

NOTICE OF MEETING



Eryri National Park Authority

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Meeting: Planning & Access Committee

Date: Wednesday 9th April 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. Rhys Evans, Mr. Tim Jones,
Ms. Delyth Lloyd, Ms. Naomi Luhde-Thompson,
Mr. Wyn Thomas.*

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

A G E N D A

Page No's

1. **Apologies for absence and Chairman's Announcements**
To receive any apologies for absence and Chairman's announcements.

2. **Declaration of Interest**
To receive any declaration of interest by any members or officers in respect of any item of business.

3. **Minutes** **3 - 5**
The Chairman shall propose that the minutes of the meeting of this Committee held on the 5th March 2025 be signed as a true record (copy herewith) and to receive matters arising, for information.

4. **Reports by the Director of Planning and Land Management** **6 - 41**
To submit the reports by the Director of Planning and Land Management on applications received. (Copy herewith)

5. **Replacement Eryri Local Development Plan – Delivery Agreement** **42 - 102**
To Submit a report by the Head of Planning Policy. (Copy herewith)

6. **Update Reports** **103 - 107**
To submit update reports, for information. (Copies herewith)

7. **Delegated Decisions** **108 - 113**
To submit the list of applications which have been determined in accordance with delegated authority, for information. (Copy herewith)



PLANNING AND ACCESS COMMITTEE
ERYRI NATIONAL PARK
 Wednesday 5 March 2025

PRESENT:

Members appointed by Gwynedd Council

Councillors Elwyn Edwards (Chair), 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

Councillors Ifor Glyn Lloyd, Jo Nuttall, Nia Owen;

Members appointed by the Welsh Government

Brian Angell, Tim Jones, Delyth Lloyd.

Officers

Jonathan Cawley, G. Iwan Jones, Rhydian Roberts, Iona Roberts, Gavin Roberts, Eifion Jones.

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

1. Election of Vice-chair

Reported – 3 Members had been nominated, namely Councillor Nia Owen, Ms Delyth Lloyd and Ms Naomi Luhde-Thompson, but Delyth Lloyd had withdrawn her name. Naomi Luhde-Thompson had apologized that she was unable to attend the meeting, therefore, the chair invited Councillor Nia Owen to address the Members. A secret ballot was held and Councillor Nia Owen was elected Vice-Chair of the Planning and Access Committee.

2. Apologies

Apologies were received from Naomi-Lude-Thompson.

The Chairman welcomed Councillor Nia Owen as the new Vice-chair of the committee.

3. Declaration of Interest

Members appointed by Conwy County Borough Council declared a personal and prejudicial interest in Item 6.1 – Application NP4/11/95A, Sapper's Bridge – as it was the Council that was making the application, but confirmation was given that the Members had been granted dispensation to partake fully by the Standards Committee.

4. **Minutes**

The minutes of the Planning and Access Committee meeting held on 5 March 2024 were *adopted* and the Chair signed them as a true record.

5. **Tree Preservation Order 84 – Coed Cae-yr-Odyn, Llanfair**

Submitted: – an oral submission by Mr. Geoff Cross, owner of the trees. He stated his objection to the Tree Preservation order (TPO) for the following reasons:

- that the Park had failed to submit sufficient evidence to justify a TPO;
- that the TPO had not been triggered by any widespread concerns, and that only one letter of complaint had been received;
- that the Community Council had not objected but that they had failed to consult local residents regarding the TPO;
- that the trees were ageing and in a dangerous place and urgent work would be hampered and slowed down by a TPO;
- that the land was already protected by preservation orders and a TPO would be excessive;

In response the Tree and Woodland Officer *stated:*

- that the trees were assessed prior to granting the TPO and they were deemed to be safe;
- that granting a TPO on a tree did not prohibit carrying out any work on that tree – urgent work could be permitted within hours

Recommended: – to approve the Tree Preservation Order

Resolved: — to **adopt** the recommendation

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

Submitted – reports by the Director of Planning and Land Management on applications received

6.1 Pont y Soldiwr / Sappers Bridge, Betws y Coed NP4/11/95A

Reported:

- that it was an application to create a new foot suspension bridge and improvements to a public right of way to include engineering and related work;
- that the application was acceptable with conditions;

Noted:

- the bridge would restore a key beneficial link between Betws-y-Coed & Llanrwst
- concern about the proposed lighting on the bridge and path in a rural area. In response it was said:
 - the lighting had been reduced as much as possible,
 - the lighting was needed to promote the night economy of Betws y Coed;
- concern about the impact of closing the road on local businesses. In response it was said that the applicant had stated that they would endeavour to reduce the impact of the work as much as possible.

Recommended: – approve the application subject to the stated conditions.

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

6.2 Hangin' Pizzeria, Betws y Coed NP4/11/377C

Reported:

- that it was a retrospective application to erect a rear extension and to extend the cafe/restaurant (Use Class A3) and shop (Use Class A1) uses to the extended area;
- the application complied with the requirements of planning policy and was acceptable with conditions;

Recommended: – approve the application subject to the stated conditions.

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

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 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.

9.1(b) *Submitted:* – an oral report by the Director of Planning and Land Management on The Inspector's decision to **refuse an appeal** by Julia Katrinia (Katie) DavisMaxwell against Eryri National Park Authority (NPA) for a full award of costs, Colwyn Hotel, Ffordd Caernarfon, Beddgelert, LL55 4UY.

9.2(a) *Submitted:* – 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.

9.2(b) *Submitted:* – 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.

The meeting ended at 11.30

EITEM RHIF 4.0 / ITEM NO. 4.0

<u>Rhif Eitem / Item No.</u>	<u>Cyfeirnod / Reference No.</u>	<u>Disgrifiad / Description.</u>	<u>Swyddog Achos / Case Officer</u>
1	NP5/65/256B	Dymchwel rhan o'r cyn westy a chodi 5 tŷ marchnad agored newydd (1 tŷ ar wahân a 4 tŷ tref), darparu 4 tŷ fforddiadwy gyda 3 yn cael eu lletya gyda theras wedi'i adeiladu o'r newydd ac 1 o fewn yr hen lety staff ar lawr gwaelod isaf y neuadd, Neuadd Bontddu, Bontddu. (Cais diwygiedig) / Demolition of part of former hotel and erection of 5 new open market dwellings (1 detached and 4 town houses), provision of 4 affordable dwelling with 3 being accommodated with a new build terrace and 1 within the former staff accommodation on the lower ground floor of the hall, Bontddu Hall, Bontddu. (Revised application)	Aled Lloyd

**Eryri National Park Authority –
Planning and Access Committee.**

Date: 09-04-25

Application Number: NP5/65/256B

Date Application Registered: 12/02/2025

Community: Llanelltyd

Grid Reference: 267434 318942

Case Officer: Mr. Aled Lloyd

Location:
Bontddu Hall, Bontddu

Applicant:

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

Description:

Demolition of part of former hotel and erection of 5 new open market dwellings (1 detached and 4 town houses), provision of 4 affordable dwelling with 3 being accommodated with a new build terrace and 1 within the former staff accommodation on the lower ground floor of the hall, Bontddu Hall, Bontddu. (Revised application)

Summary of the Recommendation:

To GRANT Permission, subject to the applicant entering into a Section 106 Agreement to secure the delivery of affordable housing

- Commencement within 5 years
- In accordance with approved plans
- Restriction on use
- Submission of Conservation Plan
- Submission of Lighting Plan
- Submission of Construction Environmental Management Plan
- Submission of Noise Management Plan
- Core working hours
- Implementation of Biodiversity and Enhancement measures
- Approval of Stonework
- Submission of a foul water drainage scheme
- Archaeological Recording
- Removal of Permitted Development Rights

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

The application is 'one that the Chief Executive considers that should be considered by the Planning and Access Committee.

Site description

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

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

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

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

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

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

Land Designations / Constraints:

- Within Housing Development Boundary
- Traditional Building
- The development site is within 40m of two watercourses, which are hydrologically connected to the Aber Mawddach / Mawddach Estuary Site of Special Scientific Interest (SSSI), which underpins the Pen Llŷn a'r Sarnau Special Area of Conservation (SAC).

Proposal:

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

Demolition of part of former hotel and erection of:

5 new open market dwellings (1 detached and 4 town houses),

4 affordable dwelling with 3 being accommodated with a new build terrace and 1 within the former staff accommodation on the lower ground floor of the Hotel

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

Structural Survey
Design and Access Statement;
Bat and Protected Species Survey
Green Infrastructure Statement
Community Linguistic Statement

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 Ch: Social and Physical Infrastructure in new development
- DP 2: Development and the Landscape
- SP D: Natural Environment
- SP Dd: Climate Change
- SP Ff: Historic Environment
- SP G: Housing
- DP 30: Affordable Housing
- DP 6: Sustainable Design and Materials
- DP 7: Listed and Traditional Buildings
- DP 8: Protection of Non-Designated sites
- DP 18: The Welsh Language and the Social and Cultural Fabric of Communities
- SP L: Accessibility and Transport

Supplementary Planning Guidance

- SPG 1: Sustainable Design in the National Parks of Wales
- SPG 2: General Development Considerations
- SPG 3: Planning and the Welsh Language
- SPG 4: Affordable Housing
- SPG 5: Planning Obligations
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- SPG 6: Nature Conservation & Biodiversity
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National Policy

- Future Wales: The National Plan 2040
- Planning Policy Wales (Edition 12) 2024

- Technical Advice Note 2: Planning and Affordable Housing
- Technical Advice Note 5: Nature Conservation and Planning
- Technical Advice Note 12: Design
- Technical Advice Note 15: Development and Flood Risk
- Technical Advice Note 18: Transport
- Technical Advice Note 20: Planning and the Welsh Language
- Technical Advice Note 24: Historic Environment

Consultees:

Llanelltyd Community Council	No response
Natural Resources Wales	<p>Comments – concerns with the application as submitted. However, we are satisfied that these concerns can be overcome by attaching the following condition to any planning permission granted:</p> <p>Condition: No development shall commence until a Conservation Plan has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Condition: External lighting Plan. The submission of an external lighting scheme including plans. This scheme shall consider existing and proposed lighting together with any spillage originating from internal locations. This component requirement shall include:</p>
Gwynedd Council - Highways	No response
Gwynedd Council - Pollution Control and Licensing Service	Comments – Recommend conditions on a grant of planning permission for the submission of a Construction Environmental Management Plan (CEMP), Noise Management Plan and hours when construction works is carried out.
Welsh Water	Comments – Recommend condition for the submission of a foul drainage scheme. The approved scheme to be implemented before the occupation of the dwellings
SaB	Standard Advise in relation to the need for approval for surface water drainage
Gwynedd Archaeological Planning Service	Comments – Appropriate archaeological mitigation is undertaken and recommend conditions for a specification for a programme of archaeological work.
North Wales Fire & Rescue Service	No objection

Ecology	<p>Comments - Mitigation & Recommendations to be adhered to which includes mitigation for bats, nesting birds, terrestrial mammals and reptiles. Creation of a new roost</p> <p>Compensation for the loss of nesting bird habitat in the form of 4 woodcrete/woodstone bird nesting boxes to be erected on trees within the site boundary.</p> <p>Details have also been submitted for the eradication of Rhododendron, Buddleia and Winter Helitrope would present a significant biodiversity enhancement and prevent the spread of identified plants into neighbouring habitats.</p> <p>Due to the proximity of surrounding Protected Site(s), a HRA will be required for this application. The HRA is being drafted. Any response received will be reported to committee.</p>
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Responses to Publicity:

The application has been publicised by way of site notices, neighbour notification letter to 25 nearby residential properties,

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

- Traffic and congestion issues associated with the development
- Heights of affordable housing

1. Background

1.1 An application (NP5/65/256A) was submitted in October 2023 for the

Demolition of part of former Bontddu Hall Hotel and the erection of

8 new open market dwellings

5 affordable units - the affordable units were to be accommodated: .

- 3 within the former holiday chalets/staff accommodation, to be refurbished
- 1 within the lower ground floor of the former hotel
- 1 within the former hotel manager's dwelling.

Following discussions with the applicant and the agent the application was withdrawn in October 2024.

1.2 The previous application (NP5/65/256A) was subject to pre-application advice when officers advised that to be in accordance with Strategic

Policy G and Development Policy 30 there will be a requirement to provide 50% affordable housing contribution on sites of 2 dwellings or more. The same policy requirements apply to the current application.

2.0 Principle of Development

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

3.0 Assessment

Policy Context

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

Open Market Housing – 4 Three storey town houses & 1 Detached Open Market Dwelling

- 3.4 The proposed development comprises 5 new build Open market housing of which the proposal details 4 dwellings within a terrace and 1 detached dwelling.
- 3.5 The layout shows three storey 3 bedroom dwellings in a block of four and a two storey 5 bedroom detached dwelling.
- 3.6 Details have been submitted indicating the proposed dwellings in relation to the existing hotel building. The images show the existing structure and the height of the proposed dwellings

- 3.7 The new Open Market Dwellings are of lesser height than the existing former Hotel building.
- 3.8 Parking provision will be accommodated for both the open market and affordable dwellings on the existing hotel car park
- 3.9 The parking provision provides 25 car parking bays in relation to the development is adequate and acceptable for the number of dwellings proposed on site.
- 3.10 As LDP housing policies are predominantly targeted towards local community needs, it is considered that it would be appropriate to restrict use to Use Class C3 (permanent residential dwelling) only, and exclude uses C5 (dwellinghouses, used otherwise than as sole or main residences) and C6 (dwellinghouses, used for short term lets). The area already has a high percentage (18.39%) of short term holiday let accommodation, and therefore it seems appropriate to target the housing towards permanent residential accommodation rather than holiday let or second homes.
- 3.11 If the Authority is minded to approve the application the open market housing would normally be conditioned to restrict their occupancy to Use Class C3: Dwellinghouse to be (used as sole or main residence)
- 3.12 Communication from the agent has requested that the open market dwellings be sold and occupied for use as a Main Dwelling or Second Home.
- 3.13 Strategic Policy G: Housing states that "New housing within the National Park will be required to meet the need of local communities. Proposals must take appropriate account of local housing needs in terms of size, type and tenure of dwellings.
- 3.14 The condition to restrict occupancy to Use Class C3 would normally be applied to a grant of planning permission in consideration of the percentage of second homes in Llanelltyd. Strategic Policy G states that new housing within the National Park will be required to meet the need of local communities. The intention of Strategic Policy G is to supply permanent homes to meet the needs of for local communities. The provision of second home and short term lets does not contribute to this aim. The agent has commented that to make the scheme work on an economic and financial basis the open market houses should be offered for purchase for C3 or C5 use, there is however no substantial evidence to support that a C3 use only would impact on viability.
- 3.15 In view of the above officers consider that the use should be restricted to a C3 use

Design

- 3.16 The design of the terrace of 4 open market housing will encompass a traditional slate roof with stone facing on the front elevation, salvaged from the hotel and white rendered finish to the rear elevation.
- 3.17 The front (south) elevation incorporates a full length balcony on the first floor overlooking the Mawddach Estuary. The rear (north) elevation incorporates traditional sized windows and a front access porch incorporating a pitched slate roof.
- 3.18 It is concluded that the design of the dwellings, whilst of modern design incorporating glazing would assimilate into the landscape.
- 3.19 The detached open market dwelling is a two storey 5 bedroomed dwelling. The design of the dwelling will encompass a traditional slate roof with stone facing on the front elevation, salvaged from the hotel and white rendered finish to the rear elevation.
- 3.20 The front (south) elevation incorporates a balcony on the first floor overlooking the Mawddach Estuary. The rear (north) elevation incorporates traditional sized windows and a front access porch incorporating a pitched slate roof.
- 3.21 Each house has direct access to the former extensive gardens of the hotel , which is enclosed by boundary treatments.

Affordable Housing

- 3.22 affordable dwellings will be erected on the site of the former chalet buildings. The dwellings are 2 storey 3 bedroomed incorporating a traditional pitched slate roof with a mix of stone and render to the facades
- 3.23 Affordable dwelling Number 4 is to be located on the Lower Ground Floor of the former Hotel premises, formally used to accommodate a member of Staff. The accommodation comprises of 2 bedrooms, kitchen, lounge and sun lounge. As the affordable unit would be accommodated within existing buildings of a reasonable condition, with remedial building works these could accommodate affordable housing.
- 3.24 The policy requirement of DP30 for Secondary Settlements is an affordable housing contribution of 50%.
- 3.25 The total number of units now proposed is 9. As the policy requirement of DP30 is 50%, this equates to 4.5 affordable housing units. Only 4 affordable housing units are proposed. Paragraph 9.11 of the adopted Supplementary Planning Guidance on Affordable Housing states where the required contribution equates to a part unit (0.5 in this case), the equivalent of the part of the unit should be provided as a commuted

sum, or as an additional on-site unit instead of paying a commuted sum for the partial unit.

- 3.26 A proposal must make a significant contribution to the affordable housing needs of the settlement and provide the required number of affordable housing units in accordance with the adopted policies unless it is clearly demonstrated that the affordable housing targets cannot be met due to site viability. In these circumstances the Authority can negotiate an appropriate affordable housing contribution on individual sites.
- 3.27 Within the submission the agent has stated that there would be extensive and costly demolition works required with regards to the fire damaged former Hotel, and the constraints of the site mean that the required demolition will need to be carefully controlled. . Also site clearance, shoring up and sloping nature of the site adds extensively to the cost of development which renders tying the new open market houses to being for Affordable Accommodation unviable in cost and economic terms.
- 3.28 Having taken the above into consideration, officers accept whilst there are costs associated with the re-development of the site, costs have been submitted to justify that the number of affordable housing units is less than required by policy. It is noted however that whilst the affordable housing contribution is lower than policy requirements, this is only by 0.5 units, and importantly the 4 units that are proposed are to be on the development site.

Section 106 Agreement and Phasing

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

Visual amenities

- 3.31 The site is located on land that is visible from the highway, the A496 and from surrounding vantage points including the popular Mawddach Trail.
- 3.32 It is predominantly residential within the catchment area of the application site, which include buildings of various sizes, height, elevations and age such as single-storey houses, two and three-storey houses and terraced houses.

- 3.33 Planning Policy Wales, Edition 11, as well as TAN 12: Design, support developments that promote and encourage good design by providing opportunities for innovative design that meet current and future needs.
- 3.34 Officers consider that in view of the present condition of the site, including the dilapidated fire damaged hotel and the under managed grounds the proposal will enhance the visual amenities of the area.

General and residential amenities

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

Access and Highways

- 3.39 In respect of vehicular access, the scheme will be served by the existing access on to the A496, with a good standard of visibility provided along the road. The proposal entrance will also provide suitable pedestrian accesses from the site onto the existing footway network around the site. No response has been received from the Highways Authority, however no objection was submitted to the previous withdrawn application for more residential units.

Foul Drainage

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

Ecology and Biodiversity

- 3.41 A Preliminary Ecological Appraisal was initially submitted. Following responses from NRW and the Authority's Ecologist a Bat and Protected Species Survey and a Green Infrastructure Statement have been submitted. Re-consultation has taken place with NRW and the Authority's Ecologist.

- 3.42 Mitigation & Recommendations for the site are detailed in the recently submitted survey and Green Infrastructure Statement which includes mitigation for bats, nesting birds, terrestrial mammals and reptiles.
- 3.43 The reports also details mitigation for bats, including the creation of a new roost. The survey reports also details enhancement for the loss of nesting bird habitat in the form of 4 woodcrete/woodstone bird nesting boxes to be erected on trees within the site boundary.
- 3.44 Details have also been submitted for the eradication of Rhododendron, Buddleia and Winter Helitrope would present a significant biodiversity enhancement and prevent the spread of identified plants into neighbouring habitats.
- 3.45 An assessment under the Habitat Regulations will need to be undertaken due to the proximity of surrounding Protected Site(s). In consideration of the comments of NRW and the Authority's Ecologist the HRA is expected to conclude that conditions will be required for the submission of a conservation and lighting plan to protect bats and the designations. The conclusions of the HRA will be reported to the committee, it is however expected that the conclusions will not be negative

Welsh Language

- 3.46 ELDP policy 18 acknowledges that in determining planning applications the Authority must take into consideration the needs and interests of the Welsh language. In so doing account must be taken of matters such as:
- Supporting development which maintains or enhances the integrity of the Welsh language
 - Refusing development that would cause significant harm to the character and language balance of a community
 - Mitigate against any adverse effect
 - Encourage all signage by public bodies, commercial interests to be bilingual or in Welsh only and to promote the distinctiveness of any cultural amenity
 - Encourage the use of the Welsh language for place names, house, and street names
- 3.47 The Welsh Language is a key material consideration and as such, the implications of the proposal for the language and the local Welsh speaking community must be considered when assessing this application.
- 3.48 A Community and Linguistic Statement has been submitted in support of the application

- 3.49 The statement notes the overall benefits of local families occupying the proposed affordable units.

Dark sky reserve

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

4. Conclusion

- 4.1 The site is within the housing development boundary of Bontddu and would contribute to the number of affordable housing units and would contribute to the Authority's target of providing 375 affordable housing within the lifetime of the Eryri Local Development Plan.
- 4.2 The site is in a precarious state and the condition of the fire damaged building continues to deteriorate and detracts from the visual amenity of the village of Bontddu and the wider area.
- 4.3 The revised submission is a more appropriate development with the provision of new affordable housing.
- 4.4 Officers further acknowledge that due to the characteristics of the site and the present condition of the fire damaged building there are constraints to develop the site.
- 4.5 On balance the application is therefore being recommended for approval subject to the applicant entering into a Section 106 Agreement with the Authority for the successful delivery of affordable housing. In view of the characteristics of the site and the need to re-develop, members may wish to inspect the site before coming to a decision.

RECOMMENDATION: To GRANT planning permission subject to the following conditions and the applicant entering into a Section 106 Agreement

1. The development hereby permitted shall be commenced before the expiration of FIVE years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Site Location Plan
 - Drawing Ref N.1/23 – No 1 - Proposed Block Plan
 - Drawing Ref N.1/23 – Parking 01 – Car Parking Bays
 - Drawing Ref N1/23 – No 03 – Affordable Housing – Front and Rear Elevations – Affordable Housing

- Drawing Ref N1/23 –N0 02 – Proposed Floor Plans – Affordable Dwellings
 - Drawing Ref N1/23 – Affordable Dwellings Ridge heights & Levels
 - Drawing Ref N1/23 – Lower Ground Floor Apartment
 - Drawing Ref M.4/24 – No 03 – Proposed Elevations - Detached Open Market Housing
 - Drawing Ref M.4/24 – No 02 – Proposed Floor Plans - Detached Open Market Housing
 - Bat & Protected Species Surveys by Cambrian Ecology dated 9th August 2024
3. The open market dwellinghouses hereby approved shall not be occupied other than in strict accordance with the Town and Country Planning (Use Classes) (Amendment) (Wales) Order 2022, Use Class C3: Dwellinghouse, i.e., as sole or main residence for more than 183 days in any calendar year and for no other purpose within Use Class C.
4. No development shall commence until a Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan shall include, but not necessarily be limited to:
- a) Build upon the principles outlined in the ecological report Proposed Building Demolition & Conversion Bat & Protected Species Surveys for Bontddu Hall, Bontddu by Cambrian Ecology Ltd. dated 09.08.24;
 - b) Submission of further details (including plans) of all bat roost compensation enhancement measures including identified roost access points;
 - c) Details of timing, phasing and duration of construction activities and conservation measures;
 - d) Timetable for implementation and demonstrating that works are aligned with the proposed phasing of the development;
 - e) Actions to be taken in event previously unidentified species of bat are found;
 - f) A scheme to audit the implementation of ecological measures; (See below)
 - g) Persons responsible for implementing the works;
 - h) Long-term Management Plan. This plan shall include, but not necessarily be limited to,:
 - Defined aims and objectives (including targets that can be used as key performance indicators for monitoring purposes); for each species of bat) Provision of financial resources;
 - Management and maintenance prescriptions;
 - Site liaison, wardening, incident reporting and response arrangements;
 - Current and any proposed changes to the freehold tenure of the compensation area (tenure of the ecology area to be approved by the Local Planning Authority)

- Periodic review mechanism for the Ecology Management Plan;
 - Monitoring methodologies and defined targets for each ecological feature and reporting requirements;
 - Details of persons or bodies responsible for undertaking management and surveillance together with required skills and competencies;
 - Reporting requirements associated with species surveillance and habitat management;
5. No external lighting may be installed without the prior submission of a formal lighting plan by means of a formal application to the authority for approval. This lighting plan shall consider existing and proposed lighting together with any spillage originating from internal locations. This component requirement shall include:
- Details of lighting to be used during and post construction
 - Plans illustrating the location and type of lighting
 - Plans illustrating projected or retained bat emergence points; together with retained or proposed features planned to be functionally used by bats for foraging/dispersal purposes
 - Ecological compliance audit external lighting key performance indicators.
 - Post construction light monitoring
 - Provisions of the scheme shall accord with the provisions of the Institution of Lighting Professionals and Bat Conservation Trust [Guidance Note 08/23: Bats and Artificial Lighting at Night](#)
6. No development shall commence on site until a Construction Environmental Management Plan (CEMP) has been submitted and approved by means of a formal application to the Local Planning Authority. This should include a detailed plan on measures to reduce noise and vibration, and dust control
7. Before starting the development, a Noise Management Plan should be submitted for written approval by the Local Planning Authority. The plan should discuss the extent of the potential noise impact of the development, and relevant mitigation measures. As part of the plan, a construction noise assessment should be carried out in accordance with BS 5228 to gain an informed understanding of the levels of noise and vibrations arising from the proposed development.
8. The core working hours for general construction work shall be limited to between 0800 and 1800 Monday to Friday, 0800 and 1300 Saturday, and no working on a Sunday or Bank Holidays, unless otherwise approved by the relevant Local Planning Authority.
9. The Mitigation & Recommendations for the site detailed in Section 9, pages 22-34 of the Bat and Protected Species Surveys by Cambrian Ecology dated 9th August 2024 shall be implemented in full.

10. The biodiversity enhancement measures in the form of woodcreate/woodstone and eradication of invasive Non-Native Species detailed in Section 9.2.2 of the Bat and Protected Species Surveys by Cambrian Ecology dated 9th August 2024 shall be implemented within 3 months following the substantial completion of the development hereby permitted and retained thereafter.
11. The roof of the dwellinghouses shall be covered with blue-grey slates from the Blaenau Ffestiniog area, or slates with equivalent colour, texture and weathering characteristics details of which shall be provided and approved in writing by the Local Planning Authority.
12. Prior to any stonework commencing on the site, a trial stonework panel including pointing not less than 2.00 m² shall be constructed. No building operations in stone shall be carried out on the site unless and until the trial panel has been inspected and approved by means of a formal application to the Local Planning Authority. The stonework of the extension shall be built in accordance with the approved sample.
13. No development shall commence until a foul water drainage scheme for the site has been submitted to and approved by means of a formal application to the local planning authority. The scheme shall provide for the disposal of foul water flows and thereafter implemented in accordance with the approved details prior to the occupation of the development.
14. No development (including site clearance or groundworks) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details.
15. Prior to development, a fully specified landscaping plan, providing details of hard and soft landscaping items, security, lighting, and plantings shall be submitted to and approved in writing by the local planning authority and shall endure as such thereafter.
16. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting or amending that Order with or without modification) nothing shall operate so as to permit (within the area subject to this permission) any development referred to in the Parts and Classes of Schedule 2 to the Order, summarised below:

PART 1: DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLINGHOUSE

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

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

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

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

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

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

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

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

PART 2: MINOR OPERATIONS

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

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

The reasons for the Authority's decision to grant permission for the development subject to compliance with the conditions herein before specified are:

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 that the dwellinghouse(s) is/are only used as sole or main residence in accordance with the Eryri Local Development Plan (2016-2031), in particular Policies SP A, and G and DP 9.
4. To ensure a satisfactory standard of development and to minimise the risk of unacceptable harm or disturbance to protected species in accordance with Eryri Local Development Plan Policies and in particular Policy D.
5. To ensure a satisfactory standard of development and to minimise the risk of unacceptable harm or disturbance to protected species in accordance with Eryri Local Development Plan Policies and in particular Policy D.

6. To minimise the loss of amenity to neighbouring properties the surrounding area and to limit light pollution in general in accordance with Eryri Local Development Plan Policies and in particular Policy 1.
7. To safeguard the amenities of the area.
8. To minimise the loss of amenity to neighbouring properties and the surrounding area in general in accordance with Eryri Local Development Plan Policies and in particular Policy 1
9. To secure biodiversity enhancement in accordance with Strategic Policy D of the adopted Eryri Local Development Plan and paragraph 6.4.5 of Planning Policy Wales.
10. To secure biodiversity enhancement in accordance with Strategic Policy D of the adopted Eryri Local Development Plan and paragraph 6.4.5 of Planning Policy Wales.
11. To ensure a satisfactory standard of appearance of the development and the use of appropriate local building materials, in accordance with Eryri Local Development Plan Policies and in particular policies 1, 6 and A.
12. To ensure a satisfactory standard of appearance of the development and the use of appropriate local building materials, in accordance with Eryri Local Development Plan policies and in particular policies A, 1 and 6.
13. 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.
14. A detailed report on the archaeological work, as required by condition (a), shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork
15. 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).
16. The local planning authority considers that such development should be subject to formal control in order to safeguard the amenities of the area.

Advisory Notes:

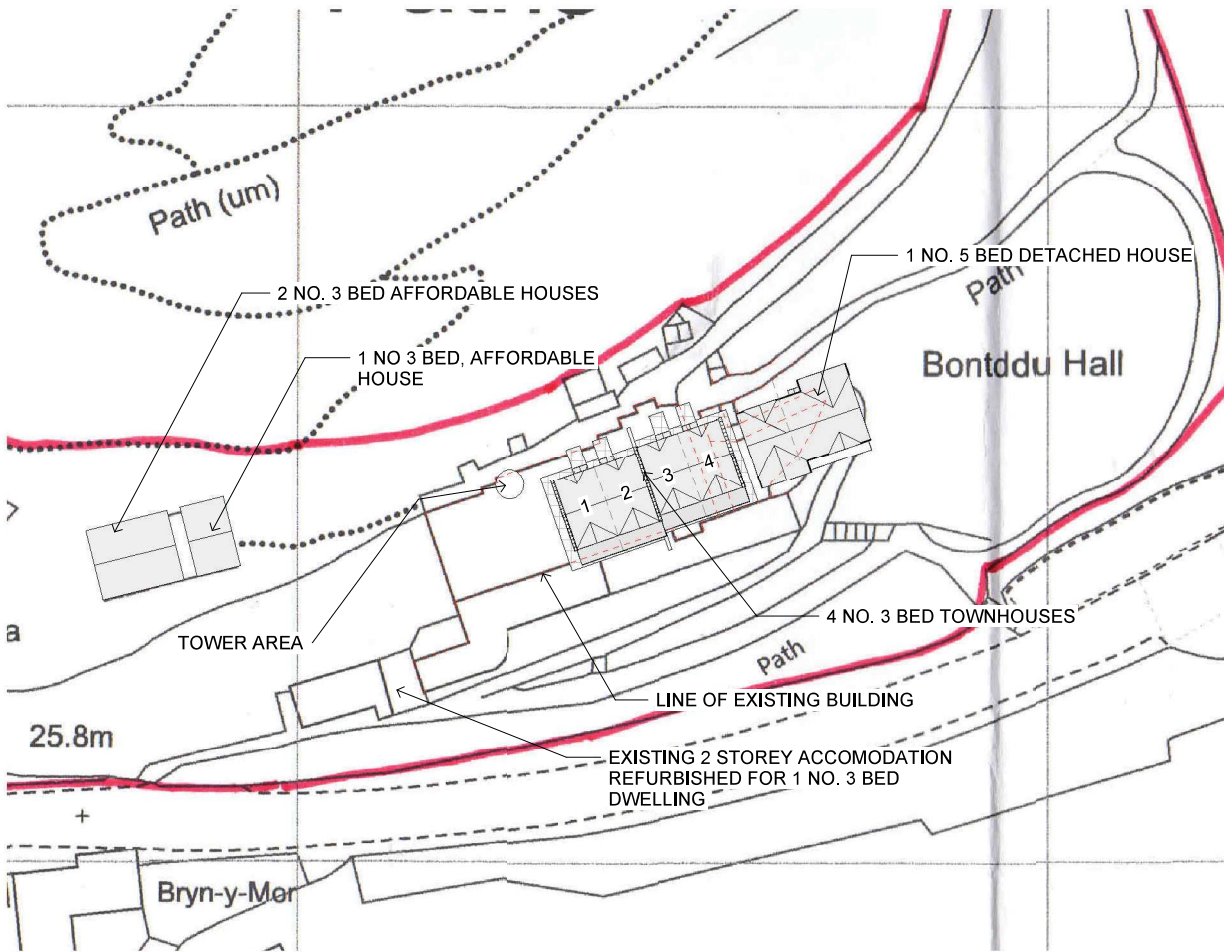
1. FLOOD AND WATER MANAGEMENT ACT (FWMA) 2010 THE SUSTAINABLE DRAINAGE (APPROVAL AND ADOPTION PROCEDURE)(WALES) REGULATIONS 2018

The introduction of legislation on 7th January 2019 made sustainable drainage systems a mandatory requirement on new development where

the construction area is 100m² or more. It is considered that this development exceeds the above identified threshold and may require Sustainable Drainage Systems (SuDS) consent from the relevant Sustainable Drainage Systems Approval Body (SAB) prior to construction works commencing.

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

2. External lighting to be compliant with the provisions of the Institute of Lighting Professionals/Bat Conservation Trust Guidance Note 08/18: Bats and Artificial Lighting in the UK (see <https://www.theip.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>)



AMENDMENTS NO	Date	By
REVISED LAYOUT DETAILS	16/10/24	

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JOB
BONTDDU HALL BONTDDU -
PARTIAL DEMOLITION OF
FORMER HOTEL AND REPLACE
WITH FIVE NEW OPEN MARKET
DWELLINGS AND THREE NEW
BUILD AFFORDABLE
DWELLINGS

TITLE
PROPOSED BLOCK PLAN

REF	DRAWING
N.1/23	01

SCALE @A3 1:500

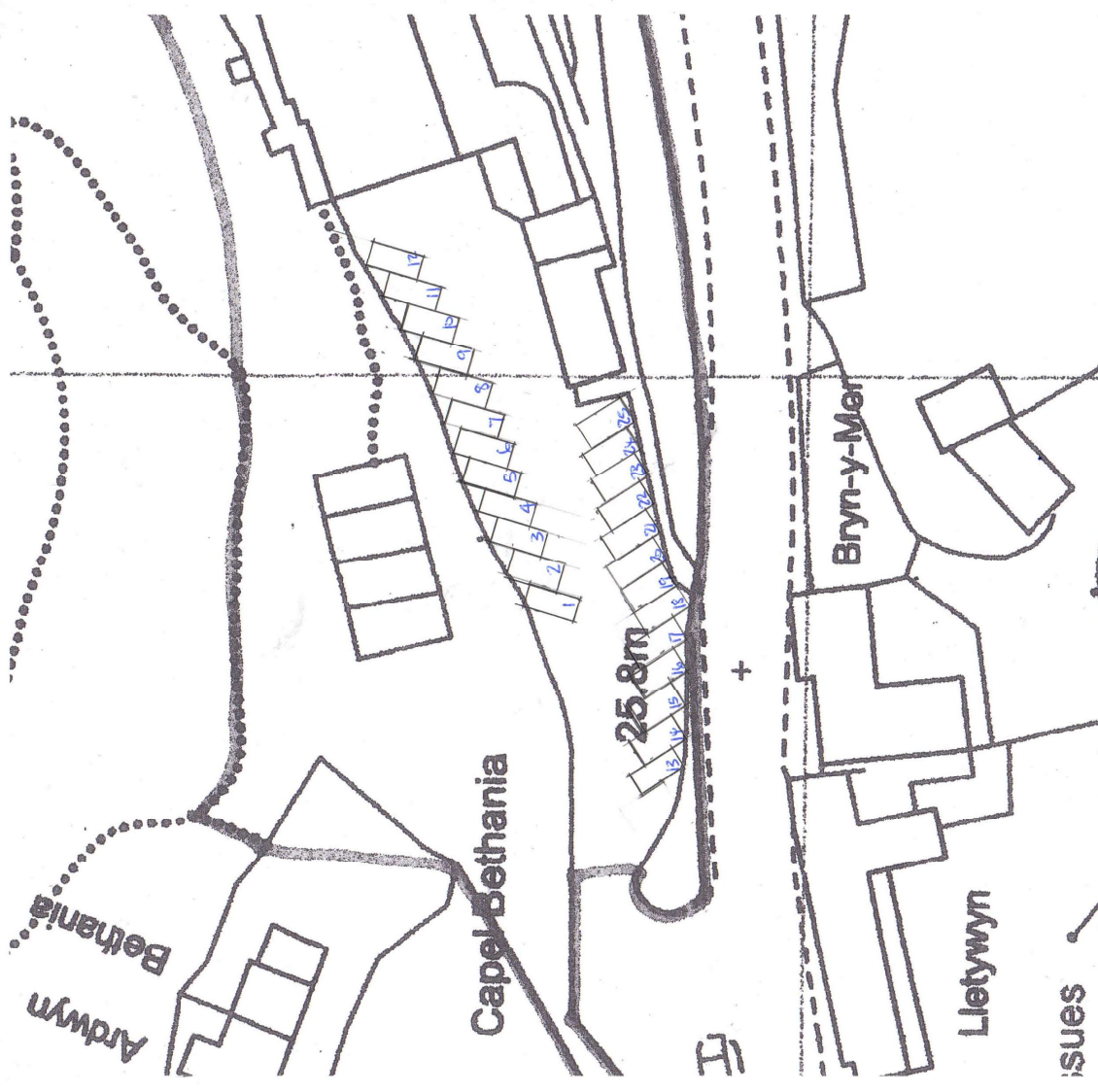
DRAWN GLA DATE OCT 24

GERAINT LEWIS ASSOCIATES

ARCHITECTURAL DESIGNERS,
PLANNING CONSULTANTS
BUILDING SURVEYORS & PROJECT MANAGERS

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

Site
1 : 500



AMENDMENTS		Date	By
NO			
Do not scale this drawing Site dimensions to be checked This drawing is copyright			
JOB BONTDOL HALL BONTDOL, DOLGELLAU			
TITLE CAR PARKING BAYS			
REF. N.1/23	DRAWING PARKING 01		
SCALE 1:500			
DRAWN		DATE NOV.'23	
GERAINT LEWIS ASSOCIATES			
ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS			
BRYN RHEDYN . LLANELLYD DOLGELLAU . GWYNEDD . LL40 2TE TELEPHONE : 01341 422370			



WEST ELEVATION PLOT 1&2

1 : 100



SOUTH ELEVATION PLOT 1&2

1 : 100



NORTH ELEVATION PLOT 1&2

1 : 100



EAST ELEVATION PLOT 1&2

1 : 100

AMENDMENTS		Date	By
NO			
<p>Do not scale this drawing Site dimensions to be checked This drawing is copyright</p>			
<p>JOB BONTDDU HALL BONTDDU - PARTIAL DEMOLITION OF FORMER HOTEL AND REPLACE WITH FIVE NEW OPEN MARKET DWELLINGS AND THREE NEW BUILD AFFORDABLE DWELLINGS</p>			
<p>TITLE PROPOSED ELEVATIONS PLOTS 1&2</p>			
REF	DRAWING		
N.1/23	08		
<p>SCALE @A3 1 : 100</p>			
DRAWN GLA	DATE	JUNE 24	
<p>GERAINT LEWIS ASSOCIATES</p>			
<p>ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS</p>			
<p>BRYN RHEDYN, LLANELLYD DOLGELLAU, GWYNEDD, LL40 2SU TELEPHONE: 01341 422370</p>			



WEST ELEVATION PLOTS 3&4

1 : 100



SOUTH ELEVATION PLOT 3&4

1 : 100



NORTH ELEVATION PLOT 3&4

1 : 100



EAST ELEVATION PLOTS 3&4

1 : 100

AMENDMENTS		Date	By
NO			
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<p>JOB BONTDDU HALL BONTDDU - PARTIAL DEMOLITION OF FORMER HOTEL AND REPLACE WITH FIVE NEW OPEN MARKET DWELLINGS AND THREE NEW BUILD AFFORDABLE DWELLINGS</p>			
<p>TITLE PROPOSED ELEVATIONS PLOTS 3&4</p>			
REF	DRAWING		
N.1/23	09		
<p>SCALE @A3 1 : 100</p>			
DRAWN GLA	DATE	JUNE 24	
<p>GERAINT LEWIS ASSOCIATES</p>			
<p>ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS</p>			
<p>BRYN RHEDYN, LLANELLYD DOLGELLAU, GWYNEDD, LL40 2SU TELEPHONE: 01341 422370</p>			



SOUTH ELEVATION STREET SCENE
1 : 200



NORTH ELEVATION STREET SCENE
1 : 200

AMENDMENTS		Date	By
NO			
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JOB BONTDDU HALL BONTDDU - PARTIAL DEMOLITION OF FORMER HOTEL AND REPLACE WITH FIVE NEW OPEN MARKET DWELLINGS AND THREE NEW BUILD AFFORDABLE DWELLINGS			
TITLE PROPOSED STREET SCENES			
REF	DRAWING		
N.1/23	11		
SCALE @A3 1 : 200			
DRAWN GLA DATE JUNE 24			
GERAINT LEWIS ASSOCIATES ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS BRYN RHEDYN, LLANELLYD DOLGELLAU, GWYNEDD, LL40 2SU TELEPHONE: 01341 422370			



FRONT PERSPECTIVE

AMENDMENTS		Date	By
NO			
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<p>JOB BONTDDU HALL BONTDDU - PARTIAL DEMOLITION OF FORMER HOTEL AND REPLACE WITH FIVE NEW OPEN MARKET DWELLINGS AND THREE NEW BUILD AFFORDABLE DWELLINGS</p>			
<p>TITLE PROPOSED PERSPECTIVE FRONT</p>			
REF	DRAWING		
N.1/23	12		
<p>SCALE @A3</p>			
DRAWN GLA	DATE	JUNE 24	
<p>GERAINT LEWIS ASSOCIATES</p>			
<p>ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS</p>			
<p>BRYN RHEDYN, LLANELLYD DOLGELLAU, GWYNEDD, LL40 2SU TELEPHONE: 01341 422370</p>			



REAR PERSPECTIVE

AMENDMENTS		Date	By
NO			
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<p>JOB BONTDDU HALL BONTDDU - PARTIAL DEMOLITION OF FORMER HOTEL AND REPLACE WITH FIVE NEW OPEN MARKET DWELLINGS AND THREE NEW BUILD AFFORDABLE DWELLINGS</p>			
<p>TITLE PROPOSED PERSPECTIVE REAR</p>			
REF	DRAWING		
N.1/23	13		
<p>SCALE @A3</p>			
DRAWN	GLA	DATE	JUNE 24
<p>GERAINT LEWIS ASSOCIATES</p>			
<p>ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS</p>			
<p>BRYN RHEDYN, LLANELLYD DOLGELLAU, GWYNEDD, LL40 2SU TELEPHONE: 01341 422370</p>			



PROPOSED FRONT ELEVATION

1 : 100



PROPOSED SIDE ELEVATION

1 : 100



PROPOSED SIDE ELEVATION

1 : 100



PROPOSED REAR ELEVATION

1 : 100

AMENDMENTS		Date	By
NO			
<p>Do not scale this drawing Site dimensions to be checked This drawing is copyright</p>			
JOB			
<p>BONTDDU HALL BONTDDU - PARTIAL DEMOLITION OF FORMER HOTEL AND REPLACE WITH FIVE HOUSES AND THREE AFFORDABLE DWELLINGS</p>			
TITLE			
<p>BONTDDU HALL BONTDDU</p>			
REF	DRAWING		
M.4/24	03 PROPOSED ELEVATIONS		
SCALE @A3		1 : 100	
DRAWN GLA	DATE		NOV 24
GERAINT LEWIS			
ASSOCIATES			
<p>ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS</p>			
<p>BRYN RHEDYN, LLANELLYD DOLGELLAU, GWYNEDD, LL40 2SU TELEPHONE: 01341 422370</p>			



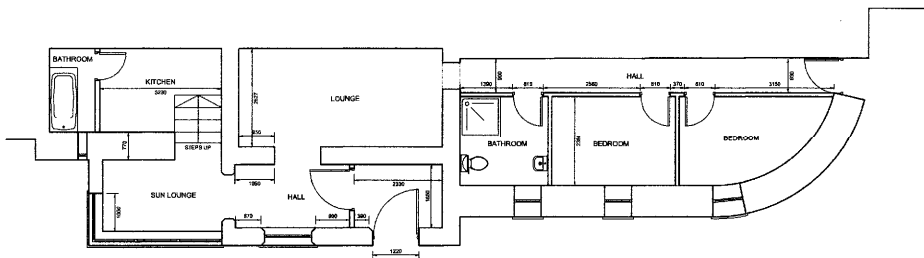
FRONT ELEVATION



REAR ELEVATION

1 ELEVATIONS
1:50

AMENDMENTS		Date	By
NO			
Do not scale this drawing Site dimensions to be checked This drawing is copyright			
JOB BONTDDU HALL BONTDDU - PARTIAL DEMOLITION OF FORMER HOTEL AND REPLACE WITH THREE NEW AFFORDABLE DWELLINGS			
TITLE PROPOSED ELEVATIONS			
REF	DRAWING		
N.1/23	03		
SCALE @A3		1:50	
DRAWN	GLA	DATE	NOV 24
GERAINT LEWIS ASSOCIATES			
ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS			
BRYN RHEDYN, LLANELLYD DOLGELLAU, GWYNEDD, LL40 2SU TELEPHONE: 01341 422370			



EXISTING LOWER GROUND FLOOR PLAN

SCALE: 1:100 @ A3



EXISTING FRONT ELEVATION

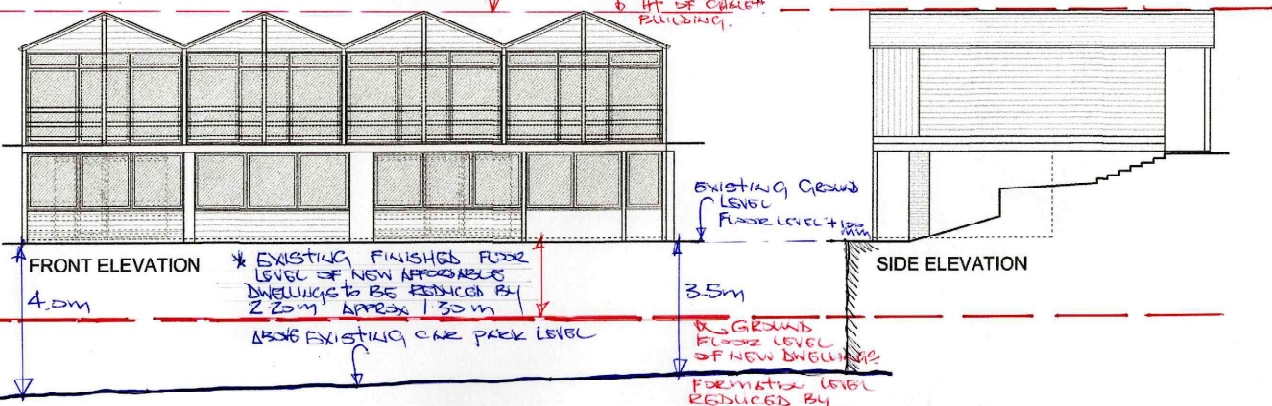
SCALE: 1:100 @ A3



AMENDMENTS		
NO	Date	By
Do not scale this drawing Site dimensions to be checked This drawing is copyright		
Project EXISTING DWELLING		
Address LOWER GROUND FLOOR APARTMENT, BONTDDU HALL, BONTDDY, DOLGELLAU		
REF. N. 1/23	DRAWING 01 EXISTING PLANS	
SCALE 1:100 @ A3		
DRAWN GLA	DATE	DECEMBER 23
GERAINT LEWIS ASSOCIATES LTD		
ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS		
BRYN RHEDYN - LLANELLYD DOLGELLAU - GWYNEDD, LL40 2SU TELEPHONE : 01341 422370		

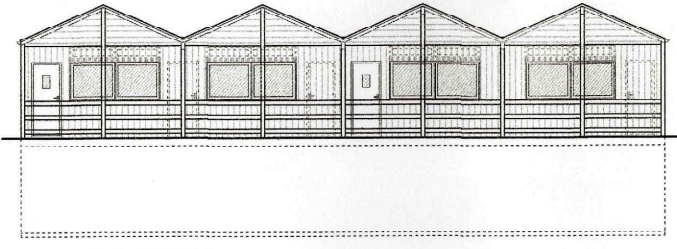
* RIDGE HEIGHT OF NEW AFFORDABLE DWELLINGS TO BE NO HIGHER THAN RIDGE HEIGHT OF CHALET BUILDING

6 Fix RIDGE HT of CHALET BUILDING



* EXISTING FINISHED ROOF LEVEL OF NEW AFFORDABLE DWELLINGS TO BE REDUCED BY 2.20m APPROX 1.30m ABOVE EXISTING CAR PARK LEVEL

EXISTING GROUND LEVEL FLOOR LEVEL + 3.5m
 GROUND FLOOR LEVEL OF NEW DWELLINGS FORMATION LEVEL REDUCED BY 2.20m, APPROX.



REAR ELEVATION

AMENDMENTS	
NO	Date By
Do not scale this drawing Site dimensions to be checked This drawing is copyright	
JOB AFFORDABLE DWELLINGS - RIDGE HEIGHTS	
Title BONTDDU HALL BONTDDU	
REF. N.1/23	DRAWING RIDGE HEIGHT & FORMATION LEVELS
SCALE 1:100 @ A3	
DRAWN GLA DATE MARCH 25	
GERAIAT LEWIS ASSOCIATES ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS BRYN RHEDYN, LLANELLYD DOLGELLAU, GWYNEDD, LL40 2SU TELEPHONE: 01341 422371	





Planning application reference number:- NP5/65/256B

A Record of a Habitats Regulation Assessment

Site Address: Bontddu Hall, Bontddu. LL40 2UF

Proposal: Demolition of part of former hotel and erection of 5 new open market dwellings (1 detached and 4 town houses), provision of 4 affordable dwelling with 3 being accommodated with a new build terrace and 1 within the former staff accommodation on the lower ground floor of the hall, Bontddu Hall, Bontddu. (Revised application)

Summary

A planning application for a proposal at Bontddu Hall, Bontddu. (Planning Reference: NP5/65/256B) has been considered for the purposes of Regulation 63 of the Conservation of Habitats and Species Regulations 2017 as amended (or the Habitats Regulations) by Snowdonia National Park Authority (the Authority) as the 'competent authority' responsible for authorising the proposed development (or project).

Having carried out a Habitat Regulations Assessment (HRA) 'screening' of the project, the Authority concludes that likely significant effects could not be ruled out (alone and in-combination) upon the from the Lleyn Peninsula and the Sarnau Special Area of Conservation (SAC) and Coedydd Derw a Safleoedd Ystlumod Meirion SAC.

Consequently, the Authority was required to undertake an appropriate assessment to determine the impact on the integrity of this designated site; a competent authority may only agree to the project if it can ascertain that it will not adversely affect the integrity of the site.

Following the appropriate assessment, the Authority was able to ascertain, beyond reasonable scientific doubt, that an adverse effect on the integrity of the SACs could be mitigated. This positive outcome was dependent on the adherence to good practice pollution prevention measures, a restriction on lighting, and other mitigation measures including the creation of a new roost as detailed in the submitted ecological report.

Natural Resources Wales (NRW) has been consulted and account taken of its advice.

Because an appropriate assessment has been carried out, NRW must be consulted, and account taken of its advice. Should NRW support the outcome of this HRA, and the measures secured by condition, the application may be determined accordingly.

Introduction

This application comprises planning application for the *Demolition of part of former hotel and erection of 5 new open market dwellings (1 detached and 4 town houses), provision of 4 affordable dwelling with 3 being accommodated with a new build terrace and 1 within the former staff accommodation on the lower ground floor of the hall, Bontddu Hall, Bontddu. (Revised application)*. Full details of the proposal may be found in the application submission documentation on the file – NP5/65/256B.

Natural Resources Wales (NRW) has been consulted and account taken of its advice.

In their letter dated 05/05/2025 NRW stated *“The proposed development site is within 40m of two watercourses, which are hydrologically connected to the Aber Mawddach / Mawddach Estuary Site of Special Scientific Interest (SSSI), which underpins the Pen Llŷn a'r Sarnau Special Area of Conservation (SAC). this HRA was required have identified pollution as a potential impact pathway of the features of the site. Cyfoeth Naturiol Cymru / Natural Resources Wales has been consulted and account taken of its advice which stated the following:-*

However, we consider the above pathway would not result in an adverse effect if the developer adheres to standard pollution prevention guidelines:

- *GPP 5: Works and maintenance in or near water | NetRegs | Environmental guidance for your business in Northern Ireland & Scotland*
- *GPP 6: Working on construction and demolition sites | NetRegs | Environmental guidance for your business in Northern Ireland & Scotland*

The development is also within 850m of the Meirionnydd Oakwoods and Bats Sites SAC, of which lesser horseshoe bats are a feature. Provided the condition advised above (Protected Species section) is attached to any consent, we advise that the proposal will not have an adverse effect on this SAC”.

We are in agreement with NRW's comments relating to the Pen Llŷn a'r Sarnau Special Area of Conservation (SAC), however, due to the presence of Lesser Horseshoe (*Rhinolophus hipposideros*) bats at the site, further mitigation will be required to ensure that the Meirionnydd Oakwoods and Bats Sites SAC is safeguarded.

The ecological report 'Proposed Building Demolition & Conversion Bat & Protected Species Surveys for Bontddu Hall, Bontddu by Cambrian Ecology Ltd. dated 09.08.24' submitted in support of this application states *“8.3.1 Meirionnydd Oakwoods and Bat Sites SAC. Any negative impact on the lesser horseshoe bat has the potential to have a negative impact on the Meirionnydd Oakwoods and Bat Sites SAC. Any impact can however be totally avoided via the provision of a new night roost prior to the existing roost being lost.*

8.3.2 The Aber Mawddach SSSI & Pen Llŷn a'r Sarnau SAC

There are no potential 'pathways of influence' between Bontddu Hall and the above designated sites. It is therefore considered that the proposed works will not have any negative impact on either the sites or species and habitats for which they are designated”.

We support comments relating to the Meirionnydd Oakwoods and Bat Sites SAC, but do not concur with comments relating to the Pen Llyn a'r Sarnau SAC, mitigation will be required.

Screening

A screening test represents the first stage of an HRA and explores whether 'likely significant effects' on a qualifying feature can or cannot be ruled out '... alone or in combination with other plans or projects'. Drawing on case law, 'likely' is regarded as a 'risk' and 'significant' as anything that could 'undermine' the conservation objectives of the qualifying feature under threat. However, potential impacts should be 'credible' and not 'hypothetical', and in-depth scrutiny should be avoided.

Should there be no credible risk that the conservation objectives could be undermined, alone or in-combination, no further assessment is required, and development can proceed.

However, if likely significant effects cannot be ruled out, further scrutiny in the form of an 'appropriate assessment' is required. In this context, the screening test is seen only as a 'trigger' for the need for an appropriate assessment'.

For the avoidance of doubt, an in-combination assessment is only required where impacts are identified which in themselves are not significant 'alone' but the cumulative effects when evaluated in combination with other plans or projects could be significant.

Likely Significant Effect Test

Drawing on the information provided it is considered there is a credible risk that disturbance and pollution incidents could cause a negative impact that could undermine the conservation objectives of the SACs and so likely significant effects cannot be ruled out alone.

As the risk of a significant effect has been identified alone, there is no need to carry out an in-combination assessment.

Given this outcome, the Authority was required to undertake an appropriate assessment to determine the impact on the SAC.

Appropriate Assessment

Drawing again on case law, a competent authority may only consent to a project if, following an appropriate assessment, it can ascertain, beyond reasonable scientific doubt, that it will not adversely affect the integrity of an SAC. 'Integrity' is defined variously as the 'structure and function' or the 'constitutive characteristics' of a site or its features.

Importantly, the consideration of mitigation is restricted to this stage.

In Grace & Sweetman the ECJ held that *'it is only when it is sufficiently certain that a measure will make an effective contribution to avoiding harm, guaranteeing beyond all reasonable doubt that the project will not adversely affect the integrity of the area, that such a measure may be taken into consideration.'* This is taken to mean that the measures are legal, effective, reliable, timely, guaranteed to be delivered and last as long term as they are needed to achieve their objectives.

For the purposes of this HRA, the SACs conservation objectives can be summarised as requiring that the favourable conservation status of the qualifying features should be maintained or restored as required.

The conclusion of the appropriate assessment is presented in the 'Integrity test' which follows.

Drawing on the information provided, the screening assessment has already described how the proposed development could result in disturbance and pollution incident(s) via the construction process, that could undermine the conservation objectives of the SACs. Of which the scale and magnitude of the impact is sufficient enough to make this an adverse effect.

Therefore, it is considered that in the absence of mitigation the Authority would not be able to conclude that an adverse effect on the integrity of the SACs could be avoided, and mitigation is required.

The mitigation measures (section 9 and 10) put forward in the ecological report are detailed and adequately address the potential for loss of roost and disturbance to lesser horseshoe bats through inappropriate external lighting. It states *"There is currently a confirmed night roost of lesser and greater horseshoe bats in the basement room of the building proposed for conversion at Bontddu Hall. The proposed works will result in the loss of the roost. A compensatory roost will be provided in the grounds of Bontddu Hall prior to this roost being lost"*. This compensatory roost is detailed in figure's 10 – 16 of the report.

Although the information provided within the ecological report in relation to exterior lighting is comprehensive, no formal lighting plan has been submitted in support of this application. Therefore, a restriction on exterior lighting will be required.

It is considered that such a restriction is necessary to reduce the risk that an adverse effect may arise. At present not only is there no guarantee mitigation measures relating to exterior lighting will be implemented, they also lack substance and so fail to provide the assurance required. Therefore, it is necessary that no external lighting shall be installed without the prior submission of a detailed lighting scheme to the authority for approval.

Section 10.1.2 of the report relates to Invasive Non-Native Species (INNS) on site and details how their phased removal is required in order to prevent habitat fragmentation through the removal of vegetation.

To allow a positive outcome, these mitigation measures must be adhered to and should be secured by condition.

In their letter NRW also state “From the information provided, we consider that the proposal may affect the above protected sites and have identified pollution as a potential impact pathway to features of the site.

However, we consider the above pathway would not result in an adverse effect if the developer adheres to standard pollution prevention guidelines:

GPP 5: Works and maintenance in or near water | NetRegs | Environmental guidance for your business in Northern Ireland & Scotland

GPP 6: Working on construction and demolition sites | NetRegs | Environmental guidance for your business in Northern Ireland & Scotland”.

We are in agreement with this statement. GPP5 & GPP6 represent established best practice, and their implementation provides confidence in preventing uncontrolled discharges to the surrounding European site.

To allow a positive outcome, this must be adhered to and secured by condition.

Consequently, with the mitigation proposed above, it is considered that the Authority would be able to conclude that an adverse effect on the integrity of the SAC / SSSI can be avoided.

As an appropriate assessment has been carried out, NRW must be consulted, and its views taken account of before planning permission can be granted.

Should NRW agree with the outcome of this HRA in writing, consent may be granted.

Integrity Test

For the purposes of Regulation 63 of the Habitats Regulations, the Authority undertook an objective scientific assessment of the implications of the project on the qualifying feature(s) of the Meirionnydd Oakwoods Bat Sites SAC and the Pen Llyn a'r Sarnau SAC, using the best scientific knowledge in the field and in view of the site's conservation objectives. It considered the manner in which the project was to be carried out and any conditions and restrictions to avoid, reduce or cancel any potentially harmful effects that it could impose before reaching its conclusion.

The appropriate assessment concluded that with the adoption of mitigation measures in the form of creating a new bat roost, and adherence to mitigation measures laid out in Section 9 and 10 of the report, a restriction on external lighting, in addition to the implementation of Pollution Prevention Guidance NetRegs GPP 5 & GPP6, the Authority could ascertain, beyond reasonable scientific doubt, that adverse effects on the integrity of the SAC could be avoided (alone).

Where these measures have not been submitted as part of the plans for the proposed development, these must be secured by condition.

Furthermore, as an appropriate assessment has been carried out, NRW must be consulted, and its views taken account of before planning permission can be granted. Should NRW agree with the outcome of this HRA in writing, consent may be granted.

ITEM NO. 5

MEETING	Planning and Access Committee
DATE	April 9 th 2025
TITLE	REPLACEMENT ERYRI LOCAL DEVELOPMENT PLAN – DELIVERY AGREEMENT
REPORT BY	Head of Planning Policy
PURPOSE	To approve the Draft Delivery Agreement for stakeholder engagement

BACKGROUND

- 1.1 As members are aware, a review of the Eryri Local Development Plan (LDP) is required every four years from the time of adoption of the existing Plan. The adopted Eryri LDP (2016 – 2031) has been reviewed and informed by stakeholder engagement, which took place between 7th April 2023 and May 12th 2023. The Review Report established the need to undertake a Full Revision procedure, rather than a Short Form Revision procedure to respond to strategic issues raised and significant changes in the planning policy context. A full revision procedure means a replacement local development plan (RLDP) is required.
- 1.2 On the 6th of December 2023, the Planning and Access Committee made the decision to delay the process of revising the Eryri Local Development Plan to ensure sufficient staffing resources to undertake preparatory work to introduce an Article 4 Direction to manage the use of houses as second homes and holiday accommodation in the Eryri Local Planning Authority Area. A notice regarding the Article 4 Direction was served on April 12th, 2024 and the Article 4 Direction was confirmed by the Authority on January 22nd 2025 and will come into force on the 1st of June 2025.
- 1.3 It is now timely to consider a draft Delivery Agreement for the replacement Eryri LDP which includes a Community Involvement Scheme. The Community Involvement Scheme sets out how and when stakeholders and the community can become involved in the plan making process and a timetable for preparing the Replacement Eryri LDP.

DELIVERY AGREEMENT CONTENT

1.4 The Delivery Agreement has two main parts:

PART A: A Timetable of the key stages of Plan preparation; and

PART B: A Community Involvement Scheme which outlines how and when the community will be able to get involved in the Plan preparation process.

The delivery agreement sets out how the Authority will involve the local community and other stakeholders in preparing the replacement Eryri Local Development Plan.

Below is a copy of the timetable which outlines key plan preparation dates:

Definitive Stages

			Consultation Period
1	Delivery Agreement	Draft to Committee: 9 th April 2025 Authority Approval September 2025 Submit to WG for approval October 2025. Delivery Agreement agreed and published by end of October 2025 Replacement Plan commences November 2025	Consultation on Draft DA and CIS May – June 2025
2	Pre-deposit participation	November 2025 – April 2027	Public Call for Candidate Sites: held for at least six weeks Winter 2025
3	Pre deposit Consultation		Public consultation on the Pre Deposit plan (the Preferred Strategy) January 2027 – February 2027
4	Deposit Consultation	May 2027 – April 2028	October 2027 – November 2027

Indicative Stages

5	Submission	Submit May 2028	
6	Examination	11 months process from submission	
7	Inspectors report	April 2029	
8	Adoption	Within 8 weeks of receiving Report May 2029	
9	Monitoring and Review	Ongoing	Annual Monitoring Reports due October each year and the Plan Review no later than 4 years from adoption date

A draft copy of the delivery agreement has been sent to the Welsh Government for initial comments. A draft timetable outlining the Consultation Stages for the Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) has been sent to the Statutory Consultees (NRW and CADW) for comments. In addition to this the LDP preparation timetable has been sent to Planning and Environment Decisions Wales (PEDW).

RESOURCE IMPLICATIONS

The preparation of the Delivery Agreement will not require any additional Authority resources.

Other than the work required for the Examination in Public, overall LDP production costs can be accommodated within existing departmental budgets along with a Specific Risk Reserve which has been allocated for Public Inquiries, and there are sufficient funds within this Reserve to cover this work.

RECOMMENDATION

To discuss and comment on the contents of the Draft Delivery Agreement and approve for stakeholder engagement.

BACKGROUND PAPERS

As per the report.

**Replacement Eryri Local Development Plan
2026-2041**

**Draft Delivery Agreement
Spring 2025**

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1 INTRODUCTION

1.1 This Delivery Agreement (DA) has been produced by Eryri National Park Authority for the Replacement Eryri Local Development Plan (RELDP).

1.2 The Delivery Agreement has two main parts:

PART A: A Timetable of the key stages of Plan preparation; and

PART B: A Community Involvement Scheme which outlines how and when the community will be able to get involved in the Plan preparation process.

Review of current adopted Eryri Local Development Plan 2016 – 2031

1.3 The current statutory local development plan for the Snowdonia National Park Authority is the Eryri LDP (2016-2031) which was adopted on the 6th of February 2019. Local Planning Authorities are required to review their LDP at least every four years from the date of adoption. The adopted Eryri LDP was reviewed in 2023 and the Review Report established the need to undertake a Full Revision procedure, rather than a Short Form Revision procedure to respond to strategic issues raised and significant changes in the planning policy context particularly at a national level with the publication of Future Wales and updated editions of Planning Policy Wales (PPW).

1.4 A full revision procedure means a replacement local development plan (RLDP) is required. This Delivery Agreement which includes a Community Involvement Schemes sets out how and when stakeholders and the community can become involved in the plan making process and a timetable for preparing the Replacement Eryri LDP.

1.5 Until the Replacement Local Development Plan (RLDP) is adopted, the Eryri LDP (2016-2031) will remain the statutory Development Plan for development management purposes.

Stages in approval of the Delivery Agreement

1.6 In developing the Delivery Agreement, the Authority has undertaken the following stages:

- ❖ Preparation of a draft Delivery Agreement (including a Community Involvement Scheme)
- ❖ Consultation on a draft timetable with Welsh Government (WG)
- ❖ Members to consider draft Delivery Agreement for consultation
- ❖ Consultation with specific and general stakeholders as identified in Appendix 1
- ❖ Revision of the Draft Delivery Agreement following consultation
- ❖ Approval of Delivery Agreement for submission to Welsh Government by the Snowdonia National Park Authority [with Agreement under delegated powers for modifications resulting from Welsh Government comments];
- ❖ Submission to Welsh Government for agreement;

1.7 Following its agreement by the Welsh Government the Authority will ensure:

- ❖ Publication of the Delivery Agreement;
- ❖ Plan preparation in accordance with the Agreement.

PART A: TIMETABLE

2 REPLACEMENT ERYRI LDP TIMETABLE

- 2.1 This timetable sets out what the Authority considers to be a challenging, but realistic, timeframe for preparing a replacement LDP. In preparing the timetable regard has been given to the Welsh Government’s expectation that a replacement plan be prepared within 3.5 years from commencement of the process. The timetable for the Replacement Eryri LDP meets this requirement. This runs from Delivery Agreement agreed by Welsh Government by November 2025 to adoption in May 2029. Diagram 1 illustrates the series of stages that we will go through in preparing a Replacement Eryri Local Development Plan.
- 2.2 The opportunities for stakeholder and community involvement within each of these stages are detailed in the Community Involvement Scheme (CIS) (PART B of this Delivery Agreement).

Diagram 1: Replacement Eryri LDP Summary Timetable

Definitive Stages¹

			Consultation Period
1	Delivery Agreement	<p>Draft to Committee: 9th April 2025</p> <p>Authority Approval September 2025</p> <p>Submit to WG for approval October 2025.</p> <p>Delivery Agreement agreed and published by end of October 2025</p> <p>Replacement Plan commences November 2025</p>	Consultation on Draft DA and CIS May – June 2025
2	Pre-deposit participation	November 2025 – April 2027	Public Call for Candidate Sites: held for at least six weeks Winter 2025

¹ **Definite Stages** - the stages in plan preparation under the direct control of the Authority up to and including the LDP Statutory Deposit Period. The project management of the process can be monitored and controlled carefully. Every effort will be made to avoid deviations from the approved timetable during these stages.

3	Pre deposit Consultation		Public consultation on the Pre Deposit plan (the Preferred Strategy) January 2027 – February 2027
4	Deposit Consultation	May 2027 – April 2028	October 2027 – November 2027

Indicative Stages²

5	Submission	Submit May 2028	
6	Examination	11 months process from submission	
7	Inspectors report	April 2029	
8	Adoption	Within 8 weeks of receiving Report May 2029	
9	Monitoring and Review	Ongoing	Annual Monitoring Reports due October each year and the Plan Review no later than 4 years from adoption date

2.3 This is a summary timetable, the full timetable in Part 2 includes all the timetabling of the associated Sustainability Appraisal (SA) or Integrated Sustainability Assessment (ISA) Report - incorporating Strategic Environmental Assessment.

2.4 Every effort will be made to keep to the timetable in this Delivery Agreement, however it is acknowledged that circumstances may arise which may mean that the timetable can't be adhered to. To avoid formal amendment to the timetable due to minor delays in the LDP process, a 3 month allowance for slippage is proposed.

² **Indicative Stages** – the stages beyond the LDP Statutory Deposit Period. The Authority has less control over later stages of plan preparation processes, as they are dependent on many factors such as inputs from external organisations, the number of representations that need to be handled, responses from the Welsh Government and their requirements and for the LDP the scale of matters for consideration by the independent Planning Inspectorate

3 PLAN ASSESSMENT / APPRAISAL

- 3.1 Sustainable Development is at the heart of the development plan process. All development plans must ensure they contribute to achieving economic, social, environmental and cultural well-being goals of Wales in the Wellbeing Future Generations Act 2015 (WBFGA). For the Replacement Eryri LDP the Authority must give consideration to establishing the baseline Sustainability Appraisal (SA) for the new plan (SA includes the requirements of Strategic Environment Assessment/SEA) and reconsider the validity of the adopted SA framework. This means the SA framework for the current LDP will be updated for the RLDP. When the SA/ISA Assessment Framework has been scoped out and established it will be used in the appraisal of proposed RLDP policies and proposals. Reports will be issued to accompany the main RLDP stages and document the iterative assessment and plan preparation process that has been undertaken up to that point. The SA/ISA will also form an integral part of Candidate Site Assessment.
- 3.2 National guidance now indicates that an Integrated Sustainability Appraisal (ISA) may be appropriate which includes consideration of the Well-being of Future Generations Act, Health Impacts, Welsh Language and Equalities Impacts (including the Socio-economic Duty of the Equalities Act 2010).
- 3.3 A Habitats Regulations Assessment (HRA) will remain separate. HRA informs preparation of the RLDP's strategy, policies and land allocations by identifying their potential to impact on nationally designated environmental habitats i.e., Special Areas of Conservation, Special Protection Areas and Ramsar sites. Where a land-use plan would have the potential to significantly affect a site, a detailed Appropriate Assessment is required to assess the impacts and to consider the suitability of options and mitigation measures.

4 GOVERNANCE ARRANGEMENTS

- 4.1 The Authority has established a corporate scrutiny arrangement involving members of the Authority's Management Team which is independent of the plan making team to monitor progress.
- 4.2 The Authority's members working group meetings which are held several times a year provides the opportunity for members to inform emerging planning policies and consider draft documents informally at key stages in replacement plan preparation.
- 4.3 The Authority has a well established Partnership Forum of key stakeholders (Fforwm Eryri). Fforwm Eryri drives forward Cynllun Eryri, the overarching strategic document for the National Park, which co-ordinates and integrates other plans, strategies and actions. It indicates how National Park purposes and the associated duty will be delivered through sustainable development. Cynllun Eryri sits alongside the Eryri Local Development Plan (LDP). The plans have had a shared vision and the LDP seeks to deliver the spatial elements of Cynllun Eryri. Fforwm Eryri will fulfil a key role in facilitating structured engagement and providing input into emerging planning policies and the consideration of annual monitoring reports on the progress of the Eryri LDP. Cynllun Eryri will be revised in parallel with the Eryri LDP to ensure coherence between the Authority's two strategic documents. Fforwm Eryri will therefore ensure that there will be coordination and consistency between the two plans when revising the LDP, prioritising working together in order to be able to respond to the challenges that face Eryri. Further details about Fforwm Eryri is included in the Community Involvement Scheme.
- 4.4 RELDP subgroups, which will consist of Authority officers and other relevant parties as deemed necessary, will be assembled to discuss evidence base and necessary amendments to LDP policy, supporting text and SPG. These subgroups will be topic based and will be convened on an 'as needed' basis.
- 4.5 Decision making for the Eryri LDP remains the responsibility of the National Park Authority. The Delivery Agreement timetable has taken into consideration the Authority's Members Working Group and Planning and Access Committee timetable. Arrangements will also be established for delegated decision making by the Planning and Access Committee.³

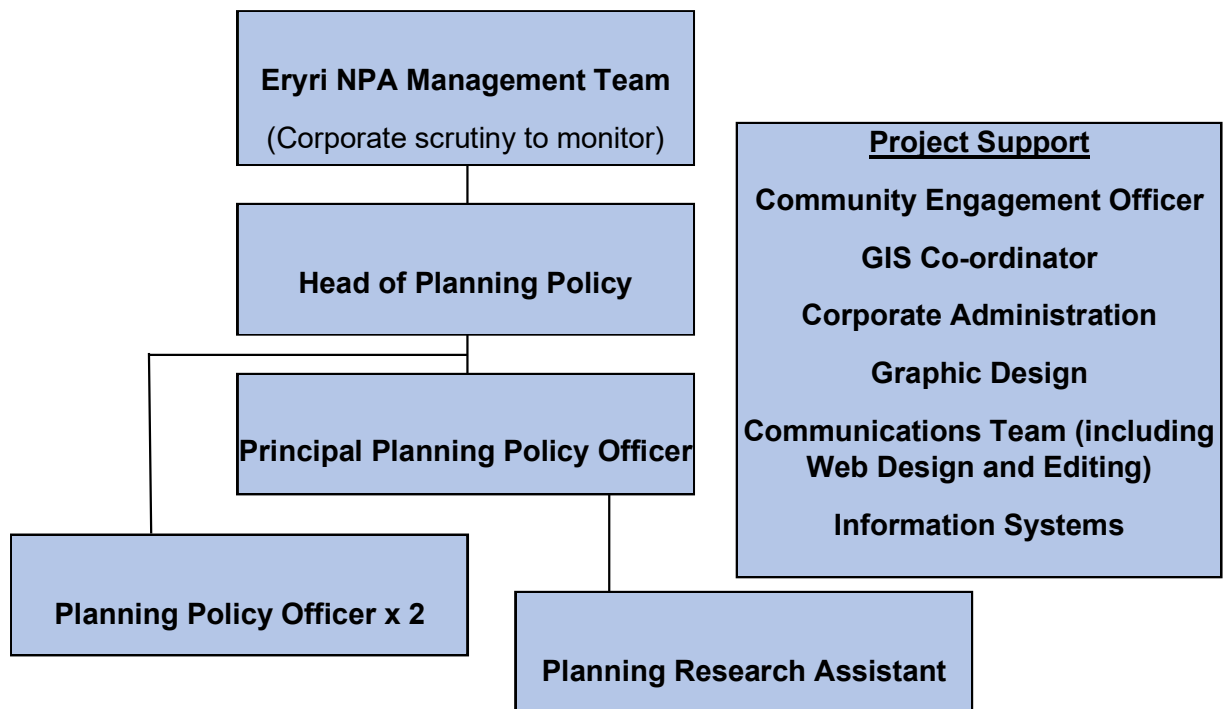
³ Planning and Access Committee comprises all 18 members of the Authority: 6 members appointed by Welsh Government, 9 members appointed by Gwynedd Council and 3 members appointed by Conwy County Borough Council. In their role as members of the National Park Authority members have no 'local constituency' remit.

5 RESOURCES

5.1 In preparing the plans and undertaking community engagement the Authority will devote the necessary resources, primarily officer / member time and revenue funding.

5.2 The Management Structure for the Project is set out in diagram 2.

Diagram 2: Organisation Diagram



Inputs	Inputs	Fforwm Eryri
<p>Internal</p> <p>Development Management and Built Environment</p> <p>Partnerships Manager (Cynllun Eryri)</p> <p>Access</p> <p>Conservation: Ecology / Agriculture / Woodlands</p> <p>Archaeology</p> <p>Communications</p> <p>Property</p> <p>Topic based Subgroups (convened 'as needed')</p>	<p>External</p> <p>Links with other plans and policies</p> <p>Neighbouring Authorities</p> <p>Fforwm Eryri</p> <p>Key Stakeholders (Specific and General Consultees)</p> <p>The Community</p>	<p>Cadw, Bangor University, One Voice Wales, British Mountaineering Council, Coed Cadw</p> <p>Coleg Glynllifon, Conwy County Borough Council</p> <p>Country Land and Business Association</p> <p>Snowdonia Society, Cyngor Gwynedd</p> <p>Farmers Union of Wales</p> <p>Federation of Small Businesses</p> <p>Grŵp Cynefin, John Muir Trust,</p> <p>National Farming Union Wales: National Trust:</p> <p>Natural Resources Wales</p> <p>North Wales Wildlife Trusts</p> <p>Outdoor Partnership</p> <p>Public Health Wales</p> <p>Royal Society for the Protection of Birds</p> <p>Snowdonia Activ</p> <p>Special Area of Conservation</p> <p>Pen Llŷn a'r Sarnau</p> <p>Snowdonia National Park Authority</p>
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5.3 Staff resources for the project will be provided by the Policy Team. The Policy Team will comprise of:

Head of Planning Policy (0.6)
Principal Planning Policy Officer x 1 (FT)
Planning Policy Officer x 2 (FT)
Planning Research Assistant x 1 (FT)

5.4 In addition support and assistance will be provided from other sections in relation to specialist policy input, including Development Management, Built Environment, Conservation etc. as well as support from Information Systems on database and IS requirements, Engagement Team, Communication and website editing, Graphic design, GIS and admin support.

5.5 The Authority is committed to undertaking as much of the work in house as possible. The Authority will draw on additional resources provided by Welsh Government and RTPi Cymru to support the training for staff and members to ensure capabilities in new/developing areas of work and up-skilling. The Authority also recognises the importance of identifying best practice and raising standards across the Welsh planning system by sharing expertise and knowledge. The Authority will also be liaising closely with the Statutory Consultees (Natural Resources Wales (NRW) and CADW) throughout the plan preparation process.

5.6 No attempt has been made to quantify the external stakeholder inputs that will be needed to achieve the intended collaborative approach, through Fforwm Eryri though their commitment of such time is gratefully acknowledged.

5.7 The Authority will commission expert consultants to work on a variety of topic matters and evidence gathering tasks during the RLDP's preparation and additional funding will be subject to approval by the Authority's annual budget setting. The Authority has a reserve fund to meet the anticipated cost of the independent examination.

6 COLLABORATIVE WORKING

- 6.1 There are many opportunities for neighbouring planning Authorities to collaborate when revising their LDP. The Authority will work jointly with Gwynedd and Conwy neighbouring LPAs on gathering evidence and basing policies on this information and ensuring that the revised Eryri LDP is compatible with neighbouring LDPs'. Opportunities to undertake joint studies/evidence base development has already started with Gwynedd commissioning first stages of a joint Employment Land Review and Gwynedd and Eryri Sustainable Visitor Economy 2035.
- 6.2 It will be important to consider the functional linkages and interdependencies of the communities in the National Park area and in the Gwynedd, Conwy and Powys local planning areas. Consideration will be given to areas outside of the National Park and their influence on National Park communities in providing many essential services and facilities. It will be important to continue to collaborate with neighbouring authorities on issues faced in shared settlements that straddle the National Park boundary.
- 6.3 Eryri National Park sits within the North Wales region, as identified within Future Wales. Future Wales expects the North Wales planning authorities to work together to plan for regional issues in preparation of a Strategic Development Plan. It is envisaged that the process of preparing a SDP will result in regional collaboration to ensure that there is coherence between the Local Development Plan and the Strategic Development Plan in terms of strategy and vision for the local area and regionally. The North Wales CJC was established on 1st April 2021 and Eryri NPA is already supporting and contributing towards the set up cost. It is anticipated that there will be further opportunities to undertake certain evidence on a joint basis to ensure consistency in approach to aid with future policy development at a regional and local level. Work on the North Wales SDP was scheduled to commence during Summer 2023 but there is currently no regional team in place and no Delivery Agreement and timetable drafted for the preparation of the SDP. It is anticipated that the progress from SDP commencement to adoption could take up to 5 years.
- 6.4 Work on the preparation of a Replacement Eryri LDP must proceed to ensure that the Authority's LDP and its supporting evidence base are kept up to date to provide a sound and effective basis for making planning decisions in Eryri. The Authority recognises that there could be useful joint working opportunities to explore that can be useful for Strategic Development Plans and Local Development Plans preparation. It will be important to ensure that the Replacement Eryri Local Development plan generally conform with the Strategic Development Plan.

7 RISK ASSESSMENT

7.1 The proposed timetable for plan preparation is considered to be realistic and achievable having regard to the scope of work the National Park Authority believes to be involved, to existing Welsh Government regulations and guidance and to the resources the Authority is able to commit to plan preparation. While every effort will be made to avoid deviations from the proposed timetable, the Authority has identified a number of potential risks which are set out below, together with the proposed approach to managing them. The timetable, together with the anticipated work programme and available resources will be kept under regular review to monitor possible slippage or other impacts resulting from the risks identified or other causes. Progress reports will be given to the Authority's Management Team to monitor. Where necessary mitigation measures will be proposed.

Potential Risk	Potential Impact	Mitigation
Availability of adequate funding	Slippage / impact on delivery of necessary survey and engagement work	Ensure Eryri LDP maintains priority. Allocate sufficient funds in budget in advance. Ensure contingency budget to address unforeseen costs. Monitor and review
Staff resources and availability in particular of bilingual, qualified and experienced planners	Programme slippage Difficulties identified in replacing qualified and experienced planners	Ensure contingency budget to address unforeseen costs for expert consultants / staffing. Monitor and keep under review
Local / General / Assembly Elections/ appointments to Authority membership	Programme Slippage; changing priorities	Realistic timetable which considers election dates. Involvement of all members throughout Eryri LDP plan making process. Monitor and keep under review.
Timetable proves too ambitious due to absence of essential information required from external organisations or impact of external strategies on timing. Timing of Critical Evidence (outside scope of LPA) may not accord to DA Timetable - E.g. Population and Hhold Projections data, River Quality (SAC) Evidence etc	Programme Slippage	Consider additional resources Consider evidence needs and gathering well in advance Plan to be responsive and flexible to changes where possible Potential problems to be flagged with Welsh Government; Section 62 protocols proposed for all such identified risks.

		Monitor and keep under review
Loss of staff due to austerity measures or other factors	Insufficient staff to undertake the volume of work necessary to meet the agreed timetable	Ensure Eryri LDP maintains priority. Reallocate staff resources as appropriate. Consider additional resources
Additional requirements arising from new legislation or national guidance	Additional work required, causing programme slippage	Monitor emerging legislation/guidance and respond early to changes where this is possible.
Timetable proves too ambitious & a greater than anticipated workload e.g. number of representations received or SEA requirements	Programme slippage.	Realistic timetable prepared with some flexibility. Consider additional resources.
Insufficient information to undertake SEA of proposals	Programme slippage	Identify expectations of consultees in Delivery Agreement. Consider additional resources.
Delays caused by translation and / or the printing process	Programme slippage Increased costs	Work closely with relevant departments and make them aware of timetable and workload. Consider additional resources
Significant Objections from Statutory Consultation Bodies	LDP cannot be submitted for examination without significant work	Ensure the views of statutory bodies are sought and considered as early as possible. Consider additional resources
PEDW unable to meet the timescale for examination & reporting	Examination and/or report delayed.	Close liaison with PEDW, share timetable early in the process. Close liaison to ensure early warning of any

	Key milestone in programme are not met	problems(e.g. consultation on LDP)
LDP fails test of soundness	LDP cannot be adopted without considerable additional work. A substantial delay could mean the current adopted LDP would cease to be the extant LDP post 2031, thereby creating a policy void if a new LDP was not adopted before this date.	Ensure LDP is sound, founded on a robust evidence base with sustainability appraisal and well audited community and stakeholder engagement. Close liaison with Welsh Government to ensure early warnings of any problems.
Legal challenge	Adopted LDP quashed. Additional workload	Ensure procedures, legislation & regulations are complied with.
COVID 19 pandemic disruptions	Potential implications on compliance with the CIS, impact on staffing/staff availability for both internal and external stakeholders	Adapt CIS engagement exercises as necessary
Involvement in preparation of North Wales Strategic Development Plan (SDP)	Programme slippage. Resource implications, extent of input to the SDP currently unknown.	Ensure sufficient resources are available and corporate support of SDP process and timetable from outset aligned to RLDP preparation. Ensure involvement in progress of regional work.

8 SUPPLEMENTARY PLANNING GUIDANCE (SPG)

- 8.1 Supplementary Planning Guidance (SPG) has an important role in complementing the Local Development Plan strategy, policies and allocations by providing more detailed, technical advice.
- 8.2 The RLDP will contain sufficient policies to provide the basis for determining planning applications. However, SPG has an important supporting role in providing more detailed or site-specific guidance on the way in which RLDP policies will be applied. While SPG does not form part of a Development Plan it should be derived from and be consistent with the relevant LDP. The SPG should also be clearly cross referenced to the policies and proposals it supplements. A series of revised / additional Supplementary Planning Guidance will be proposed to support the Replacement Local Development Plan. The details of Supplementary Planning Guidance which may be required for the Replacement Local Development Plan will be identified at the pre-deposit/submit stages and can be added to after adoption.
- 8.3 Relevant stakeholders will be consulted during the production of SPG. For each SPG a report of consultation and engagement will be produced and made available.

9 MONITORING AND REVIEW OF THE DELIVERY AGREEMENT

- 9.1 It is proposed to monitor the effectiveness of the Delivery Agreement at each stage of the preparation process. This will establish whether the Authority is meeting its objectives in terms of engagement in the process and whether or not the timescales as indicated are being met.
- 9.2 There will also be the opportunity to provide a refined timescale for 'indicative' stages of the timetable as further details become known. The target date for refining the indicative stages is following the Deposit Period.
- 9.3 The contents of the Delivery Agreement will be reviewed if monitoring indicates significant variation from the delivery agreement, for example;
- ❖ If the Local Development Plan process falls significantly behind schedule, i.e. by 3 months or more
 - ❖ If identified risk factors trigger significant impacts (Risk assessment considered further in Chapter 8)
 - ❖ If any significant changes are required to the Community Involvement Scheme
 - ❖ If there are any significant changes in the resources which are available to undertake the plan preparation.
 - ❖ Following publication of any relevant new government regulations / policy /guidance with a direct and significant bearing on the plan preparation process
 - ❖ If there are any major changes of circumstances that materially affect the assumptions, evidence, policies or proposals contained in the plan.
- 9.4 A review of the Delivery Agreement will require Welsh Government agreement.

PART B: COMMUNITY INVOLVEMENT SCHEME

The Community Involvement Scheme (CIS) is a document that sets out how the Authority intends to involve stakeholder and partner organisations, local community groups, interest groups and user groups in the preparation and revision of the Eryri Local Development Plan 2016-2031 (LDP).

The CIS will also set out how you, your group or organisation can get involved, and how the Authority will work with you to make it happen. We hope it will help you decide if you want to get involved, and if so, would inform you of when the best time would be to get involved.

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1. AIM, SCOPE, PRIORITIES AND PRINCIPLES OF THE CIS AND CORE VALUES IN THE REVISION OF THE LDP

1.1 Aim This CIS will ensure that an effective and appropriate communication and engagement strategy is in place to achieve an LDP that is fit for purpose, that works in the interest of protecting and enhancing the Special Qualities and communities of Eryri, in ensuring sustainable development, and achieving the seven well-being goals of the Wellbeing Future Generations Act 2015 (WBFGA) of

- ❖ A Prosperous Wales
- ❖ A Resilient Wales
- ❖ A Healthier Wales
- ❖ A more Equal Wales
- ❖ A Wales of Cohesive Communities
- ❖ A Wales of vibrant Culture and Thriving Welsh Language; and
- ❖ A Globally Responsible Wales

1.2 Scope The Authority will accomplish this through utilising the five ways of working as identified within the WBFGA, which are

- (1) Considering the **Long Term**. Understanding that what we do now can affect communities and services in the future, therefore striving not to jeopardise or compromise the ability of future generations to meet their own needs.
 - (2) In understanding the root causes of issues, acting to **Prevent** the problems from occurring or getting worse;
 - (3) Undertaking an **Integrated** approach, considering and grasping how the well-being objective contribute to each of the well-being goals, affect other objectives, or the objectives of other public bodies. Achieving a holistic solution to complex issues through an integrated approach where appropriate.
 - (4) **Collaboration**. Working with others to achieve the well-being objective to find shared sustainable solutions, and
 - (5) **Involving** a diversity of the population in the decisions that affect them.
-

1.3 Priorities Being the statutory purposes and duty of the Authority, it is the priority of the Authority and of the LDP to

- a) conserve and enhance the natural beauty, wildlife and cultural heritage of the area;
- b) to promote opportunities for the understanding and enjoyment of the 'Special Qualities' of the area by the public;
- c) and seek to foster the economic and social wellbeing of local communities within the National Park.

Where there is an irreconcilable conflict between these priorities, greater weight shall be attached to (a) such as stated by the Sandford Principle. In regard to major development, it will be required to question whether the development is absolutely necessary in the national interest and if there is no possible alternative solution, source or supply, termed the Silkin Test.

Furthermore, the Authority also considers the following as priorities,

- ❖ Ensuring alignment with the seven wellbeing goals of the WBFGA, and the five ways of working as above.
- ❖ With the Authority being one of the many signatories of the Placemaking Wales Charter¹, which strengthens the focus on Placemaking in policy and practice, an increasingly central theme within planning and the development plan preparation, it will be necessary to ensure that implemented and promoted are the six placemaking principles in the planning, design and management of new and existing places, relative to Eryri, which are;
 - People and Community, that is to involve the local community and consider the needs, aspirations, health and wellbeing to create, integrate, protect and / or enhance a sense of community and promote equality.
 - Movement, that is promoting alternative and more sustainable modes of and infrastructure for transport than depending on private vehicles.
 - Public Realm, protecting and enhancing public spaces that are well designed in regard to social interaction and inclusivity, and may be adaptable with landscape, green infrastructure and sustainable drainage.
 - Location, enabling place to grow and develop in a way that uses land efficiently, and which supports and enhance existing places and their connectivity to other places, whilst also aiming to reduce the need to travel in regard to housing, employments, leisure and other facilities.

¹ <https://dcfw.org/placemaking/placemaking-charter/>

- Mix of Uses, that is enabling opportunities for community development, business growth and further infrastructure to support a diverse and vibrant public realm.
- Identity, to protect and enhance the distinctive qualities and features of existing places such as heritage, language, culture, and the built and natural tangible attributes which are valued.

1.4 Principles With regard to the aim and scope of the CIS in the revision of the LDP as stated, the fundamental proposition that serves as the foundation of this CIS is the principle of *involvement rather than consultation*. Although as a minimum the Authority will be consulting at each defining stage of the plan preparation in order to seek an opinion before making a decision, the principle to be strived towards is to include others in the decision-making process. This is sought to be achieved through

- **Encouraging** and including all those who wish to be included and / or who are / would be affected by the LDP.
- **Making it easier and enabling people** to take part by adopting various approaches / techniques for involving all groups, as well as avoid using / explain technical terms where possible to make the information provided more understandable.
- This would also include wherever possible, **creating conditions for early involvement and feedback** at a stage where people can shape and influence the LDP.
- **Making it clear what is meant** by each defining stage of the plan preparation process and what will be required in order to shape and influence the LDP.
- **Being transparent** in making it clear where decisions can be made at the local level and where national policy and statutory regulations take precedence, as well as,
- where appropriate **encourage an open and honest debate** on realistic development alternatives in search of a broad consensus.
- **Learning and improving the process** of our engagement throughout the replacement plan process, and where time and resources allow, the Authority will endeavour to provide additional opportunities for engagement.

1.5 Core Values

On the 1st of March 2025 the following Core Values were launched by the Authority. These values define who we are and how we work together to protect this extraordinary landscape. They guide our daily actions, inspire our commitment, and shape the way we support one another in delivering the best for Eryri:

- ❖ **Aim** "We strive for excellence and give our best for Eryri by supporting each other every step of the way".
- ❖ **Respect** "We encourage achieving our best by creating an inclusive environment of understanding and collaboration".
- ❖ **Welshness** "We are proud of the Welsh language and the special qualities of the National Park. We protect and enhance them for future generations"
- ❖ **Drive** "We are an energetic workforce, united in facing challenges through positive and professional communication with one another"

2. WHAT WE EXPECT FROM YOU?

Set out below are the Authority's expectations of those who wish to be involved in shaping and influencing the LDP. These are:

- ❖ If there are any **changes to your contact details** that would affect your ability to receive details and information about the LDP replacement plan, it is up to you to contact the Authority, specifically the email address: polisi.cynllunio@eryri.llyw.cymru to ensure that your contact details are updated in our LDP contacts database.
- ❖ It is vital that any **comments / representations and / or information is submitted in written form to the Authority within the appropriate timeframe, being the relevant public consultation**. To adhere to the timetable as well as to ensure transparency and to ensure fairness to all, the Authority cannot accept any comments that fall outside the designated timescale for each defining stage of the replacement LDP. The Authority will seek to notify you of any official consultation within each stage to enable and facilitate involvement, however ultimately it would be your responsibility to give your input within the designated timescale.
- ❖ In line with the Authority's Welsh Language and Bilingual Policy, the Authority will implement **bilingual involvement** in the use of the Welsh and English Language in communications as well as in official documentation.
- ❖ In encouraging an open and honest debate on realistic development alternatives in search of a broad consensus, the Authority requests **sufficient and sound information and evidence** that would enable informed decisions when formulating and setting a strategy for the LDP.

3. WHO WILL WE INVOLVE AND HOW?

a. Who will we involve?

The LDP will affect everyone who lives and works in the National Park, as well as all the people who come to visit.

If we are to develop an LDP that respects the Special Qualities, Communities and Businesses of the National Park, which the majority of people agree with, we need to find a fair and manageable way of involving a very wide spectrum of interests. This includes business and community groups, park user groups and interest groups, and a range of public and voluntary organisations. Individual members of the general public will also be able to get involved if they want to.

It is therefore crucial to try to ensure that the most appropriate types of people and organisations are included at the right stages of plan preparation.

In addition, we will try to manage community involvement by encouraging and enabling as many representatives of local community groups, interest groups, user groups and stakeholder organisations as we can to get involved. This will allow a very wide range of interests, views and opinions to be taken into account without stalling the process. These representatives would include:

<p>→ The Specific, General and Other Consultation Bodies</p>	<p>The list of all the Specific and General Consultation Bodies (as defined within the LDP Regulations²) which the Authority has identified and will involve in preparing the replacement LDP is within Appendix 1 of this document.</p> <p>These bodies are required to be involved at several stages in the plan preparation process, with the Specific Consultation Bodies providing professional and detailed advice; as well as the General Consultation Bodies being voluntary bodies representing the interests of various groups such as different religious, ethnic, racial and disability groups, in addition to groups representing business and the Welsh language and culture.</p> <p>It is considered that these Specific and General Consultation Bodies will be effective in regards to the regional level in developing and forming the more general / strategic approach, as well as contribute to the deliberation and consideration of more localised issues.</p>
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² <https://www.legislation.gov.uk/wsi/2005/2839/contents/made>

	<p>The Other Consultees identified at the Authority's discretion are groups and / or organisations which would be instrumental when considering the specific issues of the LDP such as Housing, Tourism, the Historic Environment and Agriculture etc due to their interest and expertise in the field.</p>
<p>→ The Community and Town Councils</p>	<p>Listed as part of the Specific Consultation Bodies, Eryri's Town and Community Councils are key to the process of revising the LDP, in understanding and having an important role in representing the interests of their individual communities and towns. With their understanding and local knowledge, it will be central to work with the Town and Community Councils in order to gather evidence and formulate policies suitable for its purpose which protect and improve the special qualities and communities of Eryri.</p> <p>In considering the principles of placemaking, and the Placemaking Charter, being able to work with the Town and Community Councils will be fundamental in trying to achieve these priorities.</p> <p>To facilitate this collaboration between the Authority and the Town and Community Councils, it will be possible for the Authority and the Councils themselves to include the services of One Voice Wales and Planning Aid Wales in discussion or where training / additional support is required.</p>
<p>→ Children and Young People</p>	<p>When focusing specifically on the first of the WBFGA's 'five ways of working', it is necessary to consider the <i>Long Term</i>. Understanding that what we do now can affect communities and services in the future, therefore we must strive to not jeopardise or compromise the ability of future generations to meet their own needs. With this in mind, it is therefore crucial to receive the input of the younger generation.</p> <p>As identified within the 'Other Consultation Bodies', these are organisations and groups such as Local Primary and Secondary Schools, Local Colleges of Further Education, and Young Farmers' Associations.</p> <p>The ways in which the Authority can involve the younger generation is by working with the Authority's Young People Officer, the Authority's Community Engagement Officer and Authority Officers who are already / will be working with children and young people on</p>

	<p>various projects and plans, and by working with Officers of other Authorities and Organisations who are already / will be working with children and young people.</p> <p>The Authority also intends to establish a Young People's Forum. When the Forum is established, the Policy Team will endeavour to work and engage with the Forum on relevant issues of the new Local Development Plan.</p>
→ Hard to Reach Groups and Protected Characteristic Groups	<p>Hard to reach groups or those who do not usually participate in plan preparation, including those with protected characteristics may include the following</p> <ul style="list-style-type: none"> • The Elderly • Disability Groups • Gypsy and Traveller Communities • Ethnic Minority Groups • Religious Minority Groups • Refugees and Asylum Seekers <p>With this in mind, the Authority has included those who could represent these groups on our Key Stakeholders list within Appendix 1 to try to ensure that the Authority include and receive input from these groups.</p>
→ The General Public	<p>Any individual and or group who lives and / or works within Eryri and beyond may be involved in the replacement plan process of the LDP should they wish. In order to be included and involved it will be necessary to ensure that you conform with the expectations listed in section 2 of this CIS.</p>
→ The Planning and Environment Decisions for Wales (PEDW)	<p>PEDW are independent inspectors managing casework relating to the development and use of land in the public interest. It is a PEDW Inspector who will examine the process undertaken and the contents of the replacement LDP when the relevant documentation</p>

	has been submitted during the Submission Stage. A PEDW inspector will ultimately declare if the new Plan is fit for purpose, before the Authority can finally adopt the Plan.
→ The Authority's Members	The SNPA has eighteen Members, acting in the best interests of Eryri as a whole. These Members are appointed by the Welsh Government, Gwynedd Council and Conwy County Borough Council every 5 years. The last local election took place in May 2022, with the next due to take place in 2027. The role of the Authority's Members includes authorising documentation for public consultation, as well as having the final decision on the form and content of the LDP at key stages throughout the replacement plan process. The Member's Working Group will also provide an opportunity for members to inform emerging planning policies and consider draft documents informally at various stages.
→ LDP Subgroups	LDP subgroups, which will consist of Authority officers and other relevant parties as deemed necessary, will be assembled to discuss evidence base and necessary amendments to LDP policy, supporting text and SPG. These subgroups will be topic based, for example; housing, carbon etc. and will be convened on an 'as needed' basis.

b. How will the Authority involve you in the plan preparation process?

It is identified that a 'one size fits all' approach will not be appropriate in undertaking the replacement LDP process in order to maximise the participation of those who want to be involved.

The methods, dissemination of information, provisions, and available resources the Authority will commit to offer to allow a wide range of interests, views and opinions to be taken into account without stalling the process are:

<p>→ Public Consultations</p>	<p>The public consultations will be the opportunity for everyone and anyone to provide comments and give input that will help shape the strategy and policies of the LDP. Further information regarding the occurrence of these public consultations is available in section 4 of this CIS.</p> <p>The Public Consultations are the formal statutory occasions where we as an Authority may receive information and evidence on the key documentation that shapes strategy and formulates policy. These are strict statutory periods of 6 weeks, where following the approval of the Authority's Members within the Planning and Access Committee, there will be an opportunity to include and receive public input on the issues. Over holiday periods such as the Summer Holidays, or Christmas Holidays, these statutory periods can be extended to 8 weeks where appropriate, but in order to be able to keep to the timetable as a whole these consultation periods will normally be 6 weeks.</p> <p>Your written information and evidence must be submitted within this statutory 6 week period, otherwise it would not be appropriate for us to consider your comments and the Planning Inspectorate may not consider your comments when examining the final plan.</p>
<p>→ The LDP Database</p>	<p>The main method of mailing and notifying that the Authority would use would be via email as this is the most accessible, effective and less environmentally wasteful practice. The Authority strives to be a paperless organisation, however, letters will be sent on request in order to contact those who do not have an email address.</p> <p>With regards to the previous short form review of the LDP, it is considered that the LDP contacts database is an effective means of contacting and updating individuals and organisations who wanted to be consulted at various stages of the replacement plan process. In moving forward, the Authority has updated these details by contacting to ask and confirm with those who are on our database if they want to continue to be on the database, as well as enabling anyone to be added to the database who wants to be involved in the replacement plan process at any time.</p>

	<p>Anyone can request to be included or removed from the database at any time by emailing the address below, using the following link on our website or by phone:</p> <p>email: polisi.cynllunio@eryri.llyw.cymru website: https://planning.snowdonia.gov.wales/policy/local-development-plan/ phone: 01766 770274</p> <p>As previously noted, the Authority strives to be a paperless organisation, however, letters will be sent on request in order to contact those who do not have an email address.</p> <p>Those who submit representations during a consultation period will be included on our database so that they receive updates and feedback about the specific stages.</p> <p>As stated, it is the duty of the individual / organisation to ensure that the Authority has the correct contact details if they want to be involved in the replacement LDP process.</p>
<p>→ The Authority's Website and social media</p>	<p>With the website being an accessible, easy, efficient, and relatively faster resource for the majority seeking information about the Local Development Plan, it is intended to use the website to publish all relevant public documents as part of the replacement plan process, including information about any relevant public consultation, and any other relevant information and updates. In addition, where appropriate any correspondence will include a link to the relevant information on the website in an effort to reduce environmental waste.</p> <p>It is also considered that the Authority's Social Media pages such as on <i>Facebook</i> may be effective in promoting information and notifying all who follow the Authority regarding particular updates and happenings as part of the replacement plan process.</p>
<p>→ Hard Copies of Documents</p>	<p>The Authority strives to be a paperless organisation. Despite this, it is necessary to accommodate those who are interested in the revision process and / or those who the LDP would affect, where the website is not an accessible resource. With this in mind, the following will be endeavoured where appropriate:</p> <ul style="list-style-type: none"> • Letters to be sent within an appropriate timeframe in order to contact and update those who are without email. • The provision of hard copies of the replacement plan's documentation will be available <ul style="list-style-type: none"> ○ at the Authority's Office in Penrhyndeudraeth,

	<ul style="list-style-type: none"> ○ within the Authority's Information Centres (opening times permitting) and ○ Where this provision is not sufficient, it may also be possible to contact the Authority at the time of consultation to arrange receiving a hard copy by post, within reason. <ul style="list-style-type: none"> • To circulate notices and posters to the Town and Community Councils to distribute and / or display to residents in their represented town / community, where considered relevant and possible. <p>It is considered that the provision of hard copies is still useful and necessary in some cases in order to ensure that the majority can be encouraged and enabled to be involved during the crucial stages of the replacement plan process.</p> <p>You can also make a request to receive documents in alternative forms, e.g. large print.</p>
<p>→ Council Meetings and Agendas</p>	<p>The Planning and Access Committee and Authority Meetings where the final decisions will be made by the Authority's Members prior to any public consultation and submission to the Welsh Government will be recorded and available on the Authority's website.</p>
<p>→ Fforwm Eryri</p>	<p>Cynllun Eryri is the Authority's Statutory Management Plan, which identifies the Special Qualities of Eryri, as well as identifies how the Authority and all organisations with responsibility to care for Eryri will work in partnership to protect Eryri's Special Qualities for the future. Cynllun Eryri through partnership working, named the Fforwm Eryri, will help achieve the National Park's functions and achieve many of the Welsh Government's objectives and priorities. The most significant of these are the Well-being of Future Generations (Wales) Act 2015 and the Environment Act.</p> <p>Cynllun Eryri's Partnership involves the following organisations:</p> <ul style="list-style-type: none"> • Snowdonia National Park Authority • Conwy County Borough Council • Snowdonia Society • Woodland Trust • CLA Cymru • Natural Resources Wales • Farmers Union Wales • North Wales Wildlife Trusts • Gwynedd Council • Public Health Wales • National Trust • One Voice Wales • Cadw • The Outdoor Partnership • NFU Cymru • Snowdonia Active

	<ul style="list-style-type: none"> • Royal Society for the Protection of Birds • Special Area of Conservation (SAC) Pen Llŷn a'r Sarnau • British Mountaineering Council • Federation of Small Businesses (FSB) • Welsh Government • Coleg Glynllifon (CoG) • John Muir Trust • Grwp Cynefin • Bangor University • • And others as this list is not exhaustive <p>It is vital that the Management Plan (Cynllun Eryri) and the LDP are consistent with each other, and with the well-being objectives and other local strategies. The Authority will therefore ensure that there will be coordination and consistency between the two plans during the LDP preparation process, prioritising working together in order to be able to respond to the challenges that face Eryri.</p>
<p>→ Community Forum</p>	<p>Learning from the previous short form revision of the LDP, it became clear that there were concerns from communities, primarily expressed by the Town and Community Councils that there was a lack of opportunity to understand and effectively respond to comprehensive documents subject to the definitive stages' consultations due to the Community and Town Council meeting schedule not always aligning with the Authority's consultation schedule.</p> <p>Although it is not possible to change this to accommodate everyone interested in the replacement LDP, the establishment of a Community Forum is intended to support with achieving the principles of the CIS.</p> <p>What is meant by this Community Forum is, as an additional resource for the Town and Community Councils, which will include two representatives of each Town and Community Council (bar the Clerk), to receive and discuss information about the replacement plan process through the Forum with the intention of feeding back to the Town and Community Councils and others, where necessary.</p>

	<p>It is intended to be an online forum, via programmes such as <i>Zoom</i>, to enable accessibility for the majority, and is currently the only platform which offers simultaneous translation facilities.</p> <p>It is considered that this Forum would take place before each relevant public consultation to indicate and advise</p> <ul style="list-style-type: none"> • that a consultation is to take place, • what is meant by the said consultation, • what is the process of submitting representations, • to provide an update and information regarding previous consultations, and • to discuss any queries regarding the process. <p>The function of the Community Forum is for the Authority to provide information rather than receive any representations as it is required to submit written representations during the relevant public consultation. The purpose of the Community Forum is to ensure that representatives of the communities of Eryri are confident in understanding the documentation, making it easier and enabling robust information and evidence in submitting representations, as well as creating the conditions for early involvement and feedback at a stage where people can shape and influence the LDP.</p> <p>It is intended for any frequently asked questions regarding the process to then be published on the Authority's website as a resource to refer back to.</p> <p>The pilot for this Community Forum was held via Zoom Meeting on the 8th June 2023, where the function and purpose of the Community Forum was put forward with the opportunity to share ideas and views on this. Attendees provided feedback on the potential use of the Community Forum as a resource for Town and Community Councils to receive and discuss information about the replacement plan process via a questionnaire circulated. On the whole, this Forum was considered to be well received, enabling better understanding and engagement, which will create opportunities for early involvement and feedback and enabling transparency throughout the process. This Forum was also recorded and uploaded to the Authority's private Youtube channel, so that it can be referred to and be a resource for those who were unable to attend.</p> <p>The Community Forum will be a learning process and exercise to try to improve engagement and involvement of the local communities in the replacement LDP process in the most efficient manner.</p>
	<p>As set out in the Review Report, there are and / will be many opportunities for working with others throughout the replacement plan process which will aide in avoiding duplication and onerous consultation, as well as learning from</p>

<p>→ Networking and Joint Working</p>	<p>and informing effective communication and engagement. This includes working with neighbouring Authorities on similar issues / issues relevant to both or more Authority areas, regional work on the Strategic Development Plan, the North Wales Ambition Board, Regeneration Focussed Groups such as Gwynedd Council's 'Ardal Ni 2035', Housing Partnerships, Carbon Focused Groups, Transport and Parking Group etc.</p> <p>It is believed that working together rather than in isolation will enable a sensible LDP to be drawn up, fit for purpose, and effective without being the subject to over-exhausting consultation.</p>
<p>→ Meetings and Events</p>	<p>In an ideal world, the intention would be to hold face-to-face events and meetings with every group, organisation, business etc. To strive to adhere to the timetable, , this will not always be possible nor realistic . Events and meetings will be achieved during specific and appropriate stages with relevant groups where possible such as the following:</p> <ul style="list-style-type: none"> • Meeting of Planning Agents • Events in collaboration with the Authority's Partnerships team in the preparation of Cynllun Eryri and the Local Development Plan. • Events with Community Councils • Where possible, any Relevant Meeting / Event with Organisations such as Neighbouring Authorities, Public Bodies etc. • Where possible, any Appropriate Public Event e.g. the Eisteddfod and Local Agricultural Shows etc. <p>This list is not exhaustive as the Authority will endeavour to hold and attend all relevant and appropriate meetings and events to create conditions and encourage the majority of who wish to be included and/or are affected by the LDP, where time and resources allow.</p>

4. PARTICIPATION TIMETABLE

Further to the table within Part A which discusses the timetable and the process of the replacement LDP, the timetable below sets out the timing of, and the method by which participations will occur at each stage of the LDP process, and how the Authority will value and utilise participation in developing the content of Eryri's LDP. As stated in Part A, the timetable can be divided into two parts,

1. Definitive Stages

The Definitive Stages include the Key Stages from the Review Report through to the Deposit Plan, which are under the direct control of the Authority and may therefore have realistic target dates; and

2. Indicative Stages

The Indicative Stages follow on from the Deposit Plan, including the Key Stages of Submission through to Adoption, where external factors, such as the number of representations received, and / or the capacity of the Independent Planning Inspector of assessing the submitted Deposit Plan etc., may influence the target dates of these indicative key stages.

Key Stage	Summary of Key Stage	When	Participating Groups	Method of Engagement (further information in section 3 (b))	Output of Engagement	SA / SEA / ISA
Review Report	Consult on draft Review Report, which sets out the findings and conclusions of the Authority's review of the adopted plan Eryri LDP (2016-2031).	Consultation 31st of March - 12th of May 2023	Specific and General Stakeholders	The Draft Review Report was subject to a 6 week consultation period between the 31 st March and the 12 th May 2023. All general and specific stakeholders were mailed a response form to be returned by post or e-mail. The form consisted of 10 questions referring to specific sections of the Draft Review Report.	The comments received in response to the consultation along with officer comments were reported to Members and the draft report was revised to take in account additional considerations raised before finalising the Review Report.	Reconsideration of SA / SEA

Key Stage	Summary of Key Stage	When	Participating Groups	Method of Engagement (further information in section 3 (b))	Output of Engagement	SA / SEA / ISA
Piloting an LDP Community Forum	<p>Inviting 1-2 members of each Community and Town Council to attend an online meeting to present the Community Forum of the LDP. This will be an opportunity to go through the different stages of the LDP and receive input from the Community and Town Councils on our engagement strategy which would feed into the Delivery Agreement (DA) and Community Involvement Scheme (CIS).</p> <p>If it is considered useful and productive, the intention is to hold such a forum before each relevant public consultation in order to inform and share information regarding the focus and needs of the next consultation, and to provide an update following the previous consultation. See section 3 (b) for further information.</p>	8 th June 2023	Town and Community Councils	By mailing the Community and Town Councils requesting to submit details of the nominated representatives of their Councils, an online meeting was subsequently arranged to inform of the LDP process, discuss challenges of the previous review and discuss communication and engagement strategies for this replacement plan process. A questionnaire was sent to those in attendance to gather written data to understand if the forum in this format had been useful to facilitate and encourage involvement in the replacement plan process.	It is considered that positive and informative feedback will inform effective and appropriate communication and engagement moving forward with the replacement plan process, encouraging continuation of Community Forum in future. The meeting was also recorded for Officers and the Town and Community Council representatives to refer back to. See section 3 (b) for further information.	N/A
Updating the LDP Contacts Database	<p>With those details on our contact database since the last review, it was essential to ensure that</p> <ul style="list-style-type: none"> those on our database still want to continue on the database, 	July 2023 – March 2025	Everyone on the previous LDP Contacts Database as well as any individual / group / organisation who wished to	<p>Contacting those already on the database to confirm their details and if they wish to remain on the database.</p> <p>Have a portal on the website where people can sign up to be on the database.</p>	With these details at hand through the replacement plan process, the Authority can contact and update individuals and organisations who want to be consulted at various	N/A

Key Stage	Summary of Key Stage	When	Participating Groups	Method of Engagement (further information in section 3 (b))	Output of Engagement	SA / SEA / ISA
	<ul style="list-style-type: none"> although it is the duty of the individual and/or organisation to ensure that the latest details are on our database, it was an opportunity to ensure that the correct details are on our database, and provide an opportunity to offer others to be included on the LDP Contacts Database. <p>See section 3 (b) for further information.</p>		be included on the revised LDP Contacts Database.		stages of the replacement LDP process. Those who submit representations during a consultation period will also be included on our database so that they can receive updates and feedback about the specific stages.	
Formally establish the Community Forum	Following the success of the piloted Community Forum, it was decided that the Forum should be established to notify and discuss the process of the following upcoming public consultation of the Delivery Agreement. It is envisioned that this process will be repeated prior to any public consultation where appropriate, which will also provide an opportunity to update on the previous consultations.	May 2025 prior to the public consultation on the Delivery Agreement.	Town and Community Councils	An online Community Forum to be arranged to enable accessibility for the majority, to discuss the upcoming public consultation.	It is intended that the Community Forum will ensure that representatives of the Communities of Eryri are confident in understanding the documentation, making it easier and enabling strong information and evidence in submitting representations, as well as creating the conditions for early involvement and feedback at a stage where people can shape and influence the LDP.	N/A

Key Stage	Summary of Key Stage	When	Participating Groups	Method of Engagement (further information in section 3 (b))	Output of Engagement	SA / SEA / ISA
					It is also intended as plan progresses to set up a page on the website ready for any FAQs and information / updates that would be appropriate for the general public where the Forum can use as a central source of information.	
Delivery Agreement (Timetable & Community Involvement Scheme)	Consult with communities and key stakeholders on the scope and content of the Delivery Agreement which includes the timetable of the replacement plan process and the Community Involvement Scheme. Prior to submitting the final version, the Authority will consult Welsh Government on the forecasted timetable.	<p>Mai 2025: Community Forum</p> <p>May – June 2025 6 week public consultation</p> <p>September 2025 Authority Approval</p> <p>October 2025 Submit to WG for approval</p> <p>end of October 2025 Delivery Agreement</p>	<p>All on the LDP Contact's Database including Specific and General Stakeholders, Town and Community Councils and the Authority's Members.</p> <p>The General Public</p> <p>Welsh Government</p>	<p>Mailing List – LDP Contacts Database.</p> <p>Information and documentation will be available on the Authority's Website.</p> <p>Notification made via Social Media Posts, where appropriate.</p> <p>Hard copies will be made available as suggested in section 3 (b).</p> <p>Prior to submitting the final version, the Authority will consult Welsh Government.</p>	Any comments will be considered and responded to within the Consultation Report (see section 3 (b)) and will result in an agreed appropriate Timescale and Community Involvement Scheme for the replacement LDP process to be approved and implemented.	<p>Evidence gathering, scoping and establishing the baseline and decide on the SA scope and objectives.</p> <p>The Authority will also consider whether to adopt a holistic single integrated Sustainability Appraisal at this point (which will include sustainability, environmental, health and wellbeing)</p>

Key Stage	Summary of Key Stage	When	Participating Groups	Method of Engagement (further information in section 3 (b))	Output of Engagement	SA / SEA / ISA
		agreed and published Replacement Plan commences November 2025				equalities and Welsh language.)
Pre-deposit Participation	To understand the context and issues to be addressed in the Replacement Eryri LDP To develop consensus on vision, issues and objectives. To review and update existing evidence base	November 2025 – April 2027	Targeted Stakeholder Engagement to generate alternative strategies and options for the Replacement Eryri LDP Authority to approve document for Public Consultation	Targeted Stakeholder engagement via: Emailing Informal community engagement on certain issues to be addressed. Topic based sub group as deemed necessary One to one meetings with targeted stakeholders	Background Evidence Papers will be published on the website as they become available. A register of Candidate Sites will be produced (see row below)	The scoping report will be consulted on with statutory authorities (NRW & CADW) for a period of 5 weeks.
Candidate Site Stage	Call for candidate sites enables all parties to submit potential sites for inclusion in the plan to the LPA. Before undertaking call for sites: publish supporting information on a	Call for sites to be held in Winter 2025	All on the LDP Contact's Database including Specific and General Stakeholders,	Mailing List – LDP Contacts Database. Information and documentation will be available on the Authority's Website.	During Preferred Strategy Consultation Stage: Publish the Candidate Site Register and stage 1 assessment.	SA methodology will be published

Key Stage	Summary of Key Stage	When	Participating Groups	Method of Engagement (further information in section 3 (b))	Output of Engagement	SA / SEA / ISA
	constraints map and / relevant GIS information / guidance.		Town and Community Councils and the Authority's Members. The General Public	Notification made via Social Media Posts, where appropriate. Meetings and Events may be held where appropriate and where resources permit.	Deposit Plan Consultation Stage: Publish Candidate Sites Register, stage 2 assessment and SA on all sites and conclude why sites are allocated or dismissed.	
Pre-deposit consultation (Preferred Strategy)	Consult with communities and key stakeholders on the collected evidence base and preferred strategy, including options and proposals with alternatives, and the Candidate Site Register.	January – February 2027 Six-week Statutory Public Consultation on the Pre-deposit Plan (Preferred Strategy)	All on the LDP Contact's Database including Specific and General Stakeholders, Town and Community Councils and the Authority's Members. The General Public	Mailing List – LDP Contacts Database. Information and documentation will be available on the Authority's Website. Notification made via Social Media Posts, where appropriate. Hard copies will be made available as suggested in section 3 (b). Meetings and Events may be held where appropriate and where resources permit.	All comments, evidence and justification will be published within the Consultation Report (see section 3 (b)) following consideration by the Authority. All this information will lead to any necessary changes within the Preferred Strategy for the Deposit Plan stage.	Plan options are developed, assessed, refined and chosen. Consult on the SA/SEA of proposals and alternatives, alongside the Preferred Strategy

Key Stage	Summary of Key Stage	When	Participating Groups	Method of Engagement (further information in section 3 (b))	Output of Engagement	SA / SEA / ISA
Deposit Plan & Update Evidence Base	<p>Following the Candidate Site and Preferred Strategy being finalised and adopted, consult with communities and key stakeholders on the scope and content of the deposit stage and update evidence base.</p> <p>This is the stage where the initial LDP is drafted following all the input and evidence gathered since the start of the replacement plan process.</p>	<p>May 2027 – April 2028</p> <p>October – November 2027 Six-week Statutory Public Consultation on the Deposit Plan (to include consultation on the Environmental Report)</p>	<p>All on the LDP Contact's Database including Specific and General Stakeholders, Town and Community Councils and the Authority's Members.</p> <p>The General Public</p> <p>Welsh Government</p>	<p>Mailing List – LDP Contacts Database.</p> <p>Information and documentation will be available on the Authority's Website.</p> <p>Notification made via Social Media Posts, where appropriate.</p> <p>Hard copies will be made available as suggested in section 3 (b).</p> <p>Meetings and Events may be held where appropriate and where resources permit.</p>	<p>All comments, evidence and justification will be published within the Consultation Report (see section 3 (b)) following consideration by the Authority. All this information will lead to any necessary changes within the initial draft of the LDP for the submission stage.</p>	<p>The SA/SEA documents will be consulted on, alongside the Deposit LDP for the same period (6 week consultation period)</p>
Submission	<p>This is the stage where the Authority will formally submit the draft LDP and associated documents to the Welsh Government and the Planning and Environment Decisions Wales (PEDW) for independent examination.</p> <p>These documents would include:</p> <ul style="list-style-type: none"> • The Deposit Plan • SA/SEA (ISA), HRA • Delivery Agreement and Community Involvement Scheme 	<p>May 2028</p>	<p>Notify all on the LDP Contact's Database including Specific and General Stakeholders, Town and Community Councils and the Authority's Members, and the General Public</p>	<p>Notification made via Mailing List – LDP Contacts Database.</p> <p>Information and documentation will be available on the Authority's Website.</p> <p>Hard copies will be made available as suggested in section 3 (b).</p>	<p>The Programme Officer is an independent officer whose role includes administering and recording all documents and plans submitted during the submission and examination stage will set up an Examination page on the Authority's website, where the Authority will publish correspondence from the Inspector.</p>	<p>The SA/SEA report will be submitted at this stage, showing how the appraisal processes have informed the Plan's content</p>

Key Stage	Summary of Key Stage	When	Participating Groups	Method of Engagement (further information in section 3 (b))	Output of Engagement	SA / SEA / ISA
	<ul style="list-style-type: none"> • Consultation Report of each Public Consultation, including a copy of the full comments / representations submitted as part of each public consultation • The Review Report • The Candidate Sites and Preferred Strategy • Supporting Documents / Evidence Base such as Background Papers informing Strategy and Policy. 		Welsh Government and PEDW			
Examination	The Examination Stage includes Hearing Sessions where assessment is made of whether the appropriate requirements of forming the LDP have been followed throughout the process as well as assessing whether the submitted LDP meets the test of soundness.	11 months process from submission	All interested parties (including representors) as relevant to specific hearing sessions	<p>Programme Officer to notify.</p> <p>The Public Examination will be managed by the Inspector and the Programme Officer.</p> <p>The Hearing Sessions will be open for all who are interested to attend.</p> <p>The Examination Library which includes all documents will be available on the Authority's website and at the SNPA's Office in Penrhyndeudraeth.</p>	<p>The Programme Officer will provide updates regarding the progress of the Examination on the Authority's website.</p> <p>Should changes be required in light of the Examination process, termed 'Matters Arising Changes', the Authority will consult with stakeholders and the general public on the proposed amendments.</p>	SA/SEA related representations can appear at the examination, and any changes made post-deposit (e.g. matters arising or inspector led changes) will be subject to assessment and made available for consultation.

Key Stage	Summary of Key Stage	When	Participating Groups	Method of Engagement (further information in section 3 (b))	Output of Engagement	SA / SEA / ISA
Inspector's Report	<p>The Inspector's Report is where the Authority receives the Inspector's findings of the Independent Examination detailing the binding recommendations and outcome of the process.</p> <p>Adoption of the plan is required within 8 weeks of receiving the Inspector's Report.</p>	April 2029	<p>All on the LDP Contact's Database including Specific and General Stakeholders, Town and Community Councils and the Authority's Members.</p> <p>The General Public</p> <p>Welsh Government</p>	<p>Informing all on the mailing list – LDP Contacts Database.</p> <p>Information and documentation will be available on the Authority's Website.</p>	<p>This Report will set out the Inspector's findings including any necessary changes and the rationale behind which will be binding when adopting the new LDP.</p>	
Adoption	<p>Within 8 weeks of receiving the Inspector's Report formal preparations will be underway by the Authority to adopt the new LDP, replacing the current LDP 2016-2031.</p> <p>Aim to publish Post Adoption Statement within 6 weeks of adoption</p>	May 2029	<p>All on the LDP Contact's Database including Specific and General Stakeholders, Town and Community Councils and the Authority's Members.</p> <p>The General Public</p>	<p>Mailing List – LDP Contacts Database.</p> <p>Information and documentation will be available on the Authority's Website.</p> <p>Notification made via Social Media Posts, where appropriate.</p> <p>Hard copies of the newly adopted LDP will be made available as soon as practicable for inspection at the SNPA's Office in</p>	<p>Information regarding the formal preparations such as the Authority's Planning and Access Meeting and the Authority's Meeting will be available on the website.</p> <p>The newly Adopted LDP will be published.</p>	<p>Following adoption, it will be necessary to publish complete appraisals and assessments for monitoring the Plan against the objectives.</p> <p>The information will be made available to consultation bodies and to the public</p>

Key Stage	Summary of Key Stage	When	Participating Groups	Method of Engagement (further information in section 3 (b))	Output of Engagement	SA / SEA / ISA
			Welsh Government	Penrhyndeudraeth, along with all required documentation, such as the Adoption Statement.		

5. *Appendices*

Appendix 1: Key stakeholders

Specific Consultation Bodies

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

Adjacent Local Planning Authorities

Gwynedd Council
Conwy Council
Ceredigion Council
Powys Council
Denbighshire Council

Community and Town Councils

Any person to whom the electronic communications code applies

CTIL (on behalf of Vodafone and telephonica)

MBNL (EE and Three)

BT

Any Person who own or controls electronic apparatus

Arqiva

Local Health Board

Betsi Cadwaladr

Public Health Wales

Electricity

SP energy Networks & Wales and West Utilities

National Grid

Gas

British Gas

Sewerage Undertaker

Welsh Water

United utilities

Water Undertaker

Welsh Water

Severn Trent Water

UK Government Departments

Department for Climate and Energy Change

MOD

General Consultation Bodies

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

Snowdonia Society

Campaign for the protection of rural Wales

Cymdeithas Edward Llwyd

Fforwm Eryri

Equality groups including racial, ethnic or national groups

Equality and Human Rights Commission

North Wales Regional Equality Network

Stonewall

Travelling Ahead

North Wales Chinese Society

Different Religious groups

Bangor Islamic Centre

Wales Orthodox Mission

Cytun

Bodies which represent the interest of Disabled People

Meirionnydd Access Group

Arfon Action Group

Dwyfor Access Group

Conwy County Voluntary

Deaf Association North Wales

North Wales Society for the Blind

Disability Wales

Groups which represent the interest of Elderly people

Age Cymru

Age Concern Gwynedd a Mon

Age Concern North Wales Central

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

Gwynedd Economy and Regeneration

Conwy Regeneration service

Federation of Small Businesses

Menter Mon

North Wales Business Club

CLA Cymru

Bodies which represent the interests of Welsh Culture

Welsh Language Commission

Cymdeithas yr Iaith

Menter Iaith Conwy

Menter Iaith Gwynedd

Urdd Gobaith Cymru

Dyfodol i'r Iaith

Cylch yr Iaith

Voluntary groups in the area

Mantell Gwynedd

Wales Council for Voluntary Action

Conwy Voluntary Services Council

Shelter Cymru

Talsarn Community first Partnership area

Local Members of Parliament and Welsh Assembly Members

Others

National Trust

National Farmers Union

Farmers Union Wales

Visit Wales

Council for National Parks

Home Builders Federation

Sports Council for Wales

One Voice Wales

North Wales Mountain Rescue Association

Cwmpas

Other consultees identified**Access, Recreation and user groups**

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

- Snowdonia Active
- The Outdoor Partnership

Public Services

- North Wales Police
- Fire services

Wildlife and landscape conservation

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

Tourism

- Small serviced Accommodation Forum for Wales
- Association of Welsh agents
- Wales Tourism Alliance
- Mid Wales Tourism
- North Wales Tourism
- British Holiday and Home Parks Association Ltd
- Betws y Coed, Beddgelert and other District Tourism Associations
- Caravan and Camping Club

- Operators of tourist railway lines in North Wales
- The Caravan Club
- National Caravan Council

Cultural Heritage

- Arts Council for Wales
- Yr Academi Gymreig
- Conwy Valley Civic Society
- Merched y Wawr
- Cymdeithas Eisteddfodau Cymru
- Cymdeithas Llafar Gwlad
- Cyfeillion Tan y Bwlch
- Cymdeithas Hanes Amaethyddiaeth
- Gwynedd Archaeological Trust
- Special Area of Conservation (SAC) Pen Llŷn a'r Sarnau

Agriculture and forestry

- Royal Forestry Society
- Coed Cymru
- Fountain Forestry
- Flintshire/Scottish Woodlands
- Pryor & Rickett Silviculture

Education

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

Business

- North Wales Ambition Board
- Cwmni Eginio

Housing Local Partnerships

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

Community and Voluntary groups

- Local Community Groups such as
- Cymunedoli
 - Dolan
 - Partneriaeth Ogwen

- Cwmni Cymunedol Bro-Ffestiniog
- Antur Nantlle Cyf
- Antur Waunfawr
- Hwb Penmachno
- Antur Stiniog
- Dref Werdd
- Gwyrdd Ni
- Datblygiadau Egni Gwledig
- Seren Cyf
- Cwmni Nod Glas
- Pengwern Cymunedol
- Ynni Cymunedol Cymru
- Cyd Ynni
- Partneriaeth Dolgellau
- Pengwern Cymunedol
- Menter yr Eagles
- Prosiectau Cymunedol Aberdyfi
- Cwmni Pump Plwy Penllyn

Sustainable development

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

National Park Authority

- SNPA managers and sections heads

Energy

- NDA
- Magnox

Public Transport

- Arriva
- Trafnidiaeth Cymru

Land Owners

- Country Landowners Association
- Crown Estate Commissioners

Others

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



PLANNING AND ACCESS COMMITTEE
09 APRIL 2025

SECTION 106 AGREEMENTS

**SNOWDONIA NATIONAL PARK AUTHORITY
PLANNING AND ACCESS COMMITTEE 09 APRIL 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, Brynchrug, 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	Draft Agreement sent 12/02/2025.

Number of applications on committee list 05 March 2025= 5

**APPLICATIONS SUBJECT TO A SECTION 106 AGREEMENT AND WHICH HAVE BEEN COMPLETED SINCE
PLANNING & ACCESS COMMITTEE 05 MARCH 2025**

Application No.	Location	Development
NP5/77/347	Ty Mawr, Talsarnau, LL476UF	Construction of affordable dwelling, formation of curtilage, extend access track, and alterations to existing vehicular access. NP5/77/347

**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

09 APRIL 2025

OUTSTANDING APPLICATIONS WHERE MORE THAN 13 WEEKS HAVE ELAPSED

SNOWDONIA NATIONAL PARK AUTHORITY

**PLANNING AND ACCESS COMMITTEE 09 APRIL 2025
OUTSTANDING APPLICATIONS WHERE MORE THAN 13 WEEKS HAVE ELAPSED**

Awaiting Ecology Information / Response

NP3/12/96S	24/04/24	Snowdon Base Camp, Planwydd, Rhyd Ddu. LL54 7YS	Erection of a part single storey part two storey building to be used for functions ancillary to the operating of the campsite including an ancillary café and ancillary shop for the clientele of the campsite, staff rest room/sick bay, administration office, dry store and log store.
NP5/55/78G	21/10/24	Penowern Farm, Brynchrug, LL36 9NU	Retrospective Application for 1 holiday unit in lieu of the 2 approved under Planning Permission NP5/55/78C dated 01/06/2000, including changes to the design and extending the holiday occupancy period.
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

NP2/11/141B	27/11/24	Hirka, Nantmor. LL55 4YG	Extension to side and rear, dormer windows, chimney and terrace extension,
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, Cwmystadllyn. 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,
NP4/26/348	09/09/24	Land adjoining A470, near Hendre Wen, Llanrwst.	Erection of cattle and manure store and associated works.
NP4/26/349	04/12/24	Carreg Coediog, Betws y Coed. LL24 0HF	Erection of dry manure store,
NP4/31/113J	04/12/24	Gwern Hywel Isaf, Pentrefoelas. LL24 0HS	Construction of slurry pit.
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.
NP5/55/60L	20/05/24	Land at Ffordd-y-Felin, Brynchrug. LL36 9NT	Residential development comprising of 12 dwellings (Open market) and associated development including open space, parking, access and drainage infrastructure,

NP5/56/153D	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.
NP5/58/505C	19/11/24	Llecheiddior Isaf, Talybont. LL43 2BA	Retrospective application for the change of use of agricultural land to holiday accommodation comprising the retention of 3 no. shepherds huts, converted horse box, external paths, wooden decking and canopies with proposed landscaping.
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.
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Re-Consulting on Amended Plans / Additional 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)
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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
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Total applications on list = 23

Total applications on list Committee 05 March 2025 = 17



PLANNING AND ACCESS COMMITTEE

09 APRIL 2025

DELEGATED DECISIONS

SNOWDONIA NATIONAL PARK AUTHORITY
PLANNING AND ACCESS COMMITTEE 09 APRIL 2025

DELEGATED DECISIONS

Applications Approved

	Application No.	Proposed	Location	Decision Date	Case Officer
1.	NP3/12/LB105C	Discharge part of Condition 6 (Report and drawings) attached to Listed Building Consent NP3/12/LB105B dated 20/05/2024	Cowhouse, Ffridd Isaf, Rhyd Ddu. LL54 6TN	21/02/25	Miss Eva Jones
2.	NP4/13/2L	Erection of 5 serviced accommodation 'pods' and associated works	Ty'n-y-Coed Hotel, Capel Curig. LL24 0EE	17/02/25	Mr David Jones
3.	NP4/16/37B	Erection of single storey side extension, single storey plant room, glazed link corridor, glazed conservatory, reconfigured front porch, erection of rear porch, erection of timber log store	Snowdon View, Dolwyddelan. LL25 0UJ	07/02/25	Ms. Emma Watkins
4.	NP4/19/17E	Retrospective conversion from garage to annex	Pant-y-Tan, Henryd. LL32 8BX	20/02/25	Ms. Sophie Berry
5.	NP4/29/LB135B	Discharge of Condition 4 (Detailed roof plans) attached to Listed Building Consent NP4/29/LB135A dated 03/09/2024	Bwlch y Maen, Dolwyddelan. LL25 0HX	26/02/25	Miss Eva Jones
6.	NP5/50/762	Construction of detached garage with level parking area, formation of decking area, alterations to pedestrian access and dwelling alterations	Four Winds, 3 Corbett Lane, Aberdyfi. LL35 0RB	12/02/25	Mr David Jones
7.	NP5/51/LU119B	Application for a Certificate of Lawful Use (Existing Use) for use of land as a campsite	Caerddaniel Caravan Park, Llanaber. LL42 1RR	06/02/25	Mr Aled Lloyd
8.	NP5/52/393A	Replacement of retaining wall and covered veranda	Bryn y Mor, Bryn Road, Fairbourne. LL38 2HX	14/02/25	Mr David Jones
9.	NP5/57/485E	Redevelopment of pedestrian access and the construction of a porch	Cilfryn, 15 Fron Wnion, Dolgellau. LL40 1SL	17/02/25	Mr David Jones
10.	NP5/57/LB103P	Listed Building Consent for re-roofing building including replacement of damaged timber, leadwork to chimneys and valleys and replace the rainwater goods	Cerrig Camu, Dolgellau. LL40 2SP	12/02/25	Mr David Jones

11.	NP5/61/670	Erection of a rear and side balcony with glass balustrades, new bridge to access upper garden and erection of new timber pergola to terrace	Afallon, Ffordd Pen Llech, Harlech. LL46 2YL	18/02/25	Mr Aled Lloyd
12.	NP5/61/671	Demolition of existing steel balcony and erection of new steel and glass balcony on rear (West elevation), block up two windows and installation of 'bee post'	Treflan, 32 Heol y Bryn, Harlech. LL46 2TU	18/02/25	Mr Aled Lloyd
13.	NP5/61/LB3Y	Listed Building Consent to install temporary roof over theatre storage area	Coleg Harlech, Harlech. LL46 2PU	12/02/25	Mr Aled Lloyd
14.	NP5/62/399A	Discharge Conditions 4 (Construction Environmental Management Plan), 6 (Environmental Commitments Register) & 7 (Biosecurity Risk Assessment) attached to Planning Permission NP5/62/399 dated 12/11/2018	Land to the West of Llanbedr Village, Llanbedr.	06/02/25	Mr. Dafydd Thomas
15.	NP5/62/399B	Discharge Conditions 8 (Vibration Assessment), 9 (Dust Control Management System) & 10 (Water Feature Survey) attached to Planning Permission NP5/62/399 dated 12/11/2018	Land to the West of Llanbedr Village, Llanbedr.	06/02/25	Mr. Dafydd Thomas
16.	NP5/62/399C	Discharge Conditions 5 (Construction Method Statement), 11 (Archaeological specification for a programme of works) & 14 (Landscape scheme) attached to Planning Permission NP5/62/399 dated 12/11/2018	Land to the West of Llanbedr Village, Llanbedr.	06/02/25	Mr. Dafydd Thomas
17.	NP5/71/477E	Installation of new outdoor air source heat pump units and air extract/input vents linked to mechanical ventilation heat recovery installations and construction of external steps and elevated walkway to form new first floor access into building	Gwersyll Yr Urdd, Glanllyn, Llanuwchllyn. LL23 7ST	14/02/25	Mr. Dafydd Thomas
18.	NP5/73/441C	Discharge Condition 3 (Roofing material) attached to Planning Permission NP5/73/441B dated 04/10/2024	Wern Meirch, Gellilydan. LL41 4RE	13/02/25	Mr Aled Lloyd

Applications Refused

	App No.	Proposed	Location	Reason for Refusal	Case Officer
1.	NP5/50/130E	Outline application with all matters reserved except access and layout for erection of a rural enterprise dwelling	Bwlch Gwyn Farm, Aberdyfi. LL35 0SG	<p>The information submitted is insufficiently robust and fails to demonstrate a functional or labour requirement, or that the rural enterprise is financially sustainable in the longer term and that the cost of the additional labour and proposed dwelling can be sustained. It has also not been demonstrated why the existing dwellings on the enterprise cannot meet any identified need or whether alternative accommodation is available for conversion or occupation. The size of the rural enterprise dwelling is also considered excessive relative to the requirement of the enterprise and local affordable housing needs. Accordingly, the application fails the tests set out in Technical Advice Note 6: Planning for Sustainable Rural Communities and as such also conflicts with Planning Policy Wales (Edition 12), Strategic Policy C (xxi) and DP 30 of the adopted Eryri Local Development Plan 2016-2031 and Supplementary Planning Guidance Affordable Housing (January 2020).</p> <p>The development would encroach on and result in a prominent and elevated urban feature in an upland rural setting adjacent to the public rights of way network which would detract from the character and appearance and the amenities of this part of the national park. It has also not been demonstrated that the "step-wise" approach has been applied in minimising these environmental effects. As such it is contrary to Strategic Policy A and Development Policies 1 and 2 of the Eryri Local Development Plan 2016-2031, Planning Policy Wales and the Supplementary Planning Guidance: Landscapes and Seascapes of Eryri (July 2014).</p>	Mr David Jones

2.	NP5/58/650B	Erection of single storey detached building to accommodate garage and one bedroom ancillary accommodation to the existing dwelling (Ty'n Twll) (Revised application)	Ty'n Twll, Ffordd Glan Mor, Talybont. LL43 2AR	25/02/25 By reason of the proposed annexe not being physically attached to the existing dwelling and not being ancillary to the main dwelling in terms of its location, scale, usage and design it fails to comply with Development Policy 14: Annexe Accommodation of the Eryri Local Development Plan and Supplementary Planning Guidance 11: Annexe Accommodation. The proposed building, by reason of its, scale would detract from the character and appearance of the host dwelling and the immediate surroundings, contrary to policy DP1 of the adopted Eryri Local Development Plan 2016-2031.	Mr Aled Lloyd
3.	NP5/58/LB443N	Siting of children's playhouse within the curtilage of a Listed Building and installation of 'bee post'	Taltreuddyn Fawr, Dyffryn Ardudwy. LL44 2RQ	14/02/25 The siting, design and use of materials of the children's play house would adversely affect the character and appearance of the area and Taltreuddyn Fawr, a Grade II* Listed Building. It conflicts with Development Policy 1 and Strategic Policy Ff of the adopted Eryri Local Development Plan (2016-2031), which requires proposals to conserve and enhance the 'Special Qualities', historic assets, and cultural heritage of the National Park. Additionally, Development Policy 1 seeks, amongst other things, for the nature, location and siting, height, form, and scale of development to be compatible with the capacity and character of the site and locality within which it is located.	Mr Aled Lloyd
4.	NP5/58/LB443P	Listed Building Consent for the siting of children's playhouse within the curtilage of a listed building and installation of 'bee post'	Taltreuddyn Fawr, Dyffryn Ardudwy. LL44 2RQ	14/02/25 The siting, design and use of materials of the children's play house would adversely affect the character and appearance of the area and Taltreuddyn Fawr, a Grade II* Listed Building. It conflicts with Development Policy 1 and Strategic Policy Ff of the adopted Eryri Local Development Plan (2016-2031), which requires proposals to conserve and enhance the 'Special Qualities', historic assets, and cultural heritage of the	Mr Aled Lloyd

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