coast to Valley Transport Bid. This comprises three parts to kick start a programme of investment in a Coast to Valley Active Travel Route and improve transport connections in the Conwy Valley. This proposal forms part of this programme of investment. The proposed development relates to the replacement of the existing footbridge spanning the river.
- 1.3 The footbridge is to be widened from 1.2m to 4m, which shall improve accessibility for a greater range of users, such as for people with wheelchairs, pushchairs and bicycles. It is considered therefore that that the proposed development will contribute to the implementation of the Active Travel (Wales)

Act 2021 in developing comprehensive networks of local walking and cycling routes. It will help fulfil the duty put on local authorities by the Active Travel (Wales) Act 2021 to plan, improve and promote sustainable travel.

- 1.4 With regards to the Eryri Local Development Plan 2016-2031, the key policies for consideration in this instance comprise Strategic Policy A *National Park Purposes and Sustainable Development*, which encourages the sustainable development of settlements in ways which respect their character and function within the settlement strategy and enables inclusive access to services, facilities and employment whilst minimising the environmental impact of transport, Strategic Policy C - *Spatial Development Strategy*, which seeks to improve existing and provide new community facilities to serve local residents, Strategic Policy L – Accessibility and Transport, which supports walking and cycling, improved access to public transport and provision of associated facilities and supports initiatives aimed at encouraging use of sustainable modes of transport.
- 1.5 The proposal seeks to restore a key active travel link for people from the surrounding settlements and rural areas to access local facilities and amenities in Betws y Coed. The principle of the development is considered acceptable therefore, in that it develops and promotes sustainable travel within the National Park by improving accessibility for all. This is, however, subject to more detailed consideration as outlined below.

2 Planning Assessment

- 2.1 Main issues to consider have been identified as:
 - Landscape, Visual Impact and Design.
 - Impact upon the Gwydyr Forest Mines SAC and Meirionnydd Oakwoods and Bat Sites SAC.
 - Impact upon other Ecology and Biodiversity interests.
 - Impact upon the Historic Environment and Cultural Heritage.

Landscape, Visual Impact and Design

- 2.2 Within the Eryri National Park Authority's Supplementary Planning Guidance (SPG) 7: Landscapes and Seascapes of Eryri, the site is located within LCA 6 (Coedwig Gwydyr) and LCA 7 (Dyffryn Conwy).
- 2.3 As per the SPG, recreation is an important feature of LCA 6, with much of the area covered by the Gwydyr Forest Park. It is noted with the SPG, that sustainable tourism and recreation will be encouraged and that the area is rich in industrial archaeological remains associated with lead and zinc mining and

many sites have been preserved and interpreted. In summary the key characteristics of the landscape character area includes strongly undulating landscapes of rounded hill summits, gwydyr forest mines SAC, strong cultural heritage associated with past industry and peaceful, rural and scenic qualities. With regards to LCA 7, this forms the eastern boundary of the northern part of the National Park, rising from the floodplain of Afon Conwy to an elevated plateau affording views to the Conwy and Denbighshire moors. Other key characteristics of the landscape character area includes valued viewpoints from higher ground, undulating vale landscape with occasional rounded hill summits and a peaceful and rural landscape providing a scenic, gentle gateway into Eryri. The proposed development is therefore evidently situated in a sensitive location and as such great attention must be provided to the design proposals brought forward in order to protect the 'special qualities' of these areas.

- 2.4 With regards to design specifics, the top of the final level of the existing bridge is 21.99m, whereas the proposal is 24.335m. The lattice towers have been designed aesthetically in keeping with the existing, although they have increased in size due to the 4 x increase in loads. It should be noted that Welsh Government Active Travel standard width for an unsegregated pedestrian/cycle bridge on a primary route is 4m, (with the existing bridge at a width of 1.2m). The proposed bridge will be fabricated with steel for the lattice towers and parapets with steel rope suspension cables and a suspended steel truss deck with timber decking. The towers are more robust (1850x1200mm) which are required to address the increase in load resulting from a substantial wider bridge. The parapets are also more robust than the existing bridge and are of a lattice design. The steel structures are to be coated in BS4800:2011 12 B 17 Green Mist / Willow to match the colour of the existing bridge.
- 2.5 A Landscape Visual Assessment (and subsequent addendum) has been produced by CCBC and submitted as part of the application, which included a comprehensive and detailed assessment of the visual and landscape impact of the proposed development upon the wider area as well as on nearby public vantage points. The submitted LVA addendum concluded the following:-

“The Proposed Development would not cause detriment or damage to the special qualities of Eryri National Park or result in substantially adverse effects on views. The proposed bridge is of a more robust design to meet engineering and accessibility standards, however it will largely be in keeping with the existing character and context of the site and will allow the re-opening of the Public Right of Way to improve accessibility in the Betws y Coed area and a wider strategic Active Travel route from Betws y Coed to Llanrwst and onwards to Llandudno Junction”.

- 2.6 In response to consultation, with regards to landscape impact, Natural Resources Wales raised concerns regarding the scale and design of the proposals. It was noted in their response that they have determined that the proposed bridge *“is more than double the size and scale of the existing footbridge, requiring significantly greater engineering and introducing bulky structural elements at the embankments and along the highly sensitive approach into Betws y Coed. Further, the design includes new engineered elements, modern lighting, street furniture and glazing which are not similar to the original bridge design.”* NRW also advised submission of visualizations which represent how the proposed would look and sit within the landscape compared to the existing bridge as well as an assessment with regards to Dark Skies.
- 2.7 In addition to NRW, due to the public interest of the development, and in order to assist the Planning Authority on design issues, a desktop Design Review has been undertaken by Design Commission for Wales on the design proposals, drawing on appropriate expertise at the Design Commission including landscape, structures, and infrastructure design as well as active travel. With regards to the response received, a summary of the key points is as follows:
- *“The Design Commission is supportive of enhanced active travel routes and transport choices throughout Wales. We therefore support the principle of the development proposal.*
 - *The Design Commission does not support the design approach to the proposed replacement bridge.*
 - *The proposal is neither a faithful reproduction of the current bridge nor a well designed modern replacement.*
 - *We encourage a review of the proposal to create a high-quality design that better captures the spirit of the old bridge and its history, and creates more elegant bridge, particularly within its setting.*
 - *We question whether the bridge needs lighting.*
 - *The approach to landscaping, construction and maintenance would benefit from further attention.”*
- 2.8 In response to the above comments (both NRW and DCFW), CCBC prepared a detailed design review report which provided additional information on the rationale behind the design decisions for the bridge as well as visualisations of the new bridge in the context of the wider landscape The rationale for the bridge is summarised as follows.
- 2.9 The rationale behind the design of the bridge was developed through a WelTAG Stage 1 and Stage 2 study undertaken by CCBC for a Conwy Valley Strategic Active Travel Route linking Llandudno Junction on the coast with Betws y Coed as the gateway to Eryri (approximately 14 miles), of which the

Betws y Coed to Llanrwst section would form the southern leg. The strategic route formed the basis of CCBC's successful application to the UK Government's Levelling Up Fund and is named Mor i'r Mynydd (Sea to Mountain). The Betws to Llanrwst WelTAG considered a longlist of 8 options, which were reduced to a shortlist of two routes: Option 1.2 A470 via Pont y Soldiwr / Sappers Bridge and Option 6 A470 via golf course. The preferred option from the WelTAG Stage 2 was deemed to be Option 1.2, a new river crossing at Sappers Bridge. This was confirmed by the Review Panel, which included representatives from CCBC, ENP, NRW, TfW and Sustrans.

2.10 With regards to the design options of the bridge, the WelTAG Stage 2 report included a preliminary assessment of design options for a replacement Pont y Soldiwr / Sappers Bridge by consultants Mott Macdonald. It should be noted that Welsh Government Active Travel standard width for an unsegregated pedestrian/cycle bridge on a primary route is 4m. The following 6 options were identified:

1. Suspension Bridge
2. Deck Arch Bridge
3. Through Arch Bridge
4. Tied Arch Bridge
5. Truss Bridge
6. Cable Stayed Bridge.

2.11 As per the submitted design statement, the options appraisal considered cost, environmental factors (including flood risk), buildability, design complexity, maintenance and aesthetics. Aesthetic factors were particularly important given the sensitive landscape setting. Only three options were assessed as having a neutral (i.e. non-negative) aesthetic impact – Suspension, Through Arch and Cable Stayed. Mott Macdonald recommended a Cable Stayed Bridge as the preferred option on cost and buildability, however CCBC's view was that the aesthetic impact of the single tower on the east bank at over twice the height of the existing bridge tower would not be acceptable and as such a Suspension Bridge was taken forward.

2.12 It should be noted that CCBC also made a pre-application enquiry to the Authority providing visualisations of a replacement suspension bridge of similar design to the existing Pont y Soldiwr / Sappers Bridge but built to modern standards. The Authority responded highlighting the preferred option was to refurbish the existing Pont y Soldiwr / Sappers Bridge and to build a modern active travel bridge alongside, with the steer that it be as simple and clean-lined as possible. This was therefore included as an option at public consultation. Notwithstanding this, the consultation representations were majority in favour of a new suspension bridge rather than the other options

outlined. This therefore provides the justification for the rationale of the suspension bridge design. It was also noted by CCBC in response to DFCW:

“The existing bridge is beyond repair and requires the foundations, cables, hangers and deck all to be replaced – in effect a new bridge with the potential possibility to refurbish and reuse the existing towers but that has not been confirmed. The level of public expenditure required to retain a structure which would effectively be ornamental and unfit for its modern function is not justified”.

- 2.13 In response to the comments raised by DCFW and NRW, CCBC also set out that the design is heavily constrained by location and function. It is noted that the design approach to utilise the same construction form, i.e. a suspension bridge is supported by the community and in the view of CCBC the most aesthetically effective and sensitive method of providing the require function of a bridge that is accessible to all parts of the community. It should also be noted that further to the comments received, the scheme has been altered as much as possible by way of the removal of lighting to the bridge and as set out within the design statement submitted, it is agreed by CCBC that *“further attention is needed on design details for the ramp and approach paths and that a coherent identity for this section of path which acknowledges its historic significance would be beneficial”*. This is currently being actioned by CCBC and should permission be granted may be secured by condition.
- 2.14 Regarding the design of the proposed replacement bridge, the concerns raised by DCFW and NRW are noted, and the Authority is in agreement that the proposed new bridge is generally bulkier and lacks the elegance and grace of the current bridge. The Authority considers that this project would have been a major opportunity for CCBC to engage fully and early in the process on the design proposals with DCFW to ensure a well-designed modern bridge and it is disappointed that this opportunity has been missed.
- 2.15 Notwithstanding the above however, first and foremost, in line with local and national policy, the Authority considers the proposal to be vital to develop and promote sustainable travel within the National Park and contribute to the economy and vitality of the local community. Officers consider the design is somewhat lacking and could generally be improved, but CCBC have provided detailed justification and evidence for the design rationale of the proposed bridge as is currently proposed. CCBC have also ensured a number of design amendments to address the comments raised, i.e. removal of lighting and detailed landscaping, as well as a detailed design of the wider scheme.
- 2.16 With regard to any wider landscape and visual impact, it is acknowledged that such a scheme would undoubtedly have an impact to the surrounding

landscape character. The existing landscape is characterised as a tranquil river and woodland setting and the existing bridge is a sleek elegant bridge which contributes to the character of the area. As outlined, the Authority is in agreement that the proposed new bridge is generally bulkier and lacks the elegance and grace of the current bridge. There will also be undoubtedly an impact during the construction phase of the development with such a scheme. With regards to visual impact, it was stated therein the submitted LVIA that the worst-case visual receptor overall effect would be moderate adverse from an adjacent PRoW. Whilst the Authority somewhat disagrees with this, due to the proposed size and scale of the replacement bridge in comparison to the existing bridge, it should be noted however that CCBC has submitted a number of documents not least including an Outline Environmental Management Plan (as well as agreeing a Construction Traffic Management Plan with Welsh Government) which includes detailed mitigation measures that will assist in minimising any long-lasting impact upon the surrounding landscape as well as a landscaping / planting scheme to mitigate any visual impact as much as possible. Whilst it is acknowledged therefore that the proposed bridge is bulkier than the existing bridge and that the new bridge will not necessarily enhance the existing landscape character area, the rationale behind the increase in this instance is generally accepted as discussed. The development has been designed to minimise its effects upon the wider landscape and integrate the site within the existing character and context by retaining the majority of the existing footpath alignment and replacement the footbridge with one similar in design and character, to modern standards.

- 2.17 On balance therefore, whilst the landscape and visual impact assessment undertaken have been somewhat understated, in the context of the scheme as a whole and from a wider landscape character perspective, the proposal is considered to have a general acceptable visual and landscape impact. A detailed rationale behind the design proposals has been provided which is considered acceptable by this Authority on a whole.

Impact upon the Gwydyr Forest Mines SAC and Meirionnydd Oakwoods and Bat Sites SAC

- 2.18 The application sites lies within proximity of the Mwyngloddiau Fforest Gwydir / Gwydyr Forest Mines SAC (0.8km north and northeast), the Migneint – Arenig – Dduallt SPA (5.8km south) and the Coedydd Derw a Safleodd Ystlumod Meirion / Meirionnydd Oakwoods and Bat Sites SAC (13.5km southwest).
- 2.19 With regards to the Mwyngloddiau Fforest Gwydir / Gwydyr Forest Mines SAC, this is designated for its Calaminarian grasslands of the *Violetaila calaminariae* and the area is considered to support a significant presence of

lesser horseshoe bat (*Rhinolophus hipposideros*). The Migneint-Arenig-Dduallt SPA is designated for its breeding population of hen harrier *Circus cyaneus*, merlin *Falco columbarius* and peregrine *Falco peregrinus*. With regards to the Coedydd Derw a Safleodd Ystlumod Meirion / Meirionnydd Oakwoods and Bat Sites SAC, this is a large composite site that includes most of the known maternity roosts in Meirionnydd and some hibernacula and comprises the centre of distribution for lesser horseshoe bats in Wales.

- 2.20 Given the proximity of the European sites, the characteristics of their qualifying features and the nature and scale of the proposed development, it is considered that the proposed development represents a number of credible threats to both European sites. Accordingly, and as agreed by CCBC, the provisions of the Conservation of Habitats and Species Regulations 2017 as amended (the Habitats Regulations) are considered to apply and a Habitats Regulations Assessment (HRA) is required.
- 2.21 The ENPA is the statutory ‘Competent Authority’ and must carry out an assessment under the Habitat Regulations, to test if a proposal could significantly harm the designated features of a European site. The Regulations only allow a development to be granted consent provided it will not adversely affect the integrity of the SAC. A Shadow Habitat Regulation Assessment was however submitted by the applicant as part of the application submission, dated the 30th of January 2025 (thus including a Stage 1 Screening Assessment and Stage 2 Appropriate Assessment).
- 2.22 The shadow HRA screening assessment (Stage 1) concluded significant effect(s) are likely, or cannot be excluded, as a consequence of the introduction of construction and operational phase permanent new artificial lighting affecting:
- Gwydyr Forest Mines SAC – Lesser Horseshoe Bats
 - Meirionnydd Oakwoods and Bat Sites SAC – Lesser Horseshoe Bats.
- 2.23 As mitigation measures were required to overcome the above, an appropriate assessment was required. In this case, the Shadow HRA further assessed the potential like significant effects (listed above) and proposed mitigation measures, where appropriate, to prevent adverse effect from the above.
- 2.24 With specific regard to lighting (which was identified as the biggest threat to the Gwydyr Forest Mines SAC and the Meirionnydd Oakwoods and Bat Sites SAC), following discussions between the Authority and CCBC as well as their own ecologist, a revised lighting plan was submitted for approval. This is also included within the Shadow HRA (which is included within the background

papers for reference). The lighting plan was split into two parts, construction period and its operational period and a summary of each is as follows:

- Construction
 - The only artificial lighting proposed during the construction is to be located at the site compound, to the north of Muriau Farm.
 - Proposed light mitigation and bat connectivity measures during the construction phase include; restriction to light usage, light screening, site security fencing to be used to maintain temporary connectivity measures for bats and tree, hedgerow and other vegetation replacement planting.
- Operational
 - A dark corridor within which no new lighting will be retained across the river corridor, extending to the east end of the ramp. No lighting is to be installed onto or within the new bridge or the ramp.
 - A dark corridor across the path will be provided at the hedgerow connection north of Muriau Farm. Bollards either side of the corridor will have 240 degree shielding and will be directed away from the dark corridor.
 - Replacement hedgerow.
 - Retaining wall in combination with retained and new planting will provide light screening from the bollards and strengthen habitat connectivity west form the A470.
 - All lighting bollards will be operated via motion sensors, triggered to switch on only when pedestrians / cyclists are detected. Bollards will illuminate for at least one minute when pedestrians / cyclists are detected which will also trigger the bollard either side for the same period.
 - Monitoring.

2.25 The Shadow HRA concluded that, providing the mitigation measures are implemented as described, the effects of the new lighting would be sufficiently reduced to levels that would not be significantly detrimental to the conservation objectives for lesser horseshoe bat populations of the Gwydyr Forest Mines SAC and the Meirionnydd Oakwoods and Bat Sites SAC.

2.26 Regarding protected sites and in particular the issue of lighting, in response to the application, Natural Resources Wales noted that they require, prior to its installation, full details of lighting by way of a lighting plan. As outlined, this information has been supplied by the applicant by way of a lighting plan which is included within the submitted shadow HRA. As a result, a further response

has been sought from the NRW on the acceptability of the document submitted and at the time of writing the Authority await confirmation of this. Officers will hopefully be able to report verbally on this at the committee.

- 2.27 As already outlined, the ENPA is the statutory 'Competent Authority' and as such must carry out an assessment under the Habitat Regulations, to test if a proposal could significantly harm the designated features of a European site. Notwithstanding the above, due to the input provided by the Authority into the submitted HRA and its great level of detail, with an agreeable outcome, the Authority has decided to 'adopt' the shadow HRA as its own. As per the Habitat Regulations, this has also been issued to NRW for approval. NRW have responded noting that on the basis that all mitigation measures are followed in full as per the HRA, they are in agreement with the outcome concluded.
- 2.28 The advice to the Authority, on the specific merits of this case and at this point in time, therefore, is that there is no objection on the submitted HRA therefore and should permission be granted all mitigation measures raised by the shadow HRA and noted by Natural Resources Wales must be secured by condition. On the basis of the above therefore, and with a suitably imposed and enforceable condition, the Authority under Regulation 63(5) of the Habitats Assessment Regulations, with this positive outcome of the HRA, may approve the application.
- 2.29 Accordingly, the proposal is considered to be compliant with ELDP Policies SP A *National Park Purposes and Sustainable Development* and DP 1 *General Development Principles*, SP D *Natural Environment*.

Impact upon other Ecology and Biodiversity interests

- 2.30 As forementioned, an array of documents has been submitted as part of this application, notably of which associated with ecology and biodiversity interests include an ecological technical note (07/11/24). As set out within the technical report, ecological surveys of the site have been undertaken in 2024 to understand the baseline biodiversity conditions of the site. In summary, the following Green Infrastructure / ecological interests are present at the site:
- Improved grassland,
 - Poor semi-improved grassland,
 - Amenity grassland,
 - Dense / continuous and scattered scrub,
 - Running Water (Afon Conwy),
 - Standing water,
 - Bare ground / hardstanding,
 - Native species-rich intact hedge (S7 habitat),

- Scattered trees (including one with potential roost features suitable for multiple bats),
- Otter (commuting and foraging),
- Bats (commuting and foraging),
- Habitats suitable for common amphibians, nesting birds, fish, invertebrates, hedgehog, polecat, and reptiles,
- Non-native invasive plant species.

2.31 As set out within the technical ecology report, the following forms of mitigation are proposed:

- Designated Sites and Habitats
 - Employment of standard pollution prevention and dust control measures set out in a Construction Environmental Management Plan (CEMP) and implemented during site clearance and construction works will avoid runoff and pollution during the construction period.
- Habitats and Flora
 - Tree loss has been minimised as far as possible. Retained tree groups will be protected by a temporary tree protection plan and adhered to an Arboricultural Method Statement during construction.
 - Existing vegetation outside of the site boundary to be retained with bluebells recorded.
 - Wildflower seeding will be included amongst the woodland and woodland edge planting and species rich seeding sown in the verges either side of the pathway.
 - An Invasive Species Management Plan will be produced and implemented during the construction period.
- Fauna (Wildlife) Species
 - Precautionary working measures will be adopted and included in the Precautionary Working Method Statement (PWMS) to minimise the risk of harm or injury to common amphibian species.
 - Pre-commencement surveys to ascertain presence of protected species.
 - Bat boxes to be installed and appropriate lighting strategy implemented and followed.

- To avoid impacts on nesting bird vegetation, clearance will be ideally timed outside the bird nesting season (March to August). If not, a nesting bird check will be undertaken prior to works.
 - Implementation of CEMP measures.
- 2.32 In line with PPW, enhancements are also proposed, which include the planting of additional native hedgerow, the control of invasive species within the site and the inclusion of new wildflower seeding along the verges and areas of woodland and shrub planting. Enhancement for roosting bats and nesting birds is proposed to be delivered through the provision of bat and bird boxes within the site and log piles will provide terrestrial habitat for amphibians, reptiles, hedgehogs and invertebrates.
- 2.33 Natural Resources Wales (NRW) has been consulted in this respect and raises no objections to the proposal, stating that should permission be granted the documents submitted should be included within the list of approved plans and documents and the mitigation measures contained within adhered to at all times. The Authority's Ecologist has also been consulted and finds the level of detail for the proposed mitigation and enhancement to be sufficient.
- 2.34 It can therefore be considered that the proposal is compliant with ELDP Policies SP A *National Park Purposes and Sustainable Development* and DP 1 *General Development Principles*, SP D *Natural Environment* and PPW (12).

Impact upon the Historic Environment and Cultural Heritage

- 2.35 Pont y Soldiwr / Sappers Bridge is a suspension bridge (footbridge) over the River Conwy situated to the east of Betws y Coed within Eryri National Park. The bridge was built in 1930 but was closed in December 2021 due to safety concerns. The bridge therefore is currently not in use, with therefore no access for people to cross the river at this location.
- 2.36 The Pont y Soldiwr / Sappers Bridge is a non-designated historical asset, with the site also located immediately adjacent to Betws y Coed Conservation Area as well as the grade II* Listed St Michael's Church.
- 2.39 With regards Pont y Soldiwr / Sappers Bridge, the Authority's Conservation Area Appraisal and Management Plan, outlines both St Michael's Church and Pont y Soldiwr / Sappers as an area of interest, noting "*St Michael's Church, with its simple details, and rewarding contrast and visual relationship with the 20th century suspension bridge*".
- 2.40 The document outlines the importance of both the bridge and the church within Character Area 4 noting:

“The church of St. Michael and the churchyard area provide a moment to appreciate the early settlement, away from the tourism which has defined the village for over 150 years.

St Michael’s (listed grade II)¹⁵ is a typically simple rectangular structure but with a substantial and porch transept added by Lord Willoughby de Eresby (then incumbent of Gwydyr) in 1843.¹⁶ The roof is of early slate, in diminishing courses with traditional slate valleys, the only example in the village. The lych gate to the west is also listed. It is of mid-18th century origin a Victorian lychgate (to the south) is much more flamboyant with stepped gable. Important visual connections between the churchyard and the Afon Conwy are enhanced by views to and from the suspension bridge (which is not within the current conservation area boundary). This reinforces the appreciation of early Betws.”*

2.41 Importantly, the document also notes that whilst not currently designated, it is considered that the Suspension Bridge (Pont y Soldiwr / Sappers Bridge), within the proposed extended conservation area boundary should be considered for listing on the national list.

2.42 As part of the planning application submission, a Historic Environment Desk Based Assessment has been undertaken by CCBC. The assessment includes an analysis of the significance of effect by comparing the magnitude of effect against the relative sensitivity of the historic asset affected and this is summarised as follows.

- *“Pont y Soldiwr / Sappers Bridge - The removal of the bridge is a high magnitude of effect on a historic asset of low (local) heritage significance. This results in low adverse significance of effect.*
- *St Michael’s Church - The magnitude of effect on the Church of high (national) heritage significance has been assessed to be negligible to low, which results in a negligible significance of effect.*
- *Betws y Coed Conservation Area - The magnitude of effect on the Conservation Area of moderate (regional) heritage significance has been assessed to be low for direct effects and negligible to low for indirect effects, which results in a negligible significance of effect.*
- *Archaeology - Unknown historic assets of archaeological interest have been assessed to be of low (local) heritage significance, with an up to moderate magnitude of effect. Therefore, the significance of effect is low adverse.”*

2.43 The document also included mitigation in line with the requirement to *“consider options to mitigate or improve the potential impact of a proposed change or development on that significance (CADW, 2017a).”* The mitigation

measures included a programme of building recorded prior to the removal of the existing bridge.

- 2.44 In response to consultation, the Authority's Historic Environment Officer did not raise any objections to the scheme and noted the following:

“The need for a new bridge has partially been led by the Active Travel scheme. It is a shame that the existing Pont y Soldiwr / Sappers could not be repurposed as it does hold some heritage value. The existing bridge is over a hundred years old and it is clear that a substantial amount of money would be required to restore this decaying early C20 structure.

I would suggest that the existing bridge be properly recorded. A level 2 written and photographic survey as set out by the Historic England document 'Understanding Historic Buildings' document is required. This may have already been done.

I have no objection in principle to the new bridge or associated works, including footpaths and lighting. The proposed design is reminiscent of the existing Sappers Bridge, and whilst the new bridge will be larger, it will still be of a similar scale to the existing. The proposed design has been subject to public consultation and this design, rather than a new modern bridge was preferred.

On balance I agree that this is the right approach, considering its location within the Betws y Coed Conservation Area, and its location within the setting of the grade II St Michael's Church.”*

- 2.45 The Authority's Historic Environment Officer also raised the requirement of a Listed Building Consent application to be submitted should it become evident that there are works proposed to the boundary of the adjacent St Michael's Church. CCBC have confirmed that this is not the case, however, for the avoidance of doubt, should permission be granted, a condition may be imposed restricting any work to the Listed Building until such time an LBC application has been submitted and approved by this Authority.
- 2.46 Heneb were also consulted as part of the application, and did not raise any objection to the application. Heneb did however raise the requirement of an archaeological mitigation programme of works to be completed prior to any construction work taking place. Whilst a document has been provided, at the time of writing the Authority are currently awaiting the Level 3 archaeological building record of the current bridge by CCBC.
- 2.47 Considering the above therefore, on the basis that the above information is supplied and is deemed acceptable, the Authority does not see any reason why the application should be refused in historical environment terms. It has been demonstrated that the impact to historical assets will be minimal and that precautionary measures are in place to ensure that there would be no

adverse impact to historical assets during construction or operational phase of the bridge. The Authority has not received any overruling comments in contrary to the above and it is therefore considered that the proposal is compliant with ELDP policies.

Other Matters

- 2.48 In addition to the above key themes discussed, other matters were also raised by consultees that require attention. These include for example the matter of Dwr Cymru's assets. In their original response, Dwr Cymru offered a holding objection to the application until such time as further information had been received in order to assess the impact on their assets. Subsequently, Dwr Cymru withdrew their objection but maintained that further survey work was required by way of pre-commencement conditions should permission be granted. Due to timeline constraints however, the inclusion of such pre-commencement condition would be of detriment to the schedule of CCBC and as such discussions were held between both parties to ensure that survey work and the assessment were undertaken pre-determination.
- 2.49 Following the submission of detailed drawings and discussions between CCBC and Dwr Cymru, a revised consultation response was received on the 5th of February which did noted *"Having regard to the proposed plans submitted in support of the application, it would appear that the proposed development would be located above and within the protection zones of our assets, when measured 3 metres either side of the centrelines. The outcome of the discussions concluded that there is a requirement to divert the assets, and measures put in place to ensure the assets are suitably protected and that our access is maintained"*. It is therefore evident that this issue has subsequently been resolved between each party.
- 2.50 Another matter that was previously raised during the consultation period was Welsh Government's requirement of the submission of a Construction Traffic Management Plan (CTMP). Following discussions between Welsh Government, CCBC and ENPA however, it was confirmed that works on the A470 trunk road are being carried out collaboratively between Welsh Government and Conwy CBC. Conwy CBC have been commissioned via the North and Mid Wales Trunk Road Agency, on behalf of Welsh Government, to design and implement the works on the A470. Within the contract, Conwy CBC have included the traffic management requirements specified by Welsh Government in order to meet the requirements of a construction traffic management plan. It was noted that Welsh Government is satisfied that implementation of traffic management to the specifications outlined will minimise any delays to the free flow of trunk road traffic.

3 Conclusion

- 3.1 Pont y Soldiwr / Sappers Bridge is a suspension bridge (footbridge) over the River Conwy situated to the east of Betws y Coed within Eryri National Park. The bridge was built in 1930 but was closed in December 2021 due to safety concerns. The bridge therefore is currently not in use, with therefore no access for people to cross the river at this location.
- 3.2 In its current form, the site comprises a section of footpath that is a Public Rights of Way and Sappers Bridge. The footpath tracks through pastoral farmland from the A470 to the west and crosses the river Conwy via the disused suspension footbridge before adjoining Old Church Road to the west of the river.
- 3.3 A thorough assessment of the application has been undertaken, based on its merits and the advice available to the Authority at the time of writing this report.
- 3.4 Having carefully considered the proposal, the principle of development is considered to be acceptable with the application demonstrating that the proposed development would restore a key active travel link for people from the surrounding settlements and rural areas to access local facilities and amenities in Betws y Coed.
- 3.5 It has been demonstrated that the impact of the proposed development upon the Gwydyr Forest Mines SAC and Meirionnydd Oakwoods and Bat Sites SAC ecology and biodiversity is acceptable and can be mitigated through appropriately worded conditions.
- 3.6 It is considered that matters of drainage, construction and flooding and the have been adequately addressed at this stage and that the impact of the proposed development upon the cultural heritage has been thoroughly considered.
- 3.7 The Development Strategy of the Eryri Local Development Plan 2016-2031 notes that *'due to the special status of the Park, the impact that development will have on the area's natural beauty, wildlife and cultural heritage and opportunities for the understanding and enjoyment of the area's 'Special Qualities' will be of paramount importance in deciding future change'*.
- 3.8 In general, the proposed development has been shown to be in conformity with the policies of the Eryri Local Development Plan 2016-2031 as well as the primary spatial vision and objectives of National Park.
- 3.9 Whilst officers consider the design of the bridge to be slightly underwhelming and possibly a missed opportunity to provide a beautiful and striking local landmark as a fitting replacement for the existing structure, it is accepted that CCBC have provided detailed justification and evidence for the design

rationale of the proposed bridge and on balance consider it to be acceptable. The Active Travel (Wales) Act places a duty on local authorities to plan for, improve, and promote routes for walking and cycling for everyday journeys. The proposed development has been shown to achieve this.

- 3.10 Therefore, following due consideration and a thorough assessment, it is recommended that the application be approved for the reasons outlined within this report.

Background Papers in Document Bundle No.1: No

RECOMMENDATION: APPROVE subject to conditions

1. 01) The development hereby permitted shall be commenced before the expiration of FIVE years from the date of this decision.
2. 06) The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Plans

- Design Drawing for Calculations General Arrangement – DES 0001 Rev A (4/6/24);
- Existing Suspension Bridge – General Arrangement – 040 (25/08/24)
- Site Location Plan G10295.005A Rev A (14/08/2024);
- Street Lighting Lux Contour Plan (Class P6 with Dark Corridors) Rev P03 (26/01/25);
- Proposed Scheme Layout 041 Rev B (12/02/25);
- Eastern Ramped Section to A470 and Retaining Wall General Arrangement 1 of 4 – 045 – Rev C (12/02/25);
- Eastern Ramped Section to A470 and Retaining Wall General Arrangement 2 of 4 - 046 Rev C (12/02/25);
- Eastern Ramped Section to A470 and Retaining Wall General Arrangement 3 of 4 – 047 Rev C (12/02/25);
- Eastern Ramped Section to A470 and Retaining Wall General Arrangement 4 of 4 – 048 Rev C (12/02/25);
- Design Drawing for Calculations East Tower Abutment 1 of 2 – DES 0005 (May 2024);
- Design Drawing for Calculations West Tower Abutment 1 of 2 – DES 0003 (May 2024).

Documents

- Hedgerow Regulation Assessment (Version 1) (September 2024).

- Appendix B – Sappers Bridge FCA – Modelling Technical Note v1.0 (27th July 2024).
 - EIA Screening Matrix (received 04/09/24).
 - EIA Screening Opinion (received 04/09/24).
 - Ecology Desk Study (July 2024).
 - Outline Landscape Strategy (29/08/24).
 - Outline Lighting Assessment (August 2024).
 - Planning, Design and Access Statement (02/09/24).
 - Preliminary Ecological Assessment (July 2024).
 - Protected Species Report: Amphibians (July 2024).
 - Arboricultural Impact Assessment (May 2024).
 - Sappers Bridge Barn Owl Technical Note (9th August 2024).
 - Ground Investigation Report Version 1 (5th May 2024).
 - Historic Environment Desk-Based Assessment (March 2024).
 - Landscape and Visual Appraisal (March 2024).
 - Otter and Water Vole Survey Report V1 (September 2024).
 - Ecological Impact Assessment V1 (October 2024).
 - Otter and Water Vole Field Survey Plan (22/02/2024).
 - Statement of Landscape Design (November 2024).
 - Detailed Planting Plan (04/11/24).
 - Shadow HRA Report: Stage 1 Screening of Likely Significant Effects December 2024.
 - LVA Addendum – Lighting (December 2024).
 - Outline Construction Environmental Management Plan (20/12/24).
 - Bridge Design Statement (December 20th 2024).
 - Bat Activity Technical Report V1 (December 2024).
 - Ecology Technical Note – Green Infrastructure Statement (07/11/24).
 - Precautionary Working Method Statement V1 (January 2025).
 - Biodiversity Enhancement Management Plan V1 (January 2025).
 - Shadow HRA Report V1 (January 2025).
 - Sappers Bridge Written Scheme of Investigation for Historic Building Record (January 2025).
 - Sappers Bridge Photomontage Viewpoint 7 - Baseline (January 2025).
 - Landscape & Heritage Addendum – Bridge Design (January 2025).
 - Heritage Impact Assessment (January 2025).
3. The submitted and hereby approved document titled “Outline Construction Environmental Management Plan (20/12/24)” shall be followed and implemented in full.
 4. All mitigation measures set out within Section 5 of the submitted and hereby approved document titled “Ecological Impact Assessment V1 (October 2024)” shall be adhered to at all times.
 5. All biodiversity enhancement measures set out within the submitted and hereby approved document titled “Biodiversity Enhancement Management Plan V1 (January 2025)” shall be followed and implemented in full within 6 months following the date of this decision notice and maintained thereafter.

6. 69. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is sooner; and any trees or plants which within the period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
7. The lighting scheme and mitigation measures set out within the submitted and hereby approved document titled "Shadow HRA Report V1 (January 2025)" shall be implemented in full and adhered to at all times.
8. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.
9. A detailed final report on the specification for a programme of archaeological work shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork.
10. No works shall be undertaken to the boundary of the adjacent listed building, St Michael's Church, until further information is provided to the Local Planning Authority. Any development shall be carried out in accordance with the approved details.
11. Within 3 months from the date of this decision notice, a detailed landscaping plan shall be submitted to the Authority for approval by means of a formal application. The landscaping plan shall include details on planting, fencing, cladding, surfacing, lighting and information boards at the wider development site. The development shall be carried out in accordance with the approved details.

Reasons

1. To Comply with Section 91 (as amended) of the Town and Country Planning Act 1990.
2. To define the permission and for the avoidance of doubt.
3. To ensure satisfactory control during the construction phase of this development and in the interest of safeguarding the amenities and biodiversity 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 Planning Policy Wales.
5. To secure biodiversity enhancement in accordance with Strategic Policy D of the adopted Eryri Local Development Plan and Planning Policy Wales.

6. To secure biodiversity enhancement in accordance with Strategic Policy D of the adopted Eryri Local Development Plan and Planning Policy Wales.
7. In the interest of nocturnal wildlife, the Authority's Dark Skies status and to protect the integrity of the Gwydyr Forest Mines SAC and Meirionnydd Oakwoods and Bat Sites SAC in accordance with Eryri Local Development Plan policies and in particular Development Policy 2.
8. 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.
9. To ensure that the work will comply with Management of Archaeological Projects ((MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).
10. For the avoidance of doubt and in order to protect the listed building in accordance with Eryri Local Development Plan policies and in particular Policies 1, 7 and Ff.
11. For the avoidance of doubt and to ensure that the visual impact of the proposed development is minimised in accordance with Eryri Local Development Plan policies and in particular Policies 1 and 2.

Advisory Notes

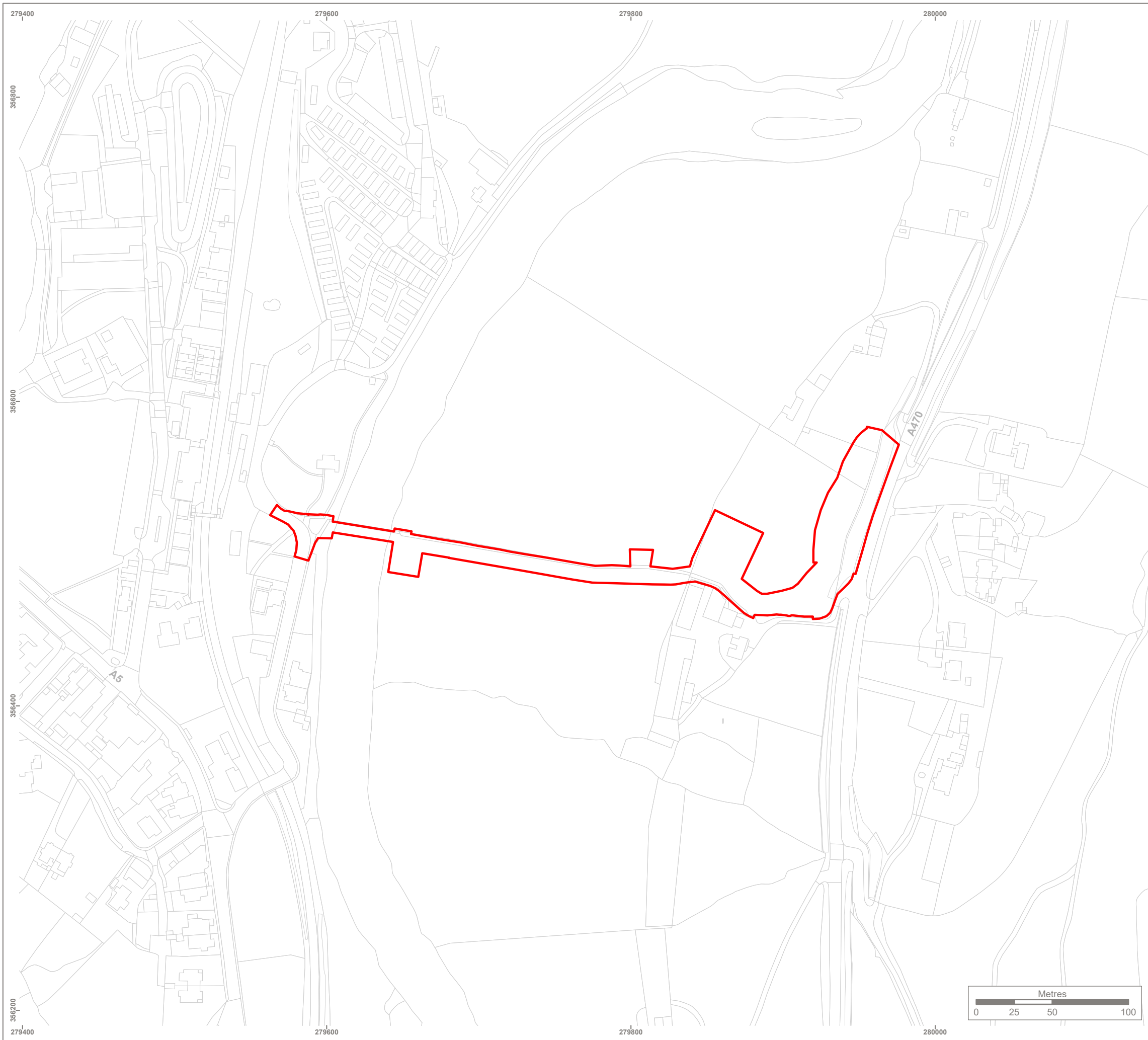
As of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. The development may therefore require approval of Sustainable Drainage Systems (SuDS) features, from the determining SuDS Approval Body (SAB), in accordance with the 'Statutory standards for sustainable drainage systems - designing, constructing, operating and maintaining surface water drainage systems'.

The applicant may need to apply to Dwr Cymru I Welsh Water for any connection to the public sewer under 5106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status

of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

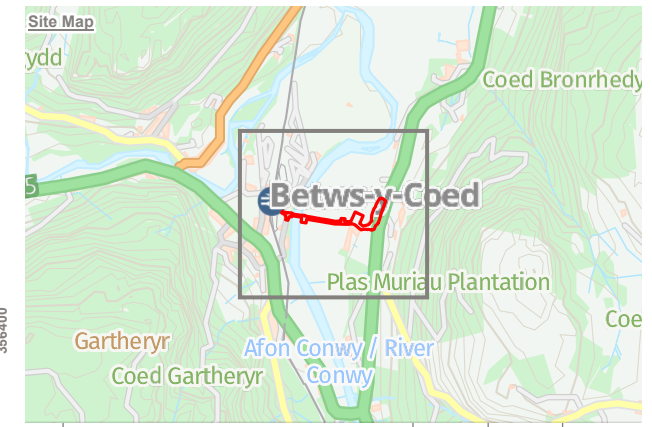
In accordance with Planning Policy Wales (Edition 12} and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.



KEY
 Site boundary



Reproduced by permission of Ordnance Survey on behalf of HMSO.
 Contains OS data © Crown Copyright and database right 2024. All rights reserved.
 Contains data from OS Zoomstack. Licence number 0100057890.



Rev	Description	Drawn	Approved	Date
A	Updated site boundary extent.	IJ	JP	14/08/2024

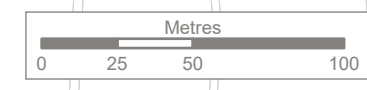
TEP | **THE ENVIRONMENT PARTNERSHIP**
 401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
 Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

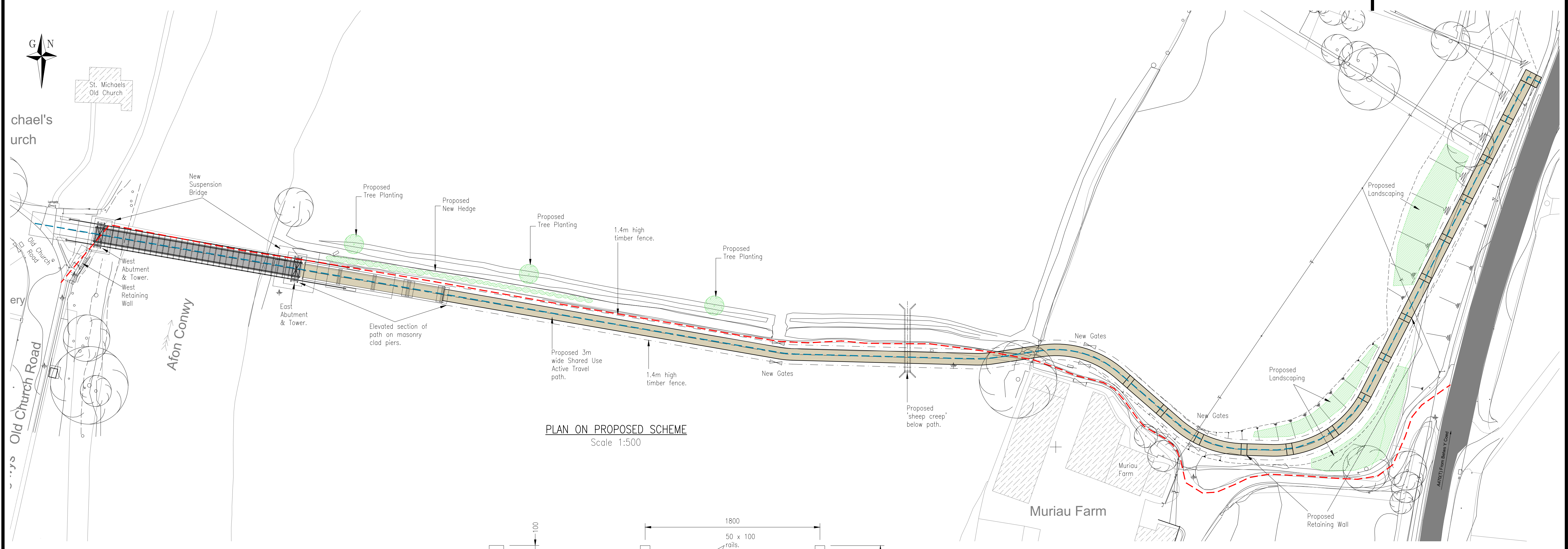
Project
Conwy Valley LUF Sappers Bridge

Title
Site Location Plan

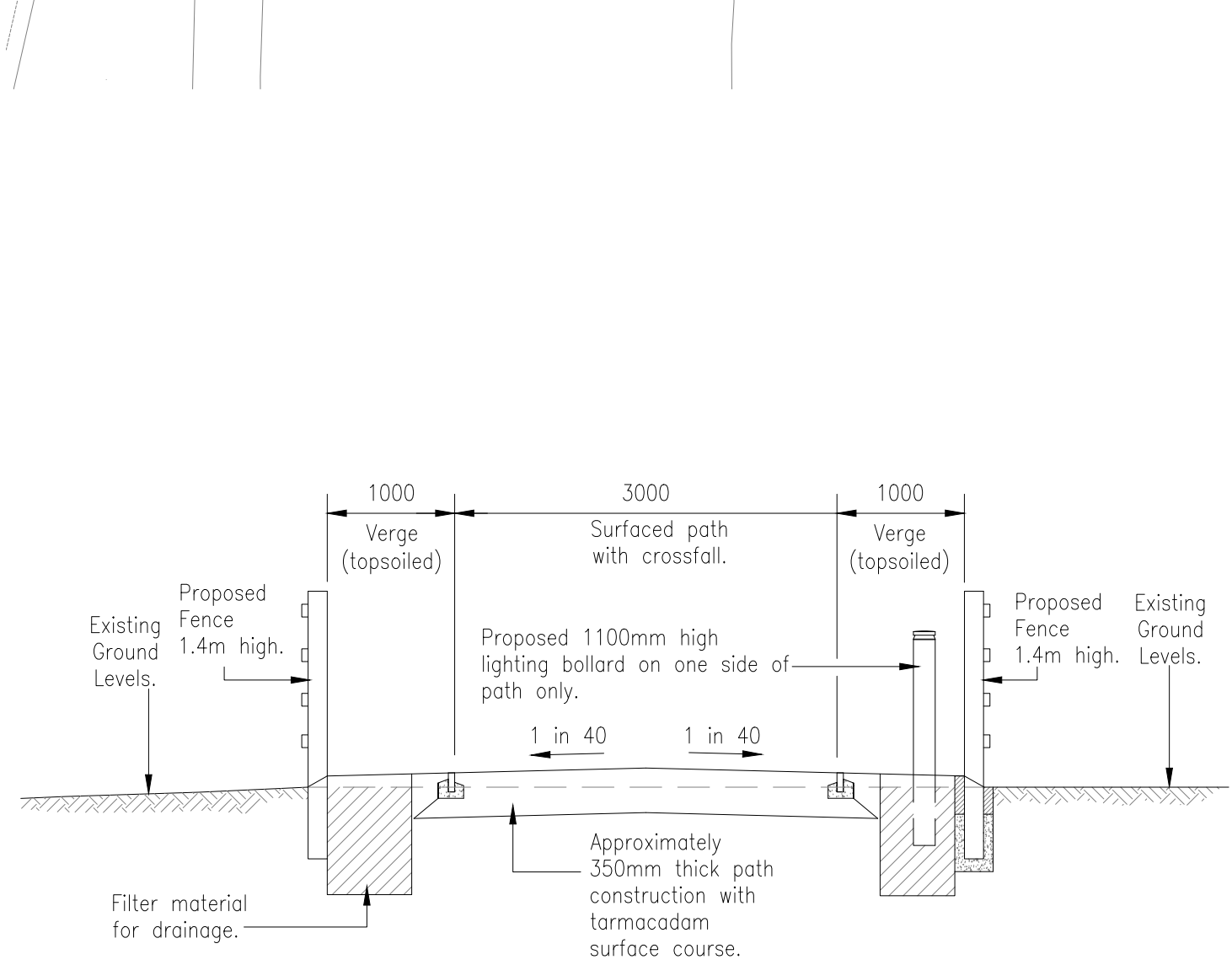
Drawing Number
G10295.005A

Drawn	Checked	Approved	Scale	Date
ET	MK	GP	1:2,500 @ A3	14/08/2024

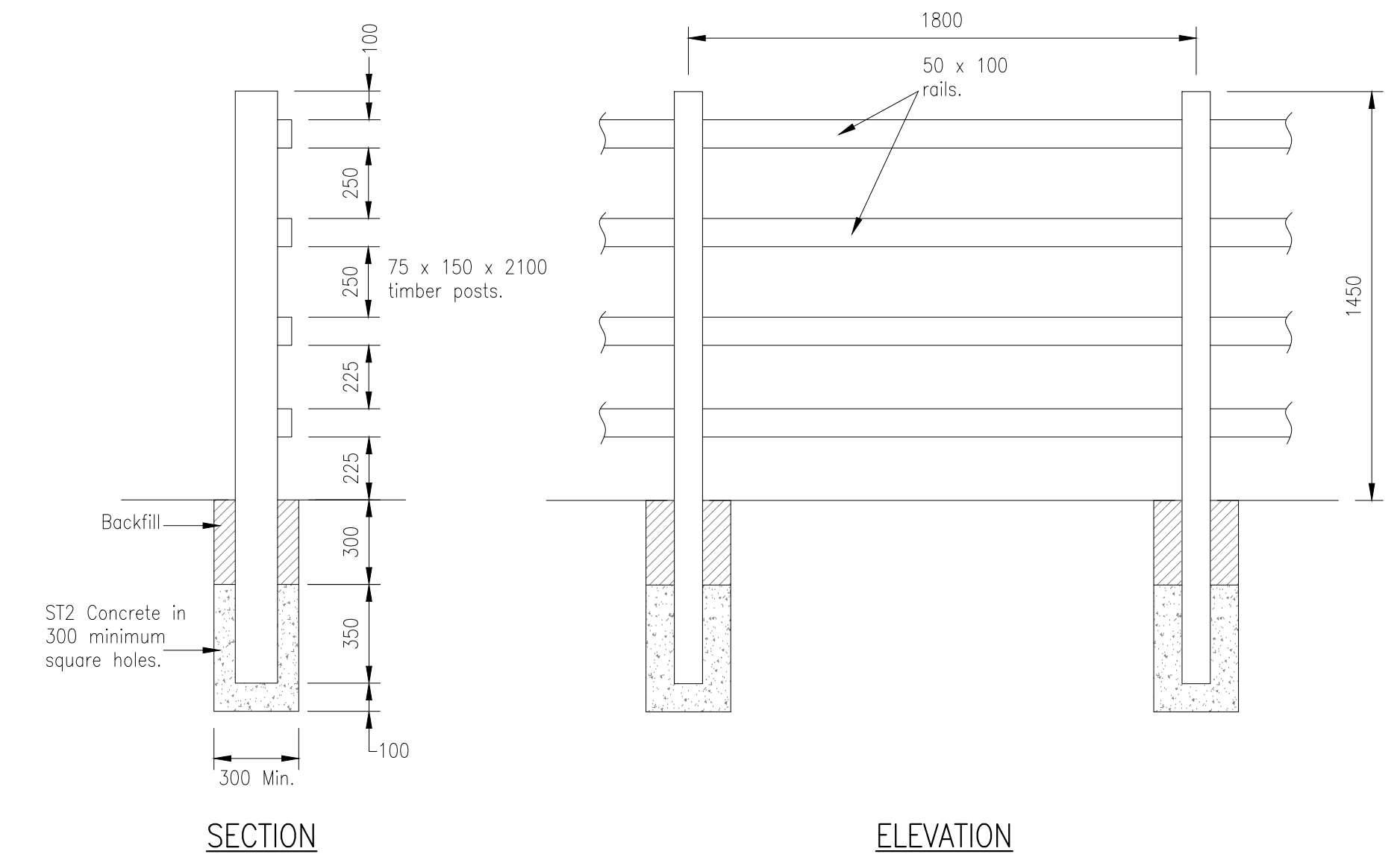




PLAN ON PROPOSED SCHEME
Scale 1:500



TYPICAL SECTION THROUGH ACTIVE TRAVEL PATH
Scale 1:50



TYPICAL TIMBER FENCE DETAIL
Scale 1:20

- NOTES**
1. Do not scale from this drawing.
 2. Any anomalies on this drawing should be brought to the attention of Conwy County Borough Council.
 3. All dimensions are in millimetres and all levels in metres unless stated otherwise.
 4. The drawing shall be read in conjunction with all relevant drawings for the scheme.

KEY

- - - Existing Public Right of Way
- - - Proposed Public Right of Way

REV	DETAIL	DRAWN	CHECKED	DATE

PROJECT
SAPPER'S BRIDGE PLANNING APPLICATION

TITLE
PROPOSED SCHEME LAYOUT

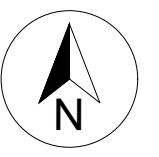
CLIENT
FLOOD RISK & INFRASTRUCTURE

SCALE @ A1:	DRAWN:	CHECKED:	APPROVED:	DWG STATUS:
As Shown	RGJ	BS	-	ISSUE
	DATE: 03.09.2024	DATE: 03.09.2024	DATE: -	

CONWY
COUNCIL
CONWY COUNTY BOROUGH COUNCIL

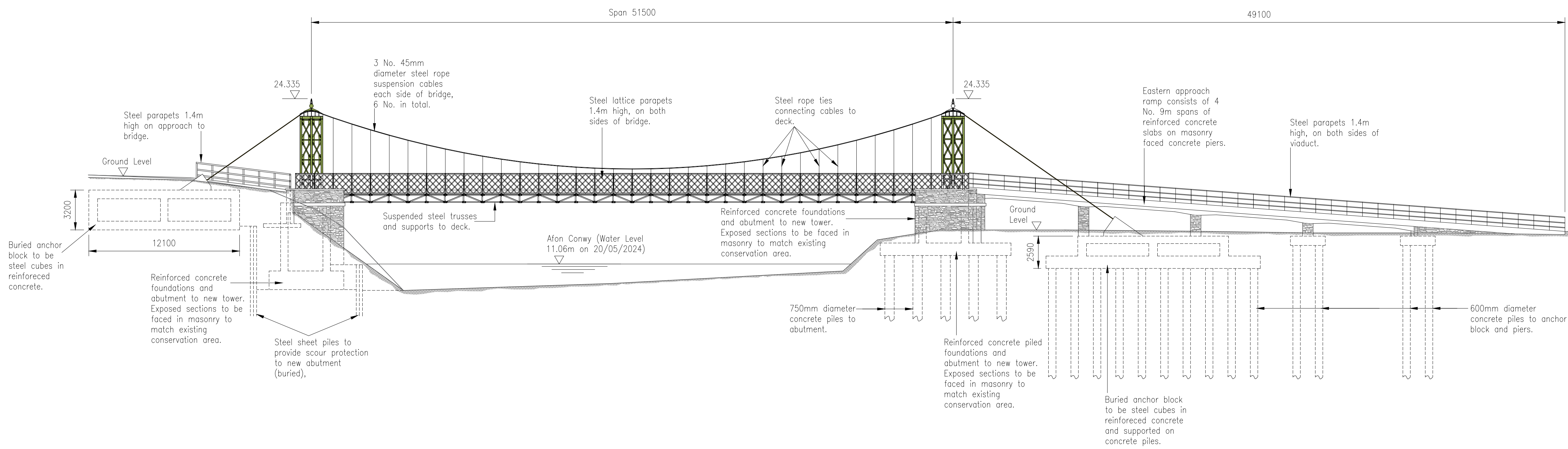
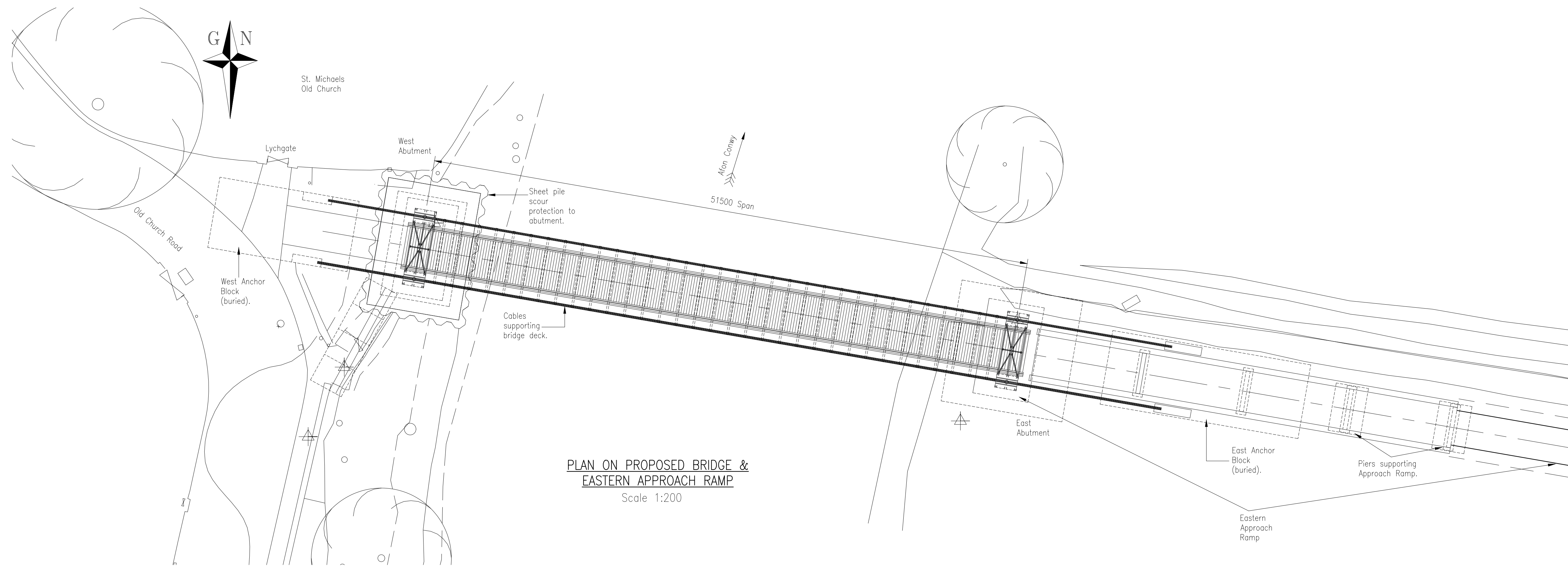
ENVIRONMENT, ROADS & FACILITIES
G.B. Edwards BEng (Hons) CEng FICE
Head of Environment Roads & Facilities,
Mochdre Offices, Conway Road,
Mochdre, LL28 5AB.
Tel: (01492) 575337
Fax: (01492) 575199

PROJECT Ref:	DRAWING No:	REV
ERNS2303N	041	-



NOTES

1. Do not scale from this drawing.
2. Any anomalies on this drawing should be brought to the attention of Conwy County Borough Council.
3. All dimensions are in millimetres and all levels in metres unless stated otherwise.
4. The drawing shall be read in conjunction with all relevant drawings for the scheme.
5. For details see Drg. Number 043.
6. Projective coating external colour BS4800:2011 - 12 B 17 Green Mist / Willow (to match existing bridge).



REV	DETAIL	DRAWN	CHECKED	DATE

PROJECT
**SAPPER'S BRIDGE
PLANNING
APPLICATION**

TITLE
**PROPOSED SUSPENSION BRIDGE
GENERAL ARRANGEMENT
SHEET 1 OF 2**

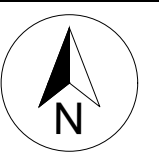
CLIENT
**FLOOD RISK &
INFRASTRUCTURE**

SCALE @ A1:	DRAWN:	CHECKED:	APPROVED:	DWG STATUS:
As Shown	RGJ	BS	-	ISSUE
	DATE: 25.08.2024	DATE: 28.05.2024	DATE: -	

CONWY
CYNGOR BWRDEISTREF SIROL
COUNTY BOROUGH COUNCIL

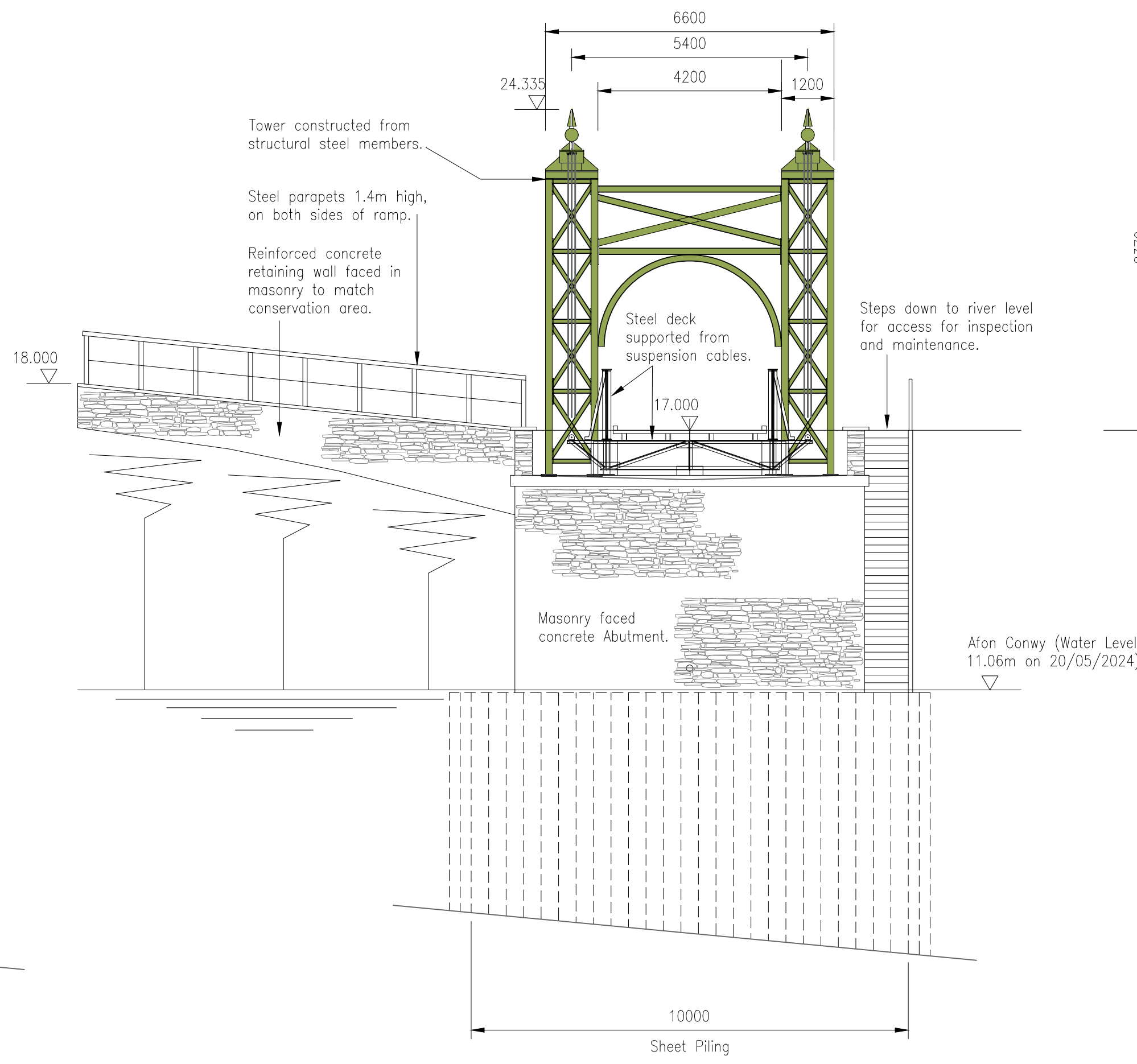
**ENVIRONMENT,
ROADS & FACILITIES**
G.B. Edwards BEng (Hons) CEng FICE
Head of Environment Roads & Facilities,
Machre Office, Conway Road,
Machre, LL29 5AB.
Tel: (01492) 575337
Fax: (01492) 575199

PROJECT Ref:	DRAWING No:	REV
ERNS2303N	042	-

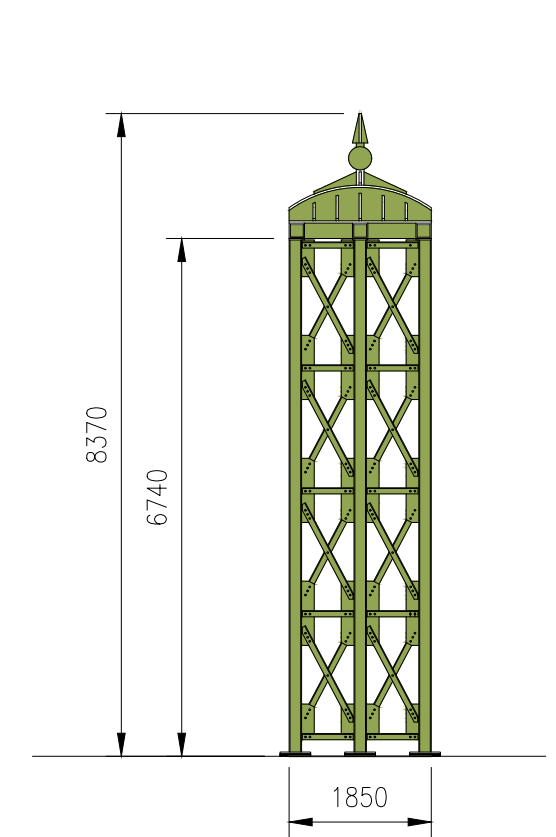


NOTES

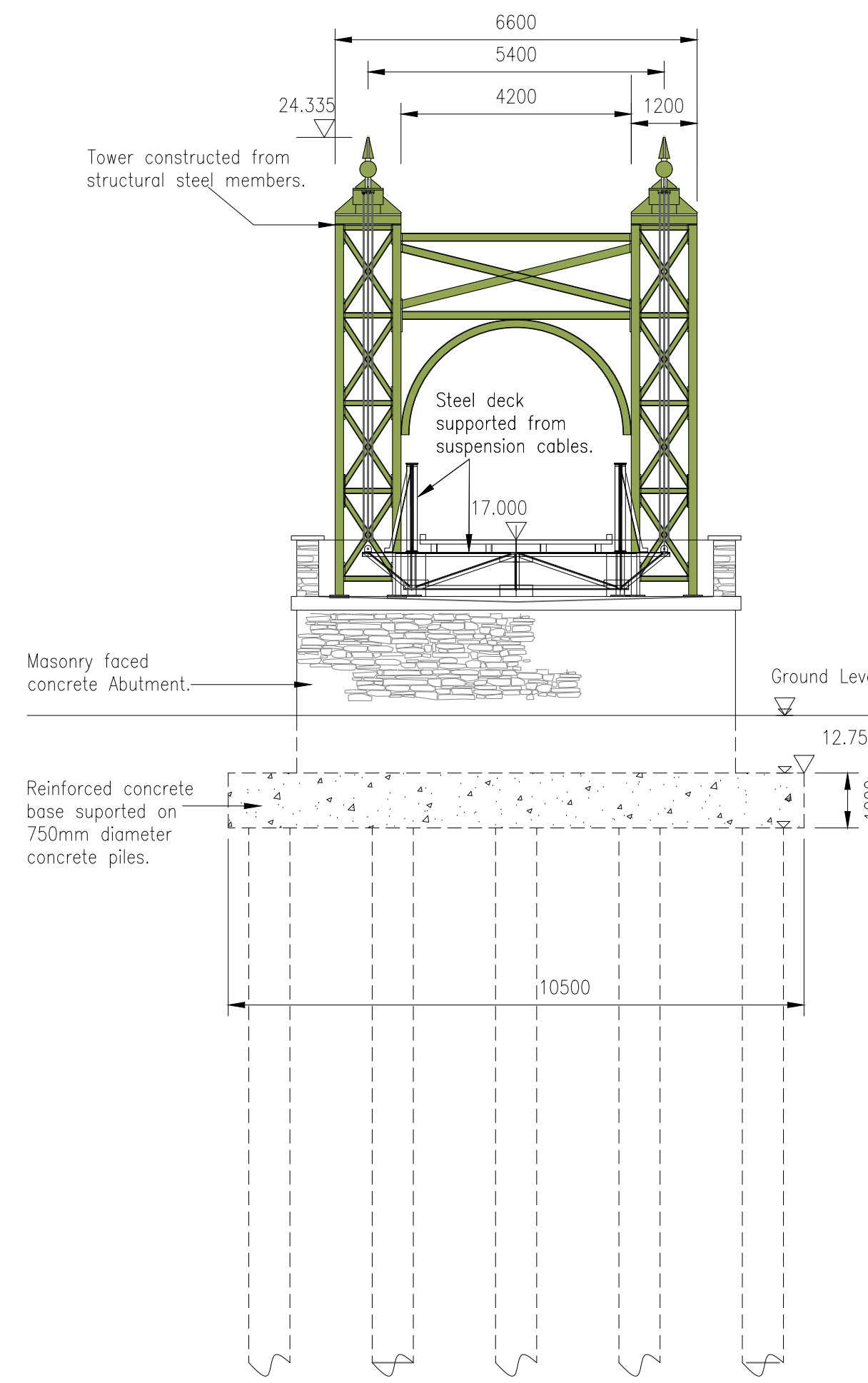
1. Do not scale from this drawing.
2. Any anomalies on this drawing should be brought to the attention of Conwy County Borough Council.
3. All dimensions are in millimetres and all levels in metres unless stated otherwise.
4. The drawing shall be read in conjunction with all relevant drawings for the scheme.



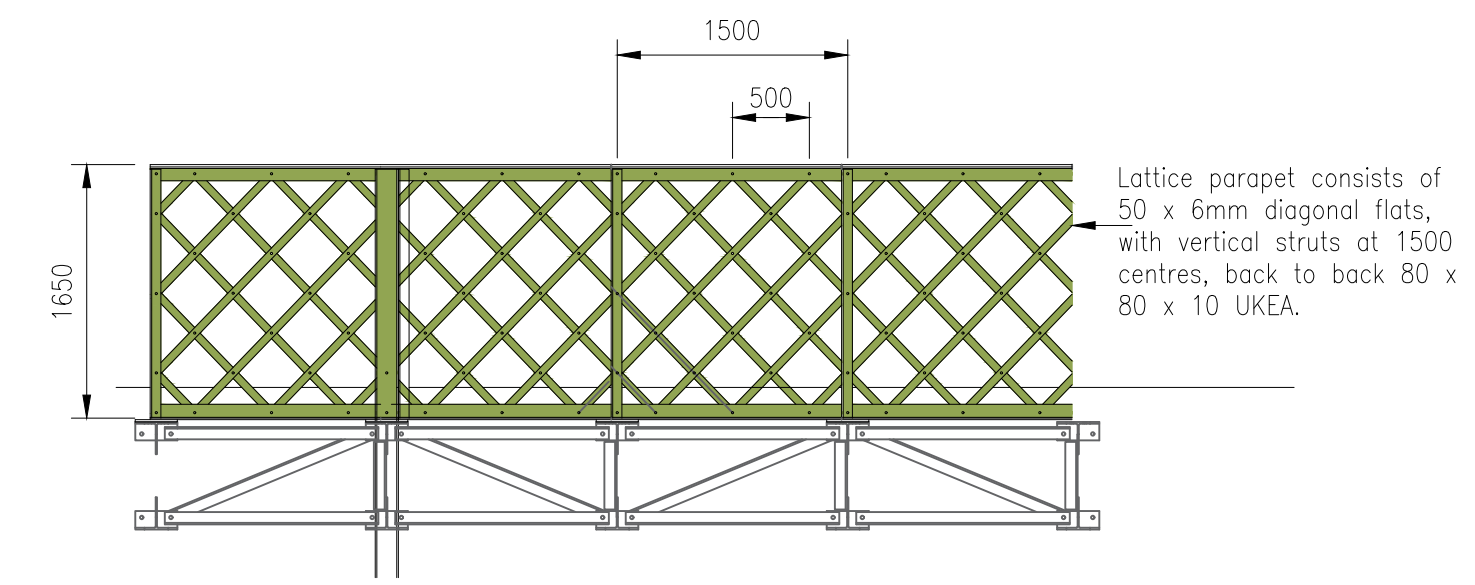
ELEVATION ON WEST TOWER AND RETAINING WALL
Scale 1:100



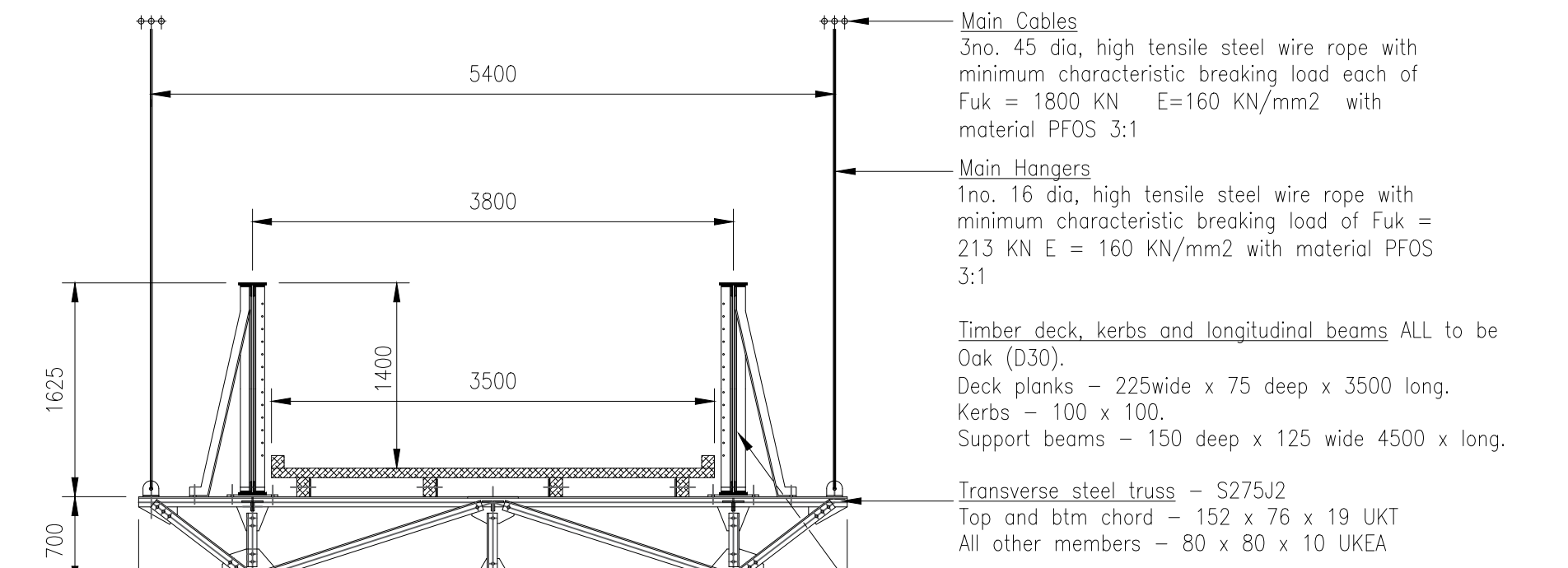
SIDE ELEVATION ON TOWER
Scale 1:100



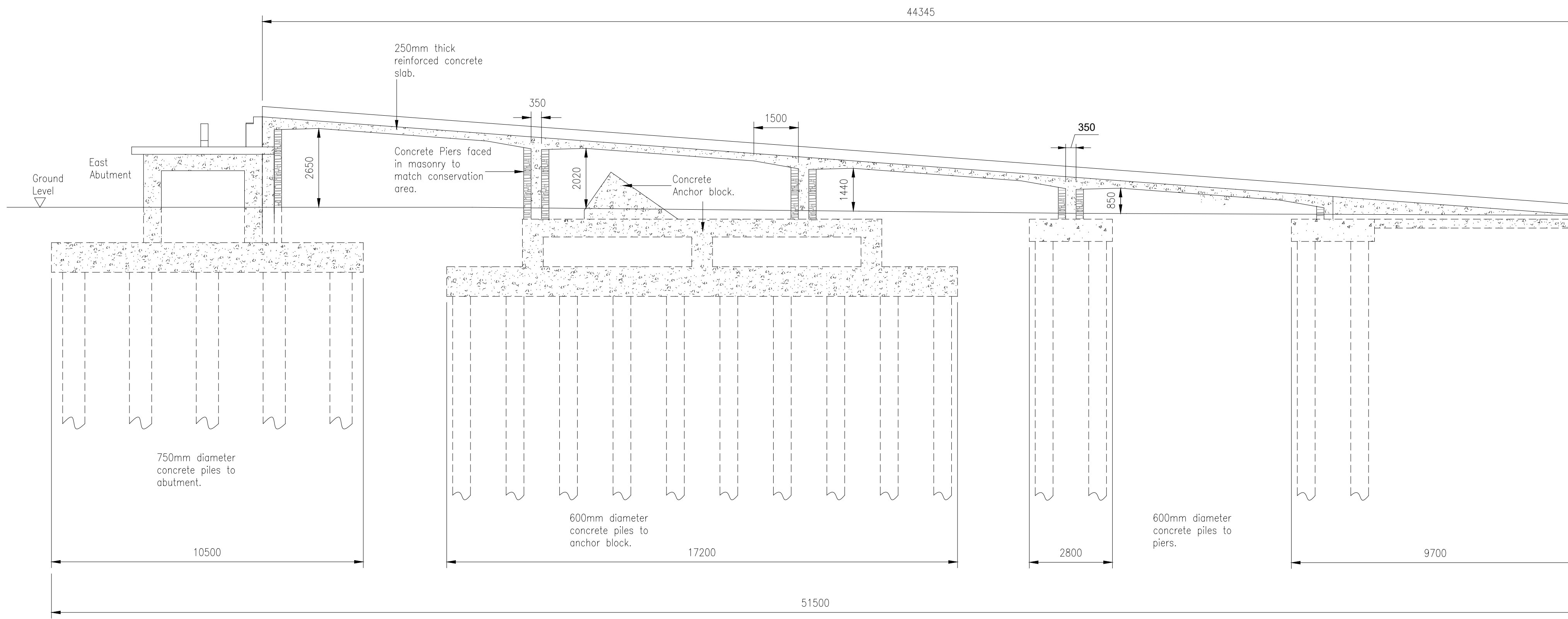
ELEVATION ON EAST TOWER
Scale 1:100



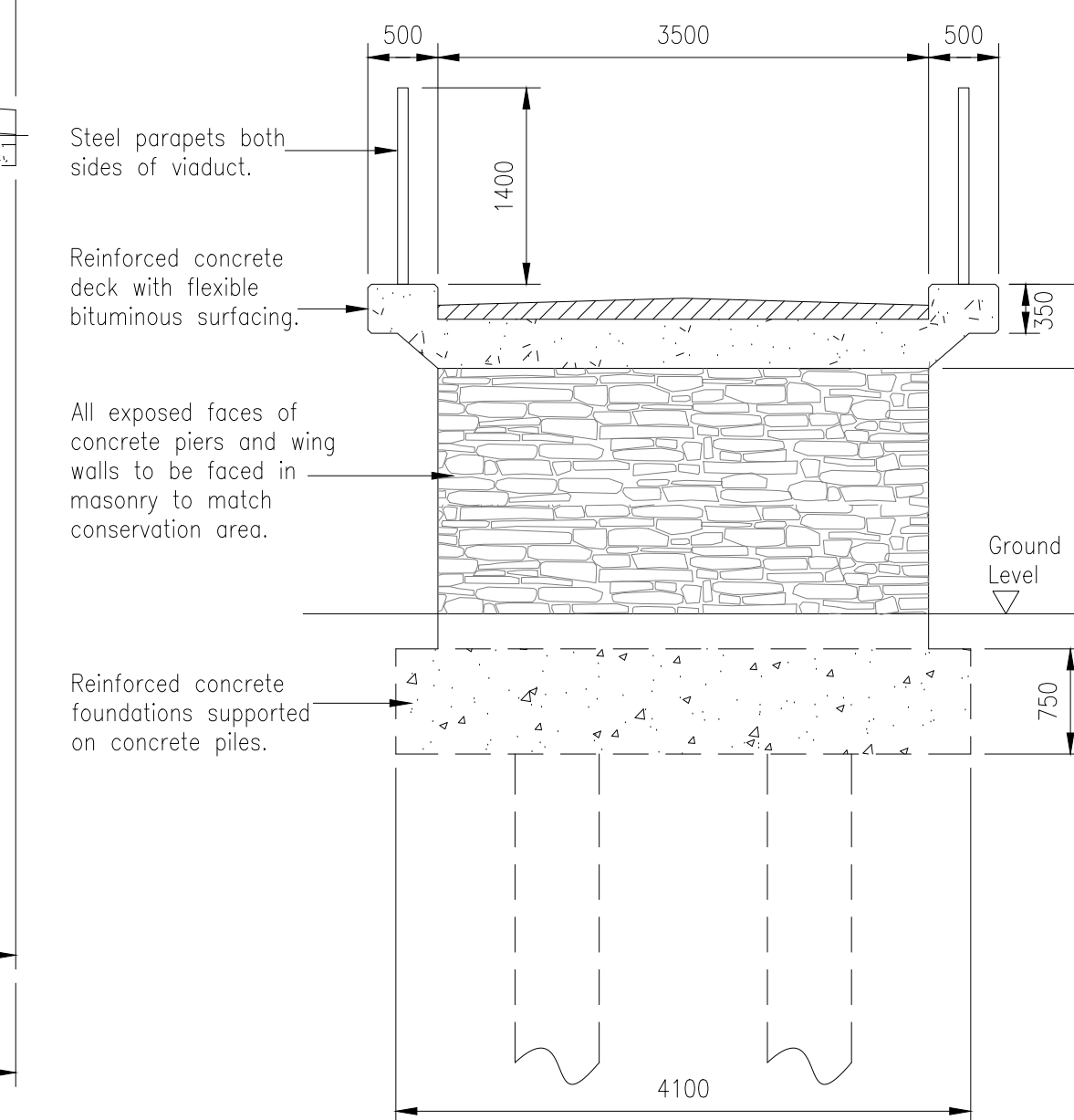
ELEVATION ON PARAPET
Scale 1:50



TYPICAL SECTION THROUGH BRIDGE DECK
Scale 1:50



LONGITUDINAL SECTION THROUGH EASTERN VIADUCT
Scale 1:100



TYPICAL SECTIONAL ELEVATION THROUGH EASTERN VIADUCT
Scale 1:50

REV	DETAIL	DRAWN	CHECKED	DATE

PROJECT
SAPPER'S BRIDGE PLANNING APPLICATION

TITLE
PROPOSED SUSPENSION BRIDGE GENERAL ARRANGEMENT SHEET 2 OF 2

CLIENT
FLOOD RISK & INFRASTRUCTURE

SCALE @ A1:	DRAWN:	CHECKED:	APPROVED:	DWG STATUS:
As Shown	RGJ	BS	-	ISSUE
	DATE: 25.08.2024	DATE: 28.05.2024	DATE: -	

CONWY
CYNGOR BWRDEISTREF SIROL CONWY COUNTY BOROUGH COUNCIL

ENVIRONMENT, ROADS & FACILITIES
G.B. Edwards BEng (Hons) CEng FICE
Head of Environment Roads & Facilities,
Machre Office, Conway Road,
Machre, LL29 9AB.
Tel: (01492) 575337
Fax: (01492) 575199

PROJECT Ref:	DRAWING No:	REV
ERN2303N	043	-

**Snowdonia National Park Authority
– Planning & Access Committee**

Date: 05-March-2025

Application Number: NP4/11/377C

Date Application Registered: 08/10/2024

Community: Betws Y Coed

Grid Reference: 279506 356478

Case Officer: Mr Gavin Roberts

Location:

Hangin' Pizzeria, Unit 1 Station Approach,
Betws Y Coed, Conwy LL24 0AE

Applicant:

Mr & Mrs Jacha & Gwyneth Potgieter
Garth Aran
Dinas Hill
Betws Y Coed
Conwy
LL24 0HF

Description:

Erection of rear extension and extension of
café/restaurant (Use Class A3) and shop
(Use Class A1) uses to extended area
(Retrospective).

Summary of the Recommendation:

To GRANT permission subject to conditions relating to:

- Accordance with approved plans.
- Cladding to match Alpine Coffee Shop rear extension.
- Approval of cladding sample (within 3 months). Installation (within 6 months).
- Completion of roof re-configuration works (within 6 months).
- Replacement of removed/damaged/diseased hedgerow.
- No surface water allowed to drain to public sewerage system.

Reason(s) Application Reported to Committee:

Scheme of Delegation - The Community Council has expressed a contrary view to the recommendation, based on sound planning reasons, received within the consultation period.

Land Designations / Constraints:

Within settlement boundary.
Within Conservation Area.
Within Retail Area.

Site Description:

The application site is located to the rear of 'Village Crafts' and 'Hangin' Pizzeria' (unit 1) on Station Approach in Betws Y Coed. The site is bounded by these commercial premises to the west, the rear of units 2 and 3 Station

Approach to the north, the Conwy valley railway line and sidings to the east and a residential dwelling ('Gwydyr Bach') to the south.

The site, whilst predominantly adjoining the rear of Village Crafts, comprises of an unauthorised rear extension to Hangin' Pizzeria (housing refrigeration units, freezer units and storage, food preparation and dish washing areas).

The application site is within the Betws Y Coed Conservation Area, Retail Area and Housing Development Boundary. There are no environmental designations affecting the site.

Proposed Development:

The retrospective proposal entails the following:

To retain the unauthorised extension to the rear of Hangin' Pizzeria.

To regularise the external appearance of the extension to be more in keeping with its surroundings.

To retain the unauthorised change of use of the land on which the extension has been built to café/restaurant and retail use.

Development Plan Policies:

Section 38 of The Planning and Compulsory Purchase Act 2004 requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises Future Wales and the Eryri Local Development Plan (LDP) 2016-2031 which was formally adopted by the Authority on 06 February 2019 and within which the following policies are of relevance:

Eryri Local Development Plan 2016-2031:

- SP A National Park Purposes and Sustainable Development
- SP C Spatial Development Strategy
- DP 1 General Development Principles
- SP D Natural Environment
- SP Ff Historic Environment
- DP 6 Sustainable Design and Materials
- SP H A Sustainable Rural Economy
- DP 24 Retail

Future Wales: The National Plan 2040

- Policy 9 - Resilient Ecological Networks and Green Infrastructure

Other Policy/Guidance

Supplementary Planning Guidance:

- SPG 1 Sustainable Design in National Parks
- SPG 2 General Development Considerations
- SPG 6 Nature Conservation and Biodiversity

National Policy/Guidance

- Planning Policy Wales (PPW), Edition 12 February 2024
- TAN 5 Nature Conservation and Planning
- TAN 12 Design
- TAN 24 The Historic Environment

Consultations:

Conservation (ENPA)	No objection.
Environmental Health (Conwy CBC)	No response.
Building Control (Conwy CBC)	Full plans Building Control application required.
Planning Service (Conwy CBC)	No adverse comments.
SuDs Approving Body (Conwy CBC)	No response.
Betws Y Coed Community Council	Objection - Materials used are not in keeping with the area.
Dwr Cymru	No adverse comments. 1no. condition. 3no. advisories.
Fire Service	No adverse comments.

Response to Publicity:

The application has been publicised twice by way of a site notice and neighbour letters. The re-notification was necessary because, in addition to the unauthorised building operations, there has also been an unauthorised material change of use of the land on which the extension has been erected. This element of development was not included in the original description of development.

At the time of writing this report 1no. objection has been received. The concerns raised related to:

- Appearance and design of development and materials proposed.
- Scale and dominance.
- Effect on the conservation area.
- Impact on character or appearance of area.
- Landscape impact.
- No building of this size on the site before.
- Setting an unsatisfactory precedent.
- Right of way/Easement through the site.

Assessment:

1. Background

- 1.1. The recent relevant planning history pertaining to the application site is as follows:

NP4/11/377	Change of use from shop (Use Class A1) into shop (Use Class A1) and café/restaurant (Use Class A3)	Approved 23/02/2016
NP4/11/377A	Erection of glazed roof, open sided covered area	Approved 24/04/2020
NP4/11/ENF377C	Enforcement file re: Erection of building to the rear	n/a
NP4/11/377D	Enclose roadside elevation of existing covered area with bifold doors and glazed screens	Not yet determined

- 1.2. NP4/11/377 granted approval for Unit 1 to change use from A1 (Shops) to A1 (Shops) and A3 (Food and drink) use. Following the granting of planning permission in February 2016 to change the use, Hangin' Pizzeria was opened later that year.
- 1.3. NP4/11/377A proposed the erection of a glazed roof creating an open sided covered area to the front of Hangin' Pizzeria and Village Crafts. This scheme was approved in April 2020 and implemented thereafter.
- 1.4. Compliance case NP4/11/ENF377C was opened in April 2024 when it came to the Authority's attention that a large unauthorised extension had been erected at the rear of Hangin' Pizzeria. The subsequent investigation confirmed that a structure, occupying a very similar footprint to the current unauthorised extension, which had comprised mesh steal walls, a corrugated iron roof and had housed fridges, freezers, a storage area, a staff toilet and a cloakroom, had been in situ since at least 2018 and was underway as early as 2017. As operational development which had been in situ for more than 4 years, the preceding structure had become immune from enforcement action and so was lawful. The extension of the café/restaurant and shop uses on to the land at the rear of Hangin' Pizzeria is not however lawful because the change of use of the land has not been ongoing for more than 10 years. In November 2023 work began on the current replacement structure comprising anthracite-coloured UPVC cladding and an anthracite-coloured box profile steel sheet roof. These works were completed in February 2024. Upon learning of the unauthorised development and establishing the lawfulness of the preceding structure on this footprint, the Authority did not consider the facing material or colour of the replacement structure to be acceptable, nor the inconsistent form of the roof.

- 1.5. NP4/11/377C (i.e. this retrospective application) was invited to resolve the above-mentioned issues. It proposes to retain the replacement structure and its use, and to regularise its appearance.
- 1.6. NP4/11/377D has since been submitted to the Authority. This application proposes to enclose the roadside elevation of covered area approved under NP4/11/377A in April 2020 with bifold doors and glazed screens. At the time of writing, this application had yet to be determined.

2. Principle of Development

- 2.1. Extending the premises of a part-retail business within a retail area and a service settlement is in general accordance with the spatial, economic and retail policy aims of SP C, SP H and DP 24 and is therefore acceptable in principle. This is subject to compliance with the other relevant policies and guidance outlined above.

3. Planning Assessment

- 3.1. The main issues affecting the acceptability of this retrospective scheme are:
 - the impact of the development on the character and appearance of the host building and station area in terms of its scale and design; and
 - the impact of the development on the Betws Y Coed Conservation Area.

Scale and design

- 3.2. The recently completed structure is single storey and covers an area of approximately 165m². The replacement cladding will comprise Western Red Cedar cladding installed horizontally. The existing anthracite coloured (RAL 7016) box profile steel sheet roof covering will be retained but the centre section of the roof will be raised for a more consistent roof form. Also retained will be the existing anthracite coloured UPVC windows, doors and grey coloured metal profiled box gutters and round down pipes.
- 3.3. SP A, DP 1 and DP 6 are material here. The nature, location and siting, height, form and scale of the extension as amended is compatible with the capacity and character of the site and locality within which it is located. The area to the rear of the Station Approach commercial units is adjacent to the railway line and is only visible from the railway bridge and from passing trains. There are limited productive uses for this land, the extension as amended represents efficient use of the land with a generous sized area retained as landscaped green space. Moreover, the fact that the extension is single storey and will utilise a facing material sympathetic to this tree-lined hillside and dark stone vernacular context, which matches the cedar cladding used to the rear of the Alpine Coffee Shop at the northern end of the station platform, will ensure that the scale and design is not unduly prominent and reflects a good sustainable design standard.

- 3.4. Whilst slate tiles would have been the preferred roofing material in accordance with DP 6. In this instance, the relatively discreet location, prohibitively shallow roof pitch and justification provided by the applicant for their non-use, namely, the fact that the site overlooks a railway siding and is in a semi-industrial context in which similar roofing materials have been used on a railway shed opposite, is sufficient.
- 3.5. To ensure the acceptability of this retrospective scheme, the installation of the cedar cladding and alterations to the roof will be secured via time limited compliance conditions attached to this decision notice. Taking this into account, the scale and design of the development as amended will not be detrimental to the character and appearance of the host building or the station area, and it complies with SP A, DP 1 and DP 6.

Heritage

- 3.6. SP A and SP Ff are material here. The application site is located within Betws Y Coed conservation area, a heritage asset which Policy SP Ff states will be afforded protection. As the extension is located to the rear of the retail units fronting Station Approach and adjacent to the railway line, it does not fall within any key views identified within the draft Betws Y Coed Conservation Area Appraisal and Management Plan. The Authority's heritage advisor had no objection to the proposed scheme advising that the overall design is proportionate and has a neutral impact on the conservation area, highlighting the fact that the extension can only be seen from the railway footbridge and the other side of the line. The heritage advisor added that the proposed cedar cladding is an appropriate choice and will serve to match the existing cladding on the opposite side of the platform. It was advised that a sample of the cedar cladding will need to be submitted to the Authority for approval prior to installation. A condition to this effect has been added to the list of recommended conditions. The heritage advisor noted that, ideally, the extension would have had a slate covering, however, considering the railway sidings location, the existing anthracite coloured box profile steel sheet roof covering can be accepted.
- 3.7. The heritage advisor expressed concern that the 3no. ground mounted air conditioning units are currently readily visible. It was requested that the units be enclosed with a timber screen to match the cedar cladding or obscured by additional planting. This is not necessary as beech hedgerow saplings have been planted in front of the units. These grow between 30-60cm a year. A 2m hedge can be gained in 2 years and a full privacy hedge, one of which already exists on the southern boundary, can be gained within 5 years. To ensure this outcome, a compliance condition is attached to this decision notice to ensure that any removed, seriously damaged or diseased saplings shall be replaced in the next planting season within a period of 5 years from the date of the decision.

- 3.8. Having regard to these material considerations it is considered that the proposal meets the requirements of SP A and SP Ff. The appearance of the development as amended will not significantly harm the character, setting or significant views of the conservation area.

4. Other Matters

- 4.1. In terms of amenity, the structure is single storey with no windows facing the only adjoining residential property (Gwydyr Bach) located approx. 10m to the south. No objections have been received from the occupants of this property, which was built in 2020, or from the occupants of neighbouring Gwydyr Cottage who were both notified. Conwy CBC Environmental Health did not respond to either consultation. The absence of any objections or complaints from adjoining dwellings, since the original structure was erected between 2017 and 2018 and the replacement structure was erected between November 2023 and February 2024, appears to be indicative that there is no significant amenity impact brought about by the structure, its use or the 3no. air conditioning units. It should be noted that only one of these units is located near the boundary with Gwydyr Bach (approx. 8m to the boundary and 17m to Gwydyr Bach's front elevation). Gwydyr Bach has two intervening sheds against the boundary. It is likely that these structures serve to attenuate any sound given off by the closest air conditioning unit, which faces the railway line as opposed to the boundary. On this basis, the development is unlikely to cause significant harm to neighbouring residential amenity or the amenity of the park by way of (inter alia) noise or odour and so it is in accordance with DP 1.
- 4.2. Biodiversity enhancements have been included in the Green Infrastructure Statement submitted in support of the application which states that a new section of beech hedge has been planted to help screen ground level air conditioning units. A site visit confirmed this. The original proposed ground floor plan did not show the full extent of this planting, so an updated plan was provided on the 22 October 2024 showing that the Beech hedgerow has also been planted along the remaining rear elevation. In time, this will have the effect of screening the concrete footings as well as the air conditioning units. This intervention accords with SP A, DP 1 and SP D and Planning Policy Wales (Edition 12) in providing a net benefit for biodiversity. As mentioned in the heritage section above, a compliance condition is attached to this decision notice to ensure that any removed, seriously damaged or diseased saplings shall be replaced in the next planting season within a period of 5 years from the date of the decision to aid the establishment of this native hedgerow.
- 4.3. Following an initial objection from Dwr Cymru, this was removed after it was clarified by the applicant's agent that surface water does not drain into the public sewer as stated on the application form, but, as with all the other buildings in this location, it soaks away to the ground at the rear. Dwr Cymru therefore recommended a standard compliance

condition restricting surface water created by the development from draining directly or indirectly to the public sewerage system, to prevent hydraulic overloading. This condition has been added to the list of recommended conditions. Three advisories were also provided and have been added to the list of recommended advisory notes.

4.4. Betws Y Coed Community Council objected to this retrospective scheme expressing 5no concerns, these being:

- that members of the public contest the statement that there was previously a building of this size on the site.
- that the materials used are not in keeping with the area.
- that the planning application is retrospective.
- that developments relating to this business have vastly changed the appearance of Station Road.
- that developments will continue unrestricted.

Of these, the issue concerning the material used not being in keeping with the area relates to the planning merits of the case in question/is a material planning consideration. As discussed in the scale and design and heritage sections above, the facing and roofing materials as amended are deemed to be compliant with planning policy and having regard for material consideration such as the discreet location, are acceptable. Whilst the other issues raised are understandable concerns, they do not relate to the planning merits of the case in question, so they cannot be afforded weight in the planning balance.

4.5. A total of 1no. objection was received following publicity of the application. The objector raised the following issues:

- Appearance and design of development and materials proposed.
- Scale and dominance.
- Effect on the conservation area.
- Impact on character or appearance of area.
- Landscape impact.
- No building of this size on the site before.
- Setting an unsatisfactory precedent.
- Right of way/Easement through the site.

The first five issues are material planning considerations which are discussed in the scale and design and heritage sections above. The appearance, materials and proportions of the extension as amended are deemed to be appropriate from both a design and conservation perspective in this largely hidden from view location within the conservation area. The final three issues raised, whilst understandable concerns, do not relate to the planning merits of the case in question, so they cannot be afforded weight in the planning balance.

5. Conclusion

- 5.1. The decision to recommend planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises Future Wales and the Eryri Local Development Plan 2016-2031.
- 5.2. Having regard to Eryri Local Development Plan policies SP A, DP 1, SP D, SP Ff and DP6 which aim to ensure that development is compatible with the capacity and character of the site and locality within which it is located, that development is not unduly prominent, that development reflects a good sustainable design standard, using materials that are sympathetic to or enhance their surroundings and that it conserves and enhances the historic and natural environment, the extension as amended is acceptable in all regards subject to compliance with relevant conditions.
- 5.3. It is considered that the decision complies with the Authority's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

Background Papers in Document Bundle No.1: No

RECOMMENDATION: To GRANT permission subject to the following conditions:

- 1) The development hereby permitted shall be retained in accordance with the following approved plans and documents:
A.00.01 Rev.01 (Site Location Plan), dated: 07 October 2024;
A.02.01 Rev.01 Proposed Ground Floor Plan, dated: 22 October 2024;
A.02.02 Rev.01 Proposed Elevations, dated: 22 October, 2024; and
062 Green Infrastructure Statement received: 01 October 2024.
- 2) The approved material to be used in the recladding of the external walls of the extension shall be of the same type, texture and colour as the material used in the cladding at the rear of the nearby Alpine Coffee Shop.
- 3) Within 3 months of the date of this decision a sample of the approved material to be used in the recladding of the external walls of the extension shall be submitted for approval by the local planning authority by means of a formal application. Installation of the approved material shall be carried out in accordance with the approved sample within 6 months of the date of this decision and thereafter retained throughout the life of the development, or if necessary, replaced like-for-like, unless otherwise agreed to in writing by the Local Planning Authority.

- 4) Within 6 months of the date of this decision, the approved roof re-configuration works shall be completed in accordance with the approved plans and thereafter retained as re-configured throughout the life of the development, or if necessary, replaced like-for-like, unless otherwise agreed to in writing by the Local Planning Authority.
- 5) Any beech hedgerow saplings identified as “existing beech hedge” on drawing number A.02.01 Rev.01 Proposed Ground Floor Plan, dated: 22 October 2024, which within the period of 5 years from the decision date on this decision notice, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- 6) No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reasons:

- 1) To define the permission and for the avoidance of doubt.
- 2) To ensure a satisfactory standard of appearance of the development 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 and 6.
- 3) To ensure the development is completed within a satisfactory timescale, protecting the visual amenities of the surrounding area.
- 4) To ensure the development is completed within a satisfactory timescale, protecting the visual amenities of the surrounding area.
- 5) To ensure a net benefit for biodiversity in accordance with Eryri Local Development Plan Policies and in particular Policy D.
- 6) 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.

Advisories:

- 1) As of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. The development may therefore require approval of Sustainable Drainage Systems (SuDS) features, from the determining SuDS Approval Body (SAB), in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'.

- 2) The applicant is advised that some public sewers and lateral drains may not be recorded on Dwr Cymru Welsh Water maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.
- 3) In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. Dwr Cymru Welsh Water recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.



1

Existing Survey Plan

1:100

02	Ch-03	Existing bench hedge amended as requested by the SHP planning officer	NM	22/10/2024
01	Ch-02	Elevations moved to another drawing sheet	NM	07/10/2024
Rev	Change	Description	Initials	Date



M-SParr, Parc Gwyddoniaeth Menai, Gaerwen, Anglesey, LL60 6AG
 t: 01248 717230 e: office@wmdesign.co.uk w: www.wmdesign.co.uk

Rear Storage Area
Hangin' Pizzeria,
Betws Y Coed Railway Station

Existing Ground Floor Plan

Mr. & Mrs. Puzgelter		
project	drawing status	date
SH2076	Planning	22/10/2024
originator	scale @ A1	number rev
NM	1:100	A.01.01 02

This document and its design content is copyright ©. It shall be read in conjunction with all other associated project information including models, specifications, schedules and related consultants documents. Do not scale from documents. All dimensions to be checked on site. Immediately report any discrepancies, errors or omissions on this document to the Originator. If in doubt ASK.



1

Existing Survey Plan

1:100

Rev	Change	Description	Initials	Date
01	Ch-01	Existing beach hedge amended as requested by the SNP planning officer	NM	22/10/2024



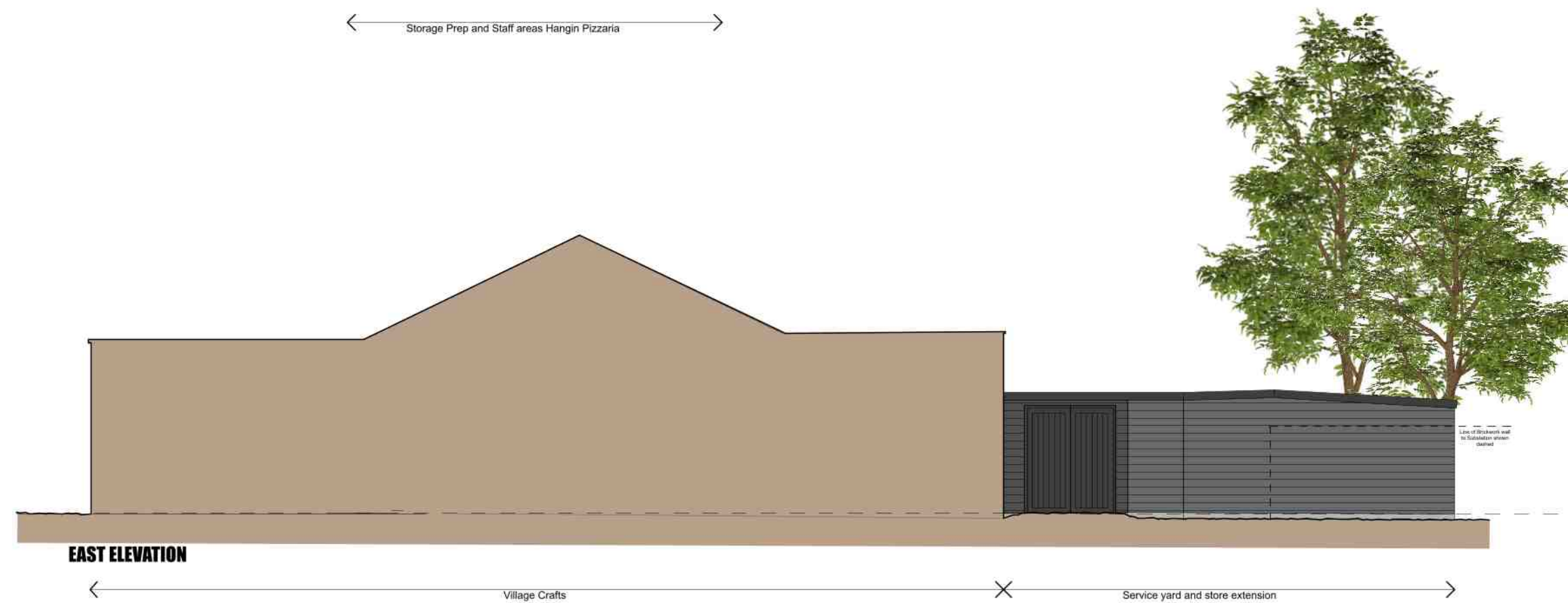
M-SParr, Parc Gwyddoniaeth Menai, Gaerwen, Anglesey, LL60 6AG
 t: 01248 717230 e: office@wmdesign.co.uk w: www.wmdesign.co.uk

Rear Storage Area
Hangin' Pizzeria,
Betws Y Coed Railway Station

Proposed Ground Floor Plan

Mr. & Mrs. Puzgeller			
project	drawing status	date	
SH2076	Planning	22/10/2024	
originator	scale @ A1	number	rev
NM	1:100	A.02.01	01

This document and its design content is copyright ©. It shall be read in conjunction with all other associated project information including models, specifications, schedules and related consultants documents. Do not scale from documents. All dimensions to be checked on site. Immediately report any discrepancies, errors or omissions on this document to the Originator. If in doubt ASB.



Rev	Change	Description	Initials	Date
01	Ch-03	Existing beech hedge amended as requested by the SNP planning officer	NM	22/10/2024



M-SParr, Parc Gwyddoniaeth Menai, Gaerwen, Anglesey, LL60 6AG

t: 01248 717230 e: office@wmdesign.co.uk w: www.wmdesign.co.uk

Rear Storage Area
Hangin' Pizzeria,
Betws Y Coed Railway Station

Existing Elevations

Mr. & Mrs. Puzgeller		date	
project	drawing status		
SH2076	Planning	22/10/2024	
originator	scale @ A1	number	rev
NM	1:100	A.01.02	01

This document and its design content is copyright ©. It shall be read in conjunction with all other associated project information including models, specifications, schedules and related consultants documents. Do not scale from documents. All dimensions to be checked on site. Immediately report any discrepancies, errors or omissions on this document to the Originator. If in doubt ASK.

Existing External Finishes

Walls - Existing Anthracite UPVC cladding removed and new Western Red Cedar cladding added, to match the Alpine Coffee Shop at the other end of the station

Roof - Finished with metal trapezoidal steel sheeting colour RAL 7016 Anthracite.

Rainwater Goods - Metal profiled box gutters and round downpipes colour Gray.

Windows - UPVC double glazed units colour Anthracite

Doors - UPVC colour Anthracite



Rev	Ch-01	Existing beach hedge amended as requested by the SNP planning officer	NM	22/10/2024
Change	Description		Initials	Date
01				



M-SParr, Parc Gwyddoniaeth Menai, Gaerwen, Anglesey, LL60 6AG

t: 01248 717230 e: office@wmdesign.co.uk w: www.wmdesign.co.uk

Rear Storage Area
Hangin' Pizzeria,
Betws Y Coed Railway Station

Proposed Elevations

Mr. & Mrs. Ptageliter			
project	drawing status	date	
SH2076	Planning	22/10/2024	
originator	scale @ A1	number	rev
NM	1:100	A.02.02	01

This document and its design content is copyright ©. It shall be read in conjunction with all other associated project information including models, specifications, schedules and related consultants documents. Do not scale from documents. All dimensions to be checked on site. Immediately report any discrepancies, errors or omissions on this document to the Originator. If in doubt ASK.



PLANNING AND ACCESS COMMITTEE
05 MARCH 2025

SECTION 106 AGREEMENTS

**SNOWDONIA NATIONAL PARK AUTHORITY
PLANNING AND ACCESS COMMITTEE 05 MARCH 2025**

SECTION 106 AGREEMENTS

Rhif	Application No.	Date application was received	Location	Development	Present Position
1.	NP3/15/T173C	01/08/2024	Yr Helfa, Llanberis. LL55 4UW	Change of use of short-term holiday letting dwelling (Use Class C6) to open market dwellinghouse (Use Class C3)	Draft agreement sent 08/01/2025, waiting for a response from the solicitors.
2.	NP5/55/46G	12/07/2023	Geufron Farm, Bryncrug, LL36 9RW	Conversion of barn and stable to short-term holiday let accommodation.	Draft agreement sent 19/08/24. Awaiting response from the agent
3.	NP5/58/646	17/03/2023	Land near Pentre Uchaf, Dyffryn Ardudwy.	Erection of a special adapted bungalow and a two-storey dwelling	Discussions are being held to amend the draft agreement.
4.	NP5/73/439	23/11/2023	Land near Llech-y-Cwm, Gellilydan. LL41 4EU	Erection of rural enterprise dwelling, formation of new vehicular access, and installation of septic tank	Solicitor received instructions 22/01/25
5.	NP5/77/347	18/01/2023	Ty Mawr, Talsarnau, LL476UF	Construction of affordable dwelling, formation of curtilage, extend access track, and alterations to existing vehicular access. NP5/77/347	Draft sent to applicant on 11/11/24.

Number of applications on committee list 22 January = 5

**APPLICATIONS SUBJECT TO A SECTION 106 AGREEMENT AND WHICH HAVE BEEN COMPLETED SINCE
PLANNING & ACCESS COMMITTEE 22 JANUARY 2025**

Application No.	Location	Development
NP5/77/LB65A	Capel Soar, Soar.	Conversion of chapel to dwelling together with associated alterations

**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 22 JANUARY 2025**

Application No.	Location	Development



PLANNING AND ACCESS COMMITTEE

05 MARCH 2025

**OUTSTANDING APPLICATIONS
WHERE MORE THAN 13 WEEKS HAVE
ELAPSED**

SNOWDONIA NATIONAL PARK AUTHORITY

PLANNING AND ACCESS COMMITTEE 05 MARCH 2025 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.

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'.
NP2/16/454B	31/07/24	Land at Cefn Coch Isaf, Cwmystradllyn. LL51 9AZ	Variation of Condition 3 (Submission of CEMP) attached to Planning Permission NP2/16/454A dated 02/09/2020
NP4/11/398B	05/08/24	Land to rear of Medical Surgery, Betws-y-Coed. LL24 0BP	Discharge of Conditions 4 (Roofing slates) and 5 (Stone sample) attached to Planning Permission NP4/11/398 dated 17/01/2022,
NP4/12/228C	01/10/24	Ysgol Tal-y-Bont, Tal-y-Bont. LL32 8QF	Demolition of former classroom cabin and conversion of former school and headmaster's lodge into two dwellings and new double garage / workshop (Repeat Application).
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,
NP5/53/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.
NP5/56/153D	13/11/24	Dyfi Bike Park, Pantperthog. SY20 9AS	Retrospective application for the construction of café/admin block, erection of uplift shelter, additional tracks and associated jumps and amendments to opening hours,
NP5/59/495C	17/07/24	Land Near Pont yr Afon Gam, Llan Ffestiniog.	Proposed hydro-electric generation scheme to generate up to (600kW) at Afon Cynfal, to include pipe route, intake weir, extraction pond, below ground penstock (circa 1.2km), turbine building, metering building, alterations to existing access and re-positioning of an existing highway access, laydown areas, temporary construction compound, temporary footpath diversion and above and below ground electric power connection to national grid (circa 600m) (Re-submission)
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.

NP5/78/421A	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
-------------	----------	---	---

On Hold Pending Appeal Decision

NP5/62/426A		Gwynfryn Bach, Llanbedr, LL45 2NY.	Siting of static caravan to provide residential accommodation ancillary to Gwynfryn Bach, Llanbedr.
-------------	--	------------------------------------	---

Re-Consulting on Amended Plans

NP3/21/T78A	24/07/24	Old Barn, Ty'n-y-Maes, Nant Ffrancon, Bethesda. LL57 3LX	Variation of Conditions 2 (Approved plans) and 8 (Size of delivery vehicles) attached to Planning Permission NP3/21/T78 dated 12/10/2024,
-------------	----------	--	---

Awaiting Tai Teg Assessment

NP5/78/421A		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 Highways Comments

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,
------------	----------	---	--

Total applications on list = 17

Total applications on list Committee 22 January 2025 = 27



PLANNING AND ACCESS COMMITTEE
05 MARCH 2025

DELEGATED DECISIONS

SNOWDONIA NATIONAL PARK AUTHORITY

PLANNING AND ACCESS COMMITTEE 05 MARCH 2025

DELEGATED DECISIONS

Applications Approved

	Application No.	Proposed	Location	Decision Date	Case Officer
1.	NP2/11/L465C	Erection of a greenhouse	Beudy Newydd, Nantmor. LL55 4YL	08/01/25	Ms. Emma Watkins
2.	NP2/16/389J	Increase to the existing eaves and ridge height of the existing dwelling including the proposed extension	Beudy Parc, Golan, Garndolbenmaen. LL51 9AQ	29/01/25	Ms. Sophie Berry
3.	NP3/12/126C	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	Bron Fedw Uchaf, Rhyd Ddu. LL54 7YS	07/01/25	Mr Richard Thomas
4.	NP3/15/242	Erection of timber clad shed (3.66m x 2.44m) for use as drying room in association with mountaineering club hut	Pen-y-Ceunant Uchaf, Llanberis. LL55 4UW	08/01/25	Ms. Emma Watkins
5.	NP3/21/31C	Demolition of existing sheds and erection of garage	Fedw, Crymlyn, Abergwyngregyn. LL33 0LU	10/01/25	Ms. Emma Watkins
6.	NP4/11/398C	Discharge Condition No.6 (Pedestrian crossing points) attached to Planning Consent NP4/11/398 dated 04/07/2023	Land to rear of Medical Surgery, Betws-y-Coed. LL24 0BP	08/01/25	Mrs Jane Jones
7.	NP4/11/416	Change of use of serviced Hotel (Use Class C1) to single self-catering, short term holiday letting unit (Use Class C6)	Bod Hyfryd, Betws y Coed. LL24 0BN	07/01/25	Ms. Emma Watkins
8.	NP4/11/73G	Enclose the underside of an existing first floor balcony and alterations to hotel lobby access	Gwydyr Hotel, Betws y Coed. LL24 0AB	21/01/25	Mr Aled Lloyd
9.	NP4/29/T61C	Installation of 4 rooflight windows	Memorial Hall, Penmachno. LL24 0UR	29/01/25	Ms. Emma Watkins
10.	NP4/31/113H	Variation of Condition 2 (Design) attached to Planning Permission NP4/31/113F dated 06/12/2021	Gwern Hywel Isaf, Pentrefoelas. LL24 0HS	22/01/25	Ms. Emma Watkins

11.	NP4/32/322E	Variation of Condition No.2 (approved plans) attached to Planning Consent NP4/32/322D dated 30/08/2022	Land adjoining Pandy, Trefriw. LL27 0UJ	18/12/24	Ms. Emma Watkins
12.	NP5/50/LU28J	Certificate of Lawful Use (Proposed) for solar panels	Dyfi Yacht Club, Aberdyfi. LL35 0ED	21/01/25	Mr David Jones
13.	NP5/54/18C	Change of use from residential land to incorporate business use and the siting of a marquee for the purposes of running ceramics workshops	Gornant, 4 Tai Baldwin, Llanfachreth. LL40 2EA	06/01/25	Mr. Dafydd Thomas
14.	NP5/54/LB194G	Discharge of Condition 6 (Internal staircase) attached to Listed Building Consent NP5/54/LB194C dated 01/12/2022	Ysgubor Cae'r March, Llanfachreth. LL40 2DS	13/01/25	Mr. Dafydd Thomas
15.	NP5/55/243	Siting of freestanding domestic air-source heat pump within curtilage	Glannant, Brynchrug. LL36 9PH	07/01/25	Mr David Jones
16.	NP5/55/244	Conversion of toilet block into a caravan site facility use and the installation of an electric vehicle charger	Llwyn Derw Caravan Park, Tywyn. LL36 9RY	13/01/25	Mr David Jones
17.	NP5/55/84E	Installation of 44 standalone ground-mounted solar panels within residential curtilage	Maes Tegfryn, Brynchrug. LL36 9PE	13/01/25	Mr David Jones
18.	NP5/57/LB284D	Discharge Condition 8 (Specification of Rainwater Goods) attached to Listed Building Consent NP5/57/LB284A dated 13/11/2024	Plas-yn-Brithdir, Dolgellau. LL40 2PW	29/01/25	Mr David Jones
19.	NP5/57/LB361E	Listed Building Consent to demolish external store, refurbish existing garage, provision of boundary gate, and resurface enlarged yard	Meirion House, Finsbury Square, Dolgellau. LL40 1RE	18/12/24	Miss Eva Jones
20.	NP5/57/LB361H	Discharge Conditions 3 (Details of internal staircase) & 4 (Details of door furniture) attached to Listed Building Consent NP5/57/LB361G dated 11/11/2024	Meirion House, Finsbury Square, Dolgellau. LL40 1RE	27/01/25	Mr David Jones
21.	NP5/57/LB361J	Discharge Condition 3 (Door Furniture) attached to Planning Permission NP5/57/LB361F dated 11/11/2024	Meirion House, Finsbury Square, Dolgellau. LL40 1RE	29/01/25	Mr David Jones
22.	NP5/59/814	Demolition of garage, erection of single storey rear extension, conversion of attached store to office, and associated works	Garreg Lwyd, Bont Newydd, Ffestiniog. LL41 4PS	17/01/25	Miss Eva Jones
23.	NP5/61/123F	Change of use of ground floor shops (A1 use class) to restaurant (A3 use class) (revised application)	Castle Court & Gwynfa, High Street, Harlech, LL46 2YA	07/01/25	Mr Aled Lloyd

24.	NP5/61/479D	Non-Material amendment to NP5/61/479C dated 08/12/2023 to reduce the size of the proposed garage and removal of windows and rooflights	Bryn Gwylan, Ffordd Uchaf, Harlech. LL46 2SS	29/01/25	Mr Aled Lloyd
25.	NP5/61/608D	Conversion of barn to a one-bedroomed annexe accommodation together with the construction of an extension and installation of 4 rooflights (3 on front elevation and 1 on rear elevation), and installation of external flue (Re-submission)	Foel, Harlech. LL46 2TR	08/01/25	Mr Aled Lloyd
26.	NP5/61/625A	Install two slab monoliths approximately 3.3 meters high	Land at Parc Bron y Graig, Harlech.	18/12/24	Miss Eva Jones
27.	NP5/61/654D	Section 73 Application to vary Condition 2 (Detailed plans) attached to planning consent NP5/61/654 dated 23/04/2024 to change the roof design of the bungalow on Plot 1 from a pitched to a hipped roof, amendments to the entrance canopy of Plots 15 & 18 and other minor amendments to include change to vertical rather than horizontal cladding and positions of solar panels	Land adjoining Pen yr Hwylfa, Harlech.	17/01/25	Mr Aled Lloyd
28.	NP5/61/AD20J	Advertisement Consent for replacement signage - 1 entrance pillar & 1 totem (both illuminated) and 1 directional sign (non-illuminated)	Harlech Toyota, Ffordd Newydd, Harlech. LL46 2PS	29/01/25	Mr Aled Lloyd
29.	NP5/62/439A	Erection of a garden room	Erw Fair, Llanbedr. LL45 2LL	19/12/24	Mr Aled Lloyd
30.	NP5/62/LU447	Application for a Certificate of Proposed Use for the use of a dwelling, currently used as a second home (Use Class C5), as a short-term holiday let (Use Class C6)	Coed-y-Llechau, Llanbedr. LL45 2NB	10/01/25	Mr Aled Lloyd
31.	NP5/64/194A	Discharge of condition (05) (landscaping details) of planning permission NP5/64/194	Fferm Ty'n Llan, Llanegryn. LL36 9ST	07/01/25	Mr David Jones
32.	NP5/65/330H	Discharge Conditions 3 (Approval of stonework) & 4 (External cladding) attached to Planning Consent NP5/65/330C dated 01/06/2023	Hafod Fach, Llanelltyd. LL40 2HB	07/01/25	Mr Aled Lloyd

33.	NP5/65/379A	Discharge Condition 3 (Roofing material) attached to Planning Permission NP5/65/379 dated 13/08/2024	Nant y Garreg, Tai Cynhaeaf, Bontddu. LL40 2TU	07/01/25	Mr Aled Lloyd
34.	NP5/68/100F	Erection of single storey extension to barn, installation of 2 rooflights on existing barn roof, construction of 4 sleeping cabins and formation of access paths, and installation of underground sewage package treatment plant	Creua, Llanfrothen. LL48 6SH	29/01/25	Mr Aled Lloyd
35.	NP5/68/100H	Non-material amendment to Planning Permission NP5/68/100C dated 09/02/2018 to change the material of the supporting roof columns from telegraph poles to rendered masonry on the bat roost space building	Creua, Llanfrothen. LL48 6SH	29/01/25	Mr Aled Lloyd
36.	NP5/71/T56D	Installation of solar panels to roof	The Eagles Inn, Llanuwchllyn. LL23 7UB	03/02/25	Mr. Dafydd Thomas
37.	NP5/74/516A	Conversion and external alterations of domestic workshop to form guest accommodation ancillary to the incidental use of the dwellinghouse as a bed & breakfast	Ger-y-Llan, Llanymawddwy. SY20 9AQ	08/01/25	Mr David Jones
38.	NP5/74/518	Installation of air-source heat pump to the rear of property	Gwynfryn, Dinas Mawddwy. SY20 9JA	02/01/25	Mr. Dafydd Thomas
39.	NP5/78/2W	Retrospective planning application for replacement cabin and installation of external decking	Cabin 80, Trawsfynydd Holiday Village, Bronaber. LL41 4YB	20/01/25	Mr. Gavin Roberts

Applications Refused

	App No.	Proposed	Location	Reason for Refusal	Case Officer
1.	NP3/10/T86B	Non-material amendment to Planning Consent NP3/10/T86 dated 30/08/2022 (Amended roof window design and removal of chimney and stack)	Minafon, Abergwyngregyn. LL33 0LH	10/01/25 In the opinion of the Snowdonia National Park Authority the removal of the chimney and stack are considered to be 'material' amendments as they did not form part of the original planning permission. As such the removal of the chimney and stack cannot be deemed as 'non-material' and will require the benefit of planning permission.	Ms. Emma Watkins
2.	NP5/61/335F	Change of use to ground floor from mixed use of Residential C3 and Restaurant A3, to Residential C3	Gwalia, High Street, Harlech. LL46 2YB	08/01/25 This application fails to provide any recent 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, in particular criterion ix, of the Eryri Local Development Plan 2016-31. This application is contrary to Eryri Local Development Plan 2016-31, Development Policy 24 (Retail) which states that within the retail areas identified in Harlech the change of use of ground floor retail premises to a residential or holiday accommodation will be resisted.	Mr Aled Lloyd



Appeal Decision

By Declan K Beggan BSc (Hons) MSc DipTP DipMan MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 16/01/2025

Appeal reference: CAS-03277-K1L8C3

Site address: Colwyn Hotel, Ffordd Caernarfon, Beddgelert, LL55 4UY

- The appeal is made under section 100 of the Historic Environment (Wales) Act 2023 (the Act) against a failure to give notice within the prescribed period of a decision on an application for listed building consent.
 - The appeal is made by Julia Katrinia (Katie) Davis-Maxwell against Eryri National Park Authority (NPA).
 - The application Ref NP2/11/LB234A is dated 22 November 2021.
 - The works proposed are described as “various internal works, re-roofing, replacement front door and windows”.
 - A site visit was made by the Inspector on 29 October 2024.
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. The description of the site address varies slightly between that stated on the submitted application form and the appellant's/NPA's appeal statements; I have used the former description as it is more concise.
3. The NPA's appeal statement made reference to the appeal being made under S.78 of the Town and Country Planning Act 1990 i.e. an appeal related to an application for planning permission. However, as clarified with the appellant, the appeal was made against the failure of the NPA to give its decision within an appropriate time period in regard to an application related to listed building consent which involves matters related to the interior and exterior of the appeal property. The NPA were given the opportunity to comment on this matter. The appellant was given the chance to respond to the comments that were received. My assessment of the proposal includes reference to these updated comments. In regard to the application reference number the NPA's statement highlights that the correct reference to the listed building application is as per that shown in the banner heading above.
4. The description of the development varies slightly between that stated on the submitted application form and that stated on the NPA's appeal statement reference for NP2/11/LB234/A; I have used the latter description as it is more concise.

5. I also note that the appellant amongst her appeal documents submitted details relating to windows from RM Jones Joinery that were referred to as “Essential Supporting Documents” in the appeal submission. The NPA confirmed these drawings were seen by them during the course of their consideration of the application; I have determined the appeal on the basis of these plans. The bulk of the works referred to in the original application details appear to have been carried out.

Application for Costs

6. An application for an award of costs made by the appellant against the NPA is the subject of a separate Decision.

Main Issues

7. The main issues in this appeal are the effect of the proposed development on the special architectural and historic interest of the Colwyn Hotel and its effect on the character or appearance of Beddgelert Conservation Area (CA).

Reasons

8. The appeal property is a three-storey grade II listed Regency building dating from around 1830 and was originally intended to serve tourists but has also been used as a bookshop, Temperance Hotel, and Guest House. The listing states its reason for designation is its special interest as an ambitiously conceived village house retaining much original character within an unusual speculative development to cater for the early tourist market. The property is also listed for its group value with other items in the main street of Beddgelert.
9. The property occupies a prominent location within the village and the CA. The three storey, three bay property has squared and coursed stone blocks, flush slate lintels/sills and a slate roof. The property has an asymmetrical façade and at the time of listing had a central entrance with a modern small pane glazed door that is still in situ, and upto recently had modern small pane casement windows to the original openings. The property is surrounded by numerous period properties dating from a similar era which utilise varying architectural details to create interest. The front of the appeal property directly abuts the road. The identified historic and traditional architectural details are distinctive and attractive features that contribute to the special architectural and historic interest of the building and its significance as a heritage asset. For similar reasons the appeal property makes a positive contribution to the character and appearance of the CA.

Listed Building

10. The Act requires the decision maker, in considering whether to grant listed building consent, to have special regard to the desirability of preserving the listed building, or its setting, and features of special architectural or historic interest; Planning Policy Wales Edition 12 (PPW) and Technical Advice Note 24, ‘The Historic Environment’ (TAN 24), reiterate this stance.
11. The NPA’s appeal statement primarily focusses on the effect of proposed works on the front door and windows. I concur with Cadw’s comments that the most significant change to the building is the replacement of the front windows and door and therefore I have concentrated on this aspect of the works.
12. The NPA maintain that the submitted drawings were insufficiently detailed regarding matters such as door/window specifications to enable assessment of the impact of the proposed works on the listed building and the CA. In the absence of such details, it felt compelled to conclude that the works ran contrary to policies within the adopted Eryi

Local Development Plan (LDP). The NPA also draws attention to the unacceptability of the new windows as installed due features such as the glazing bars being 'plant on' instead of through glazing and highlights the use of double-glazed units which it notes have failed in the past.

13. The appellant argues the submitted details were adequate in terms of assessing the scheme and the windows fitted would not harm the character of the listed building; I disagree.
14. As mentioned above bulk of the works appear to have been carried out. Whilst I have determined the application on the basis of the plans considered by the NPA, nonetheless, the works carried out provide a useful indication of nature of the development.
15. The submitted elevational details for the new windows indicate they would be multi-paned with the application form stating they would be in a white timber sash style. The submitted information lacks sufficient detail in terms of the precise nature of the proposed works e.g. window reveals, exact type of glazing. The Cadw document, 'Managing Change to Listed Buildings in Wales (2017)' identifies in its Annex a checklist for supporting documents to accompany a listed building consent application. Regarding the level of detail, it advises for works affecting larger scale features such as doors and windows, the use of drawings at 1:10 and 1:20. The application did not include sufficiently detailed drawing or similar drawings to allow a proper and reasonable assessment of what is being proposed. The submitted drawings appeared generic in nature; this is not acceptable.
16. Notwithstanding the lack of appropriate detail, the windows as fitted only reinforce my view that such details are a prerequisite prior to arriving at a determination. The windows as fitted have a heavier visual appearance in terms of their framing/bars than what would normally be expected in period windows, have significantly greater depth due to double glazing, and give a noticeably enhanced reflection as opposed to the more distorted reflections of single paned windows that are commonly found on listed properties. The framing to the windows has a flat engineered and modern appearance which is likely to have been at odds with the historic joinery detail found on period windows i.e. subtle irregularity and variation in their finish (as evidenced at properties either side of the appeal building). I appreciate the appellant has sought to replicate historical windows based on photographic evidence, however, the windows fitted would not achieve that aim.
17. The windows as fitted, are an unsympathetic addition to the property and detract from the existing historic character of the listed building and fail to preserve the architectural and historic interest of the property.
18. In absence of adequately detailed drawings to assess the scheme I must conclude that the works would run contrary to the Act and LDP policy Strategic Policy Ff: Historic Environment (Ff), Development Policy 1: General Development Principles (1), and Development Policy 7: Listed and Traditional Buildings (7), PPW and TAN 24, which collectively seek to protect heritage assets.
19. For similar reasons the lack of adequate detail related to the replacement of the front and internal doors render the scheme unacceptable and detrimental to the listed building. I note in broad terms Cadw consider the internal works such as the removal of walls and other works appear generally acceptable, however the NPA raise concerns regarding internal works and the lack of detail. In terms of this aspect of the proposal and based on the submitted details I have no reason to disagree with the general Cadw assessment of internal works and notwithstanding my other concerns, I consider the bulk these matters could be addressed by adequately worded planning conditions if the scheme in its

entirety were acceptable. However, for the reasons given above, when the scheme is considered in its totality it is unacceptable.

Conservation Area

20. The Act also requires that special regard be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. PPW states there will be a strong presumption against the granting of development that would damage the character or appearance of a conservation area or its setting to an unacceptable level. Bearing in mind my findings on the first main issue, it must follow that the proposed works would be detrimental to the historic character of the area.
21. The appeal property is found within a prominent location within the CA. The property forms part of an attractive collection of buildings utilising traditional materials. The lack of adequate details submitted with the application do not allow a proper and reasonable assessment of what is being proposed. In addition, for reasons previously discussed, the windows as fitted due to their form and appearance, would be at odds with the historic character of the area. The CA depends upon matters such as individual buildings and their architectural detailing, including windows. I note the Draft Beddgelert Conservation Area Appraisal and Management Plan (CAAMP) highlights that the special interest of the CA is adversely affected by the replacement of historic joinery, windows and doors on buildings with modern, generally uPVC, replacements.
22. I accept there are examples of windows utilising features such as double glazing that have been installed within the CA. However, not only do I consider these demonstrate the material harm that can be caused by such works, but I also do not know when such works were carried out i.e. before or after the designation of the CA or whether they were authorised by the NPA. I therefore reject the examples in the immediate area as providing justification for works that clearly would harm the CA and further erode its special qualities.
23. The proposal would neither preserve nor enhance the character or appearance of the CA. This would run contrary to the Act, LDP Strategic Policy Ff: Historic Environment (Ff), Development Policy 1: General Development Principles (1), and guidance within PPW and TAN 24 which collectively seek to protect CA's.

Other Matters

24. In support of her case, the appellant has suggested the imposition of conditions requiring further detail, however these would not overcome the significant concerns raised. In addition, I note Cadw refer to the submission of further window details via condition, however such details are fundamental to the assessment of the scheme and its determination. Such matters go to the heart of the scheme and cannot not be left to later approval; in any event the windows have already been fitted.
25. I also note the appellant has fitted the windows to address various concerns related to those previously in situ. Nonetheless, those concerns would not justify the harm of inappropriate development on a listed building within the CA.
26. In addition, the appellant cites other similar permitted schemes to justify the proposed works, however I am not party to the full details that informed those decisions. In any event, each application must be considered on its own merits, and I have determined this appeal on the basis of the evidence presented.
27. I note the appellant's concerns regarding the NPA's handling of the application, however that does not alter my assessment of the merits associated with the proposal.

Conclusion

28. After taking account of all the evidence before me, and for the reasons given above, I conclude that the appeal be dismissed.

29. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objectives.

Declan K Beggan

Inspector



Costs Decision

by Declan K Beggan BSc (Hons) MSc DipTP DipMan MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 16/01/2025

Costs application in relation to CAS-03277-K1L8C3

Site address: Colwyn Hotel, Ffordd Caernarfon, Beddgelert, LL55 4UY

- This application for costs is made under Section 181 of the Historic Environment (Wales) Act 2023 (as amended) in relation to a listed building appeal made under Section 100 of the Act.
- The application is made by Julia Katrinia (Katie) Davis-Maxwell for a full award of costs against Eryri National Park Authority (NPA).
- The appeal was in connection with an appeal against the failure of the NPA to issue a notice of their decision within the prescribed period on an application for various internal works, re-roofing, replacement front door and windows”.
- A site visit was made by the Inspector on 29 October 2024.

Decision

1. The application for an award of costs is refused.

Reasons

2. The Section 12 Annex ‘Award of Costs’ of the Development Management Manual (‘the Annex’) advises that, parties are expected to meet their own costs at appeal and irrespective of the outcome of an appeal, costs may only be awarded against a party who has behaved unreasonably, thereby causing the party applying for costs to incur unnecessary or wasted expense in the appeal process.
3. If a planning authority fails to determine an application within the statutory period, this may constitute unreasonable behaviour. The time limit for determining the application was 28 August 2022. The NPA indicate that the delay in determining the application was primarily the result of them awaiting outstanding information from the applicant to assess the proposal. The applicant agreed an extension of time for determination until 23 June 2023. The applicant submitted their non-determination appeal in February 2024, and this was confirmed as valid in May 2024.
4. The thrust of the costs’ application is that the NPA in failing to determine the application in a timely manner resulted in various costs to the applicant. However, the Annex advises that an award of costs cannot be made for indirect losses, such as through delays to granting an application. The costs the applicant sustained were entirely at her own risk prior to obtaining the relevant consent and therefore carry no weight in this costs process.

5. The NPA argue that whilst it failed to determine the application within the statutory timescale, it was trying to assist the applicant with a generous timeframe to submit any outstanding information. Nonetheless, the applicant should not have had to pursue the matter to a non-determination appeal. Notwithstanding any shortcomings in the NPA's handling of the application, ultimately had it determined the application it would have refused consent for the reasons set out in its appeal statement; I broadly concurred with that reasoning. Ultimately the responsibility of submitting sufficient information to determine the application lies with the applicant. Given the NPA's stance, the applicant would have needed to appeal against the decision of the NPA in any event in order to gain listed building consent, and therefore any additional appeal work would have had to be undertaken at some stage. Therefore, despite the NPA's failure to issue a decision notice in a timely manner, there has not been any unnecessary expense incurred by the applicant.

Formal Decision

6. Taking all of the above into account, I find that on balance no unreasonable behaviour resulting in unnecessary or wasted expense, as described in the Annex, has been demonstrated and the application must fail in full or part.
7. I refuse the applicant's application for an award of costs.

Declan K Beggan

INSPECTOR



Appeal Decision

By Declan K Beggan BSc (Hons) MSc DipTP DipMan MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 04/02/2025

Appeal reference: CAS-03650-C5W7V7

Site address: Cae Haidd, Ffordd Caernarfon, Beddgelert, LL55 4UU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Roger Hartley against the decision of Eryri National Park Authority.
 - The application Ref NP2/11/293F, dated 31 January 2024, was refused by notice dated 12 April 2024.
 - The development proposed is described as “Change of use of agricultural outbuilding for use as short-term, self-catering holiday accommodation falling within Use Clas C6”.
 - A site visit was made by the Inspector on 5 December 2024.
-

Decision

1. The appeal is dismissed.

Application for Costs

2. An application for an award of costs made by the appellant against the NPA is the subject of a separate Decision.

Procedural Matters

3. The description of both the site address and proposed development varies slightly between that stated on the submitted planning application form and the Council’s decision notice; I have used the former description of the site address as its more precise and the latter description of the proposed development as it is more concise.

Main Issue

4. The main issue in this appeal is whether the proposed development is justified bearing in mind planning policies which seek to strictly control development in the countryside, with particular regard to its location within Eryri National Park (ENP).

Reasons

5. The appeal site relates to a dwelling known as Cai Haidd which is located in a relatively isolated location within a forestry plantation above the settlement of Beddgelert. Close to the dwelling is an outbuilding granted planning approval in 1996 for agricultural purposes. The 1996 approval notice is conditioned to allow for ‘agricultural, horticultural or ancillary

domestic purposes only'. With this condition the building could be utilised as an annex to the main dwelling for non-commercial use. The 1996 approval notice is accompanied by a section 106 agreement dated 12/08/1996 which states, inter alia, not to use the proposed building as a permanent dwelling or holiday home.

6. Strategic Policy C of the adopted Eryri Local Development Plan (LDP) sets out how the limited opportunities for new development in the national park will be distributed to achieve the LDP's spatial vision and objectives. The policy allows for the development of new housing, employment and the provision of services and facilities within settlements according to its designation within the settlement hierarchy, with the overall aim of making communities more self-sustaining. The policy highlights within open countryside the possibility for the conversion of rural buildings to support economic uses.
7. Policy 9 of the LDP refers to permitting the conversion of change of use of redundant rural buildings for uses such as short-term self-catering holiday accommodation as part of a rural enterprise scheme. Policy 20 of the LDP supports agricultural diversification which assist in maintaining the viability of a farm holding and further the ENP's purposes where, the proposal forms part of an agricultural diversification scheme, it is secondary to the use of the remaining land on the holding for livestock or crop production and the scheme takes place on a holding which is registered as an existing agricultural business and that any development complies with Policy 9.
8. The Authority's Supplementary Planning Guidance 8: Visitor Accommodation (SPG) refers to the conversion of a rural building as part of an agricultural diversification scheme and that the Authority would require evidence that the proposal is secondary to the use of the livestock or crop production and the proposal takes place on a holding which is registered as an existing agricultural business. I also note the SPG states, the number of self-serviced units within the National Park is significant and that evidence collected and presented in the Tourism Background Paper as part of preparing the LDP indicated that there is an over provision of self-catering accommodation within the National Park. Such accommodation includes caravans, chalets and also self-catering holiday houses, cottages and flats.
9. The evidence indicates the appeal site does not appear to form part of an agricultural diversification scheme; indeed, now it appears the land does not form part of a registered agricultural holding. In terms of defining a rural enterprise, Technical Advice Note 6: Planning For Sustainable Rural Communities (TAN 6) provides a helpful definition of a rural enterprise as comprising land related businesses including agriculture, forestry and other activities that obtain their primary inputs from the site, such as the processing of agricultural, forestry and mineral products together with land management activities and support services (including agricultural contracting), tourism and leisure enterprises.
10. Whilst on site I saw no signs of the overall site being used for agricultural purposes e.g. cattle or sheep grazing. The proposal therefore does not meet LDP policies 9 & 20 and the SPG which are reflective of the strategic aims of Policy C. In terms of a rural enterprise the appellant refers to the land on which the development is sited was part of of Tir Gofal scheme, however there is no evidence that it still forms part of that scheme (or a similar scheme) or can reasonably be justified as a rural enterprise. It is also worth noting the SPG's reference to over provision of self-catering accommodation within the National Park; I have seen no evidence to indicate otherwise. The proposal therefore does not comply with LDP policy as stated in the Authority's first reason for refusal. In light of my findings on the first reason for refusal, it follows that the Authority's second reason for refusal is sustained.

Other Matters

11. I appreciate the proposed development offers the opportunity to sustain the rural economy, however, such development needs to comply with the LDP as a whole and in this instance it has not been justified in planning policy terms.
12. Whilst I note the appellant's concerns regarding the Council's handling of the planning application, that does not alter my assessment of the planning merits of the proposal.

Conclusions

13. After taking account of all the evidence before me, and for the reasons given above, I conclude that the appeal be dismissed.
14. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objectives.

Declan K Beggan

Inspector



Costs Decision

by Declan K Beggan BSc (Hons) MSc DipTP DipMan MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 04/02/2025

Costs application in relation to CAS-03650-C5W7V7

Site address: Cae Haidd, Ffordd Caernarfon, Beddgelert, LL55 4UU

- The application is made under the Town and Country Planning Act 1990, sections 78, 322C and Schedule 6.
- The application is made by Roger Hartley for a full award of costs against Eryri National Park Authority (NPA).
- The appeal was in connection with a refusal to grant planning permission for a “Change of use of agricultural outbuilding for use as short-term, self-catering holiday accommodation falling within Use Clas C6”.
- A site visit was made by the Inspector on 5 December 2024.

Decision

1. The application for an award of costs is refused.

Reasons

2. The Section 12 Annex ‘Award of Costs’ of the Development Management Manual (‘the Annex’) advises that, parties are expected to meet their own costs at appeal and irrespective of the outcome of an appeal, costs may only be awarded against a party who has behaved unreasonably, thereby causing the party applying for costs to incur unnecessary or wasted expense in the appeal process.
3. In summary, the costs’ application relates to delay during the application process and what is perceived as added cost as a result. However, the Annex advises that an award of costs cannot be made for indirect losses, such as through delays to granting an application. The costs the applicant sustained were entirely at his own risk prior to obtaining the relevant permission and therefore carry no weight in this costs process.
4. Further, I have found the NPA’s decision to refuse planning permission to be justified. Therefore, given the NPA’s stance, the applicant would have needed to appeal against the decision of the NPA in any event in order to gain planning permission, and therefore any additional appeal work would have had to be undertaken at some stage. Therefore, no unreasonable or unnecessary expense has been incurred by the applicant due to taking the application to appeal.

Formal Decision

5. Taking all of the above into account, I find that on balance no unreasonable behaviour resulting in unnecessary or wasted expense, as described in the Annex, has been demonstrated and the application must fail in full or part.
6. I refuse the applicant's application for an award of costs.

Declan K Beggan

INSPECTOR