

NOTICE OF MEETING



Eryri National Park Authority

Jonathan Cawley

Chief Executive

Snowdonia National Park Authority

Penrhyndeudraeth

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Meeting: Planning & Access Committee

Date: Wednesday 25th June 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.* **Chair**
To elect a Chair of the Committee for the ensuing year.
2. * **Vice-Chair**
To elect a Vice-Chair of the Committee for the ensuing year.
3. **Apologies for absence and Chairman's Announcements**
To receive any apologies for absence and Chairman's announcements.
4. **Declaration of Interest**
To receive any declaration of interest by any members or officers in respect of any item of business.
5. **Minutes** 4 - 8
The Chairman shall propose that the minutes of the meeting of this Committee held on the 21st May 2025 be signed as a true record (Copy herewith) and to receive matters arising, for information.
6. **Supplementary Planning Guidance: Managing the use of Dwellings as Holiday Homes (second homes and short-term holiday lets)** 9 - 76
To submit a report by the Planning Policy Officer. (Copy herewith)
7. **Reports by the Director of Planning and Land Management** 77 - 160
To submit the reports by the Director of Planning and Land Management on applications received. (Copy herewith)
8. **Development Management Performance Report - Q3 & Q4 2024/2025** 161 - 167
To submit a report by the Head of Development Management and Compliance. (Copy herewith)
9. **An Update on Compliance** 168 - 173
To submit a report by the Principal Planning Officer. (Compliance) (Copy herewith)
10. **Update Reports** 174 - 179
To submit update reports, for information. (Copies herewith)

11. **Delegated Decisions** **180 - 185**
 To submit the list of applications which have been determined in accordance with delegated authority, for information. (Copy herewith)
12. **Appeal Decisions** **186 - 194**
- (1) (a) To submit an oral report by the Director of Planning and Land Management on the Inspector's decision to allow an appeal by the Ffestiniog Railway Company against Eryri National Park Authority for a refusal to grant Planning permission for "Construction of a new railway station building on the existing concrete slab", Beddgelert Railway Station Building, Beddgelert LL49 0NF
 (A copy of the Inspector's decision is enclosed – Copy herewith) **195 - 197**
- (b) To submit an oral report by the Director of Planning and Land Management on The Inspector's decision to allow an appeal by Ffestiniog Railway Company against Eryri National Park Authority (NPA) for a full award of costs, Beddgelert Railway Station Building, Beddgelert LL49 0NF
 (A copy of the Inspector's decision is enclosed – Copy herewith) **198 - 206**
- (2) (a) To submit an oral report by the Director of Planning and Land Management on the Inspector's decision to allow an appeal by Charles Mador of Tremlett Mews against the decision of Eryri National Park Authority for a refusal to grant planning permission for the development of land without complying with conditions subject to which a previous planning application was granted, Taltreuddyn Fawr, Dyffryn Ardudwy LL44 2RQ.
 (A copy of the Inspector's decision is enclosed – Copy herewith) **207 - 208**
- (b) To submit an oral report by the Director of Planning and Land Management on the Inspector's decision to refuse an appeal by Charles Mador of Tremlett Mews Limited against Eryri National Park Authority (NPA) for a full award of costs, Taltreuddyn Fawr, Dyffryn Ardudwy LL44 2RQ.
 (A copy of the Inspector's decision is enclosed – Copy herewith)

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



MINUTES
PLANNING AND ACCESS COMMITTEE
ERYRI NATIONAL PARK
 Wednesday 21 May 2025

PRESENT:

Members appointed by Gwynedd Council

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

Members appointed by Conwy County Borough Council

Councillors Jo Nuttall, Nia Owen;

Members appointed by the Welsh Government

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

Officers

G. Iwan Jones, Iona Roberts, Aled Lloyd, Sophie Berry, Edward Jones (Part 2 only), Naomi Jones (Part 2 only), Eifion Jones.

The Interim Deputy Chief Executive stated that the meeting was being web-broadcast and would also be made available online at a later date.

1. Apologies of absence and Chairman's Remarks

Apologies were received from Councillors Louise Hughes, Einir Wyn Williams and Ifor Glyn Lloyd, Mr Wyn Thomas, and Mr Jonathan Cawley.

2. Declaration of Interest

None.

3. Minutes

The minutes of the Planning and Access Committee meeting held on 9 April 2025 were *adopted* and the Chair signed them as a true record.

Matters arising from the minutes

The Principal Planning Officer reported that he had noted Llanelltyd Community Council's comments in response to the application to demolish the Bontddu Hotel during his presentation on the application, but that this had not been recorded in the minutes, and that he would be repeating his comments during his Inspection Panel report.

4. **Inspection Panel Report**

Submitted:

NP5/65/256B – 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).

Reported:

- that the Community Council of Llanelltyd, Taicynhaeaf and Bontddu had responded to the application:
 - that they were “in favour of developing the site, but for housing that local people could afford”;
 - that the site needed to be secured as it was a danger to the public;
- that the application had been discussed at the Planning Committee meeting of 9 April 2024, and that the Members had decided that the Southern Inspection Panel should visit the site to examine the application further;
- that the Panel had visited the site on 16 April 2025;
- that the Panel had noted the need for gardens with the affordable houses, and that the plans for the gardens had now been received;
- that details for a bat shelter had been received;
- that the agent had confirmed that stones from the old hotel would be re-used in the new open-market houses;

Noted:

- that Section 106 Agreements would ensure that the affordable housing:
 - would be restricted to local people renting them, and that the price was tied into local prices;
 - would be offered to the people of Bontddu parish first, and then to people from neighboring parishes;
 - remained affordable;
 - were built before the open market houses;
- that the new open market houses were no higher than the existing hotel;
- that an assessment has been made regarding the house windows and their light reflection; it was judged that they would not reflect too much light, and the Dark Sky Officer was happy with the condition
- the developers would have to submit a drainage plan to the Authority before construction work started.

Recommended: – to **approve** the application

Resolved: — to **adopt** the recommendation

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

Submitted – reports by the Director of Planning and Land Management on applications received. See attached Schedule of Planning Decisions.

6. **Update Reports**

- 6.1 *Submitted:* – Update reports by the Director of Planning and Land Management on Section 106 Agreements.
- 6.2 *Submitted:* – Update reports by the Director of Planning and Land Management on outstanding applications where more than 13 weeks have elapsed.

7. **Delegated Decisions**

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

8. **Plas Tan y Bwlch – Leasehold Property**

Submitted: a recommendation by the Interim Deputy Chief Executive to ask the Authority to approve the exemption of the report, "Plas Tan y Bwlch - Leasehold Property" under Schedule 12A of the Local Government Act 1972.

Reported: that the relevant exception to the report was that it contained information that:

14. involved the financial or business affairs of a particular person (including the authority that held that information)

There were no factors in favour of disclosure.

Recommended: – that the Authority exclude the report, "Plas Tan y Bwlch - Leasehold Property".

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

PART 2

9. **Plas Tan y Bwlch – Leasehold Property**

Submitted: a report by the Head of Property Services

Reported:

- that a chalet on a 900+ year Lease had come up for sale within the grounds of Plas Tan y Bwlch;
- that the chalet was located very close to the western access road, which was the main access to lorries, buses and emergency services (it was explained that the bridge bend on the Maentwrog side entrance was too tight for large or long vehicles);
- that the intention was to buy the chalet, demolish the existing structure and improve the access road;
- that this was a golden opportunity to try to improve that entrance - whether the Lottery application was successful or not, as it would help with any sale;
- that the approval of the Members was needed for a decision of this type.

The request was *discussed* by the Members and the following was *noted*:

- that the purchase would not be part of the Lottery application, but the subsequent work would be;
- that the Park already owned one chalet and had the option of selling it, if necessary;
- it should be seen as an investment and not as an expenditure.

Recommended: –

- (i) that Members consider the information given in the report, approve the Authority's purchase of the chalet's long-term leasehold, to enable the improvement of Plas Tan y Bwlch's access.

Resolved: — to **accept** the Recommendation.

Daeth y cyfarfod i ben am 11:35

SCHEDULE OF PLANNING DECISIONS – 21 MAI 2025



5. Report by the Director of Planning and Land Management

Submitted:

- (1) NP2/16/442 - Creation of footpath link through woodland to include raised boardwalks, bridges, way markers, benches, interpretation panels, shelter and 'Portaloo', Coed Hendre Ddu, Cwm Pennant, Garndolbenmaen. LL51 9AX

Reported:

- Dolbenmaen Community Council had objected to the application for a number of reasons, including:
 - lack of parking space
 - fire risk
 - over-development of the countryside
 - the negative impact it could have on local people, and the area's culture and language;
- permitted development rights would allow the structures to be erected for a period of 28 days a year. The current application sought permission to keep them for just 2 more days in addition to this.

The application was *discussed* by the Members and the following was *noted*:

- it was not an application for a change of use, and a licence would be required for holding festivals, for example;
- there was no objection to the application in principle;
- it was not clear whether it was a business venture or not;
- it was not clear why the application requested permission to keep the structures for 30 days a year, i.e. for only 2 days in addition to what would be allowed without any additional permission;
- it was not clear whether the entire area of the initiative was accessible to wheelchairs;
- further information should be requested before making a final decision;

Proposed: – to postpone the decision to obtain further details regarding the application.

Resolved: — to **accept** the proposal.

MEETING	Planning and Access Committee
DATE	June 25th 2025
TITLE	SUPPLEMENTARY PLANNING GUIDANCE: MANAGING THE USE OF DWELLINGS AS HOLIDAY HOMES (SECOND HOMES AND SHORT-TERM HOLIDAY LETS)
REPORT BY	Planning Policy Officer
PURPOSE	To approve the draft Supplementary Planning Guidance: Managing the use of dwellings as holiday homes (second homes and short-term holiday lets)

1. BACKGROUND

At the Authority's Planning and Access committee on January 22nd 2025, members confirmed the introduction of an Article 4 Direction for the Eryri National Park Planning Authority Area to remove the permitted development rights for the following uses:

- (a) Change of use from C3 (main home) to C5 (second home) or C6 (short-term holiday accommodation) and certain mixed uses;
- (b) Change of use from C5 (second home) to C6 (short-term holiday accommodation) and certain mixed uses;
- (c) Change of use from C6 (short-term holiday accommodation) to C5 (second home) and certain mixed uses.

A notice regarding the Article 4 Direction was served on April 12th, 2024 until May 24th, 2024, during which a public consultation period was held. On January 22nd 2025, the Planning and Access committee considered the comments received during the engagement period and confirmed the Article 4 Direction. The Article 4 Direction came into force on 1 June 2025.

An important element to ensure that the broader objective of implementing the Article 4 Direction is delivered is the preparation of a Supplementary Planning Guidance. Officers have prepared a draft Supplementary Planning Guidance to provide further guidance on how to apply Eryri Local Development Plan policies when considering planning applications for the Change of use of Main home, Second home and Short-Term holiday accommodation. The draft was presented to the Planning and Access committee on January 22 2025, and approved for public engagement.

2. PURPOSE

The purpose of the SPG is to;

- provide guidance to assist individuals submitting planning applications, and to planning officers and Park Authority members in determining planning applications relating to the Change of use of Main home, second home and short-term holiday accommodation.

3. MANAGING SECOND AND HOLIDAY HOMES

The purpose of the Article 4 Direction is to better manage Eryri's housing stock, prevent any further reduction in housing available to local communities, ensure that the amenities of the residents are protected and to protect communities that offer opportunities for people to live and work in them. Planning Policy Wales supports the use of a cap or ceiling on numbers where there is evidence of localised issues such as the prevalence of second homes and short term lets.

In areas that have a high percentage of second homes and short term let accommodation, the aim is to prevent further increases and to stabilise the numbers by not permitting further changes of use from main residencies. In preparing this SPG, comprehensive research was undertaken to identify similar approaches and methods that are currently in place across the UK. This SPG therefore seeks to adopt the most appropriate best practice approach of identifying a threshold of second homes and short term let accommodation. The SPG seeks to put into place a threshold, beyond which the concentration of second homes and short term let accommodation is considered to have an unacceptable impact upon the community in which they sit. As discussed at the December Working Group, officers consider a percentage of 15% as an appropriate threshold where the control of numbers is currently considered appropriate. This threshold figure will be re-visited again during the replacement Eryri Local Development Plan preparation process.

4. CURRENT POSITION

The guidance note will be one of a series of Supplementary Planning Guidance (SPG) documents which provides further detailed information on how policies contained in the Eryri Local Development Plan (ELDP) (2016-2031) will be applied in practice by the National Park Authority. The SPG will be a material planning consideration when decisions are made on planning applications related to change of use of Main Home, Secondary Home and Short Term let accommodation.

A Consultation Report containing details of the public consultation, along with a summary of the comments received together with an officer response including any proposed changes to the SPG, is enclosed as Appendix A to this report.

The revised SPG is enclosed as Appendix B. A number of changes are made by officers to provide more clarity on the policy position and further guidance on the implementation of the Article 4 Direction. An additional appendix to the SPG has been included to provide tables for more clarity on the permitted, and restricted, changes between the relevant use classes.

The percentage of second homes and short term let accommodation of the total housing stock within each community council area is published in Appendix B of the SPG. The percentage figures will be updated annually.

The Authority is required, under the requirements of the Welsh Language Standards (Section 44 of the Welsh Language (Wales) Measure 2011) to consider the impact that a change in any policy or procedure (or the creation of a new policy or procedure), will have on opportunities for people to use the Welsh language and to ensure that Welsh is not treated less favourably than English.

The Authority has undertaken an assessment specifically focusing on the Impact on the Welsh Language. This report was also made available for comments alongside the consultation for the SPG, with the inclusion of a specific question on the response form. The comments received during the engagement period have been considered, and the assessment has been revised to provide a response. No adverse impacts were identified from the consultation that would require changes to the Supplementary Planning Guidance.

The Welsh Language Impact assessment concludes that the introduction of the Article 4 Direction should make local communities within Eryri more resilient and sustainable. This in turn will assist in safeguarding the Welsh language within Eryri, one of its special qualities.

Appendices

Appendix A: Consultation Report

Appendix B: SPG

Appendix C: Welsh Language Impact Assessment

5. RECOMMENDATION

To formally adopt SPG: Managing the use of dwellings as holiday homes (second homes and short-term holiday lets) as a material planning consideration.

Delegate the right to the Authority's Director of Planning and Partnerships to make any necessary formatting modifications and minor corrections prior to publication.

For Members to agree that the SPG will be updated annually, with updated percentages of second homes and short term let accommodation of the total housing stock within each community council area in Appendix B.

ERYRI NATIONAL PARK AUTHORITY



CONSULTATION REPORT: SUPPLEMENTARY PLANNING GUIDANCE:

MANAGING THE USE OF DWELLINGS AS HOLIDAY HOMES (SECOND HOMES AND SHORT-TERM HOLIDAY LETS)

Contents

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1 BACKGROUND

The Policy Context

- 1.1 The Authority adopted the Eryri Local Development Plan (ELDP) 2016-2031 on the 6th February 2019. The ELDP 2016-2031 contains Strategic Policies and Development Policies as a basis for deciding planning applications. Supplementary Planning Guidance documents (SPGs) provide further detailed information, in support of the ELDP policies.
- 1.2 SPGs will be a material planning consideration during the process of assessing and determining planning applications. Welsh Government and the Planning Inspectorate will place considerable weight on supplementary planning guidance that stem from, and are consistent with the ELDP. SPGs should expand and interpret planning policies and not in themselves, form new areas of policy.

The need for a Supplement Planning Guidance

- 1.3 Since the adoption of the ELPD in 2019, there have been changes to national planning policy legislation and policy. 2022 saw the introduction of new Use Classes (C3, C5 and C6) and General Permitted Development Rights to move between the use classes. Changes to national planning policy (PPW Edition 12) provided guidance on introducing an Article 4 Direction to remove these permitted development rights.
- 1.4 The Authority has implemented an Article 4 Direction to remove some of the permitted development rights to move between the use classes. This came into effect on the 1st of June 2025, following a 12 month Notice period and a public consultation.
- 1.5 The ELDP pre-dates these changes. With the introduction of the new use classes and the Article 4 Direction, a Supplementary Planning Guidance is required to provide further guidance on how to apply Eryri Local Development Plan policies when considering planning applications for the Change of use of Main home, Second home and Short-Term holiday accommodation. This will assist those determining applications, Agents and Members of the Public on Visitor Accommodation developments within the Eryri National Park.
- 1.6 The guidance note will be one of a series of Supplementary Planning Guidance (SPG) documents which provides further detailed information on how policies contained in the Eryri Local Development Plan (ELDP) (2016-2031) will be applied in practice by the National Park Authority. The SPG will be a material planning consideration when decisions are made on planning applications related to change of use of Main Home, Secondary Home and Short Term let accommodation.
- 1.7 The SPG contains 10 sections. Sections 1-3 encompass guidance relating to the context of the Article 4 Direction, such as the following;
 - National planning legislation;
 - National and local planning policies and strategies;
 - The scope of the Article 4 Direction;
 - Defining the use classes and material changes of use.

- 1.8 Sections 4-10 gives specific guidance relating to planning applications for changes of use between the new use classes. It elaborates how the objectives of the ELDP policies will be applied to ensure appropriate developments within a National Park context. It also provides guidance on planning conditions for new build housing and conversions, keeping records of the use and compliance. It also states how second homes and short term lets data will be collated and published.

2 PUBLIC CONSULTATION

- 2.1 A draft version of this SPG was approved for public consultation by the Authority's Planning and Access Committee on January 22nd 2025.
- 2.2 The approved draft of this SPG was the subject of a 6 week public consultation between the 3rd of March and the 14th of April 2025.
- 2.3 A Welsh Language Impact Assessment was also prepared and published as part of the public consultation, with a question on the impacts on the Welsh language included on the consultation form.
- 2.4 Details of the public consultation were available on the Authority's website, and emails were sent to all Councillors, Community Councils, and those on the Authority's Contact Database. Hard copies of the SPG were also available to view:
- at the National Park Office in Penrhyndeudraeth,
 - at public libraries and the Authority's Information Centres.
- 2.5 Interested parties were informed to respond to the consultation through submitting comments by using an online form, or emailing polisi.cynllunio@eryri.llyw.cymru
- 2.6 A total of 24 representations were received, resulting in 38 comments. Several comments were in support or opposition to the impacts and principle of the Article 4 Direction itself. Comments on the adoption of an Article 4 Direction were considered during the consultation period for the Article 4 Direction, which was held during April - May 2024. The Authority respond to representations received during this consultation period in the Consultation Report, which was presented to the Authority's Planning and Access Committee on January 22nd 2025.

Not all comments received were on the contents of the SPG. These comments were in support or objection to the principle of the Article 4 Direction itself, which has been the subject of a previous consultation, and has been formally confirmed by the Authority. However, a response has been provided to all matters raised. A number of changes are made by officers to provide more clarity on the policy position and further guidance on the implementation of the Article 4 Direction.

- 2.7 Appendix 1 of this report, summarises the comments received, the Authority's response to the comments and, where appropriate, recommends any changes required to the SPG in lieu of the comment.
- 2.8 Appendix 2 of this report, is the officer's response to the comments relating to the use of a 15% threshold within the SPG.

Appendices

APPENDIX 1: Summary of comments received and officer responses

APPENDIX 2: Officer response on the use of a 15% a threshold

Resp ID	Rep ID	Name	Organisation	Para No.	Representation	Officer summary	Officer response	Changes proposed
001	001	Elaine Weston			I think this is a fair way to deal with the problem.	Agreement with the SPG	Noted	No changes proposed
002	001	David Williams			<p>As an owner of a hospitality business (guest house) I welcome the Authority's intention to restrict the further proliferation of holiday lets in the area. However, this does not address the mischief which has been caused, and continues to be caused, by existing holiday lets. As a resident, business operator and Welsh speaker, I am deeply concerned by the damage being done to our local communities by holiday lets. It is my considered view based on my experience in Aberdyfi, that it is holiday lets rather than second homes which pose the greatest threat to the sustainability of our communities and the ongoing survival of Cymraeg as a living language in daily use. The holiday letting regime and its unjustifiably favourable tax treatment has resulted in a massive proliferation of second homes in our communities. In reality, I believe that the primary purpose of the vast majority of holiday lets is actually to be a second home for the owner; the use of the property as a "holiday let" is primarily a means for the owner to fund the property (typically through buy to holiday let mortgages) and to avoid paying council tax. Holiday letting has extended the viability and affordability of a second home to a vastly larger group of owners. Furthermore, the recent 182 night per annum requirement has resulted in perverse behaviours by holiday let owners who are massively discounting their rates (frequently to loss-making levels) in order to drive volume: this is negatively affecting genuine, local accommodation providers who cannot compete with these low rates, it is also resulting in a significant change in the demographic of tourists (especially during off-peak periods) resulting in an influx of disrespectful visitors who are simply looking for a cheap break.</p> <p>I strongly urge the Authority to consider controls requiring that all owners of residential properties should have to apply for planning permission to operate as a holiday let. This should apply to existing holiday lets and should require the owners to show a clear benefit to the community of their business. Whilst the new controls will resist new holiday lets, it will do nothing to address the damage that has already been caused nor to prevent the worsening of that damage as holiday let owners flood the market with cheap accommodation in an effort to continue to avoid paying council tax. If nothing is done to address this situation, many local accommodation providers will not survive and we will see further damage from an influx of disrespectful visitors seeking cheap holidays.</p>	<p>Holiday lets harmful to communities, more so than second homes. Holiday letting used to fund use as second home by the owner and to avoid council tax premium. Drive by operators to let for the required 182 days for business rates relief with discounted rates is damaging to other accommodation providers. Urges the Authority to apply controls to all existing dwellings used as holiday lets, and they must show clear benefit to the community.</p>	<p>The aim of implementing an Article 4 Direction is to protect the communities of Eryri and to ensure that opportunities exist for people to be able to live in their communities. An Article 4 Direction will help protect the existing housing stock from further deterioration by managing their use, along with other interventions.</p> <p>The impact upon communities and existing serviced accommodation is noted. An over-provision of holiday accommodation can be damaging to the tourism sector, and it could mean that businesses that have followed specific founding arrangements, for example obtaining planning permission and registering with Visit Wales, are failing because of the excess provision. This over-provision is exacerbated by private accommodation that is let on an ad hoc basis with no control through marketing platforms. The data shows that the over provision of non-serviced accommodation may result in lower bookings for some providers and a lower income (see Article 4 Direction Consultation Report for further details). A lack of current control over the use means that it is not possible to manage the use, meaning that genuine businesses are failing. By contrast, the Directi on would allow control to be exercised so as to manage the supply of second homes/short-term lets so as to better balance supply and demand/need.</p> <p>Using an Article 4 Direction is the only method that can trigger the need for planning permission for a material change of use of a main residence to a second home or holiday let. This is done via removing existing permitted development rights to move between the Use Classes. The Article 4 Direction required advanced notice and must follow procedures set in legislation. It is not legally possible to apply the need for planning permission retrospectively for existing short term holiday accommodation.</p>	No changes proposed.
003	001	Owen Thomas		4	I think that high taxes are enough and there is no need for paragraph 4.	High taxes are a sufficient measure.	The Authority recognises that a range of measures and solutions are required to ensure the residents of Eryri have access to suitable affordable homes. Welsh Government have made a number of measures available to Local Authorities to address the second homes and holiday accommodation crisis. On 6 July 2021, the Welsh Government announced a three-pronged approach to address the impact of second homes on communities in Wales, to ensure that the people of Wales have access to affordable housing. The three-pronged approach	No changes proposed

Resp ID	Rep ID	Name	Organisation	Para No.	Representation	Officer summary	Officer response	Changes proposed
							<p>focuses on:</p> <ul style="list-style-type: none"> • Supporting and responding to affordability and availability of housing • Regulatory framework and system - in relation to the Planning act and the introduction of a statutory registration scheme for short-term holiday accommodation, and • A fairer contribution - using national and local taxation systems to ensure second home owners make a fair and effective contribution to our communities. <p>The Article 4 Direction is a regulatory change who's purpose is to manage second homes and short-term holiday accommodation. Providing new affordable homes is a function of Eryri NPA, Cyngor Gwynedd and Conwy Council and Housing Associations. Changes to the tax system is implemented by the two local authorities. It is considered that the Article 4 Direction is required as part of a range of measures to address the housing requirements of Eryri. An Article 4 Direction will help protect the existing housing stock from further deterioration by managing their use, along with other interventions. The Authority aims to encourage sustainable tourism and ecotourism, maximising economic and employment benefits while safeguarding the environment as well as the interest of the local communities. Holiday homes play an important role in supporting the local tourist industry. This guidance seeks to strike a balance between the benefits of tourism and the housing needs of communities.</p>	
004	001	Gareth Owen			Best thing ever to reduce the amount of second homes, gives chance for local people to buy and add to the community.	Agreement with the Article 4 Direction, being beneficial for young people wishing to buy homes and stay within their communities.	Noted. The aim of implementing an Article 4 Direction is to protect the communities of Eryri and to ensure that opportunities exist for people to be able to live in their communities. An Article 4 Direction will help protect the existing housing stock from further deterioration by managing their use, along with other interventions.	No changes proposed.
005	001	Ian Parri			The nature and character of the Park depends on its people, and is gradually being destroyed as the population cannot find homes in their communities. This Guidance is an important first step to change that, and should be approved	Supportive of the SPG.	Support for the SPG is noted.	No changes proposed.
006	001	Jeremy Davies			Whilst I believe tourism needs to be managed, I fear article 4 will only attract a greater number of people into an area where there is no alternative employment and where public services are already at breaking point.	The Article 4 Direction will only attract a greater number of people into an area where there is no alternative employment and where public services are already at breaking point.	<p>The purpose of the Article 4 Direction is to gain better management of Eryri's Local Planning Area housing stock, prevent any further reduction in housing available to local communities and to ensure that the amenities of the residents are protected, to protect and maintain communities that offer opportunities for people to live and work in them.</p> <p>In terms of impact upon public services, the impact was considered in the Article 4 Direction Consultation Report. Representation 022 001 by the NHS to this consultation also states that high levels of homes used as temporary accommodation, such as holiday</p>	No changes proposed.

Resp ID	Rep ID	Name	Organisation	Para No.	Representation	Officer summary	Officer response	Changes proposed
							<p>lets, have increased the pressures on local health services.</p> <p>In terms of employment, the tourism sector is diverse, consisting of several accommodation and visitor types. A rise in jobs related to non-serviced accommodation has also seen a reduction in jobs related to serviced accommodation (see Article 4 Direction Consultation Report for further details). The data suggests that the continual increasing supply of non-serviced accommodation does not yield corresponding increases in full time employment tourism jobs. The data shows that the number of beds available in serviced accommodation has reduced over this time period. It would appear that tourists are increasingly favouring non-serviced accommodation for their stays in Eryri, which has a detrimental effect on serviced accommodation such as hotels, which traditionally supports more jobs.</p> <p>The representation does not comment on the content of the SPG.</p>	
007	001	Ruth Foulkes			<p>I do not agree with the changes. I do not agree with article 4 or the increased council tax for holiday homes. The LA has failed in its duty to provide social and affordable housing for the citizens of Gwynedd. The LA is using simplistic measures to try and rectify their lack of planning. I am Welsh. Living in my primary residence & my house has been devalued by the A4 & CT changes because it has put people off buying houses in Gwynedd. It is scary that the LA can make changes like this to my biggest asset. It is also annoying that it will not solve the problem they want. It is not the answer to local people buying houses. If the LA want local people to have houses they should buy properties themselves at a decent price and then rent or sell them to locals. BTW I am now a local. I also do not appreciate Snowdonia national park buddying up with Gwynedd LA in this venture.</p>	<p>Does not agree with the Article 4 Direction. There has been a failure to provide social and affordable housing. Local Authority should buy houses and rent them to locals. House prices have been devalued.</p>	<p>The Authority recognises that a range of measures and solutions are required to ensure the residents of Eryri have access to suitable affordable homes. Welsh Government have made a number of measures available to Local Authorities to address the second homes and holiday accommodation crisis. On 6 July 2021, the Welsh Government announced a three-pronged approach to address the impact of second homes on communities in Wales, to ensure that the people of Wales have access to affordable housing. The three-pronged approach focuses on:</p> <ul style="list-style-type: none"> • Supporting and responding to affordability and availability of housing • Regulatory framework and system - in relation to the Planning act and the introduction of a statutory registration scheme for short-term holiday accommodation, and • A fairer contribution - using national and local taxation systems to ensure second home owners make a fair and effective contribution to our communities. <p>The first approach is responding to affordability and availability of housing. Both Gwynedd and Conwy Local Housing Market Assessments conclude that there is a need for more affordable housing in both counties and that the current supply is unable to meet the growing demand. Providing more affordable housing through the development of new houses is one way of meeting this need as it is possible to use planning obligations to ensure that a proposal</p>	No changes proposed.

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							<p>addresses local affordable need. Eryri National Park Authority is committed to delivering affordable housing to meet local need and the Eryri Local Development Plan includes policies to enable the delivery of new local affordable homes. However, the approach of building more houses as the only solution to respond to the housing crisis and meeting local needs is unrealistic from a delivery perspective and unsustainable from a social and environmental perspective. Environmentally acceptable sites are limited in Eryri due to environmental designations, the risk of flooding and due to topographical issues, therefore it must be recognised that land use planning is only one of the mechanisms that can be used to provide local affordable housing. The aim of implementing an Article 4 Direction is to protect the communities of Eryri and to ensure that opportunities exist for people to be able to live in their communities. An Article 4 Direction will help protect the existing housing stock from further deterioration by managing their use, along with other interventions.</p> <p>Gwynedd Council's Housing Action plan has given a high priority on provision of affordable housing and housing is to be built under the Tai Gwynedd scheme. The Council are purchasing dwellings to provide homes for intermediate rent (Eryri National Park is contributing financially to this scheme using affordable housing financial contributions). Housing Associations continue to build new social and intermediate housing.</p> <p>On the impact upon house prices, the response to this matter in the Consultation Report for the Article 4 Direction, concludes that the impact of the Article 4 Direction on house prices is difficult to quantify, as there are many factors that will influence house price value. If house prices rise or fall, it is often due to several factors, and it is difficult to attribute how much a single factor has contributed to a change. Research shows that the use of a primary residency condition by other local authorities and national parks has not resulted in any significant reduction in house prices.</p> <p>The representation does not comment on the content of the SPG.</p>	
008	001	Peter Mooney			A complete waste of time and money. Extremist views that do no to help the area	Objection to the Direction	<p>The Authority recognises that a range of measures and solutions are required to ensure the residents of Eryri have access to suitable affordable homes. Welsh Government have made a number of measures available to Local Authorities to address the second homes and holiday accommodation crisis. On 6 July 2021, the Welsh Government announced a three-pronged approach to address the impact of second homes on communities in Wales, to ensure that the people of Wales have access to</p>	No changes proposed.

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							<p>affordable housing. The three-pronged approach focuses on:</p> <ul style="list-style-type: none"> • Supporting and responding to affordability and availability of housing • Regulatory framework and system - in relation to the Planning act and the introduction of a statutory registration scheme for short-term holiday accommodation, and • A fairer contribution - using national and local taxation systems to ensure second home owners make a fair and effective contribution to our communities. <p>The Authority has determined to implement the Article 4 Direction based on the evidence that is presented in the Justification Report, and following a public consultation. Along with other measures being taken, the Article 4 Direction is required to gain better management of Eryri's Local Planning Area housing stock, prevent any further reduction in housing available to local communities.</p> <p>The representation does not comment on the content of the SPG.</p>	
009	001	Si Har			Waste of time. Won't achieve objectives specified	Objection to the Direction	<p>The Authority recognises that a range of measures and solutions are required to ensure the residents of Eryri have access to suitable affordable homes. Welsh Government have made a number of measures available to Local Authorities to address the second homes and holiday accommodation crisis. On 6 July 2021, the Welsh Government announced a three-pronged approach to address the impact of second homes on communities in Wales, to ensure that the people of Wales have access to affordable housing. The three-pronged approach focuses on:</p> <ul style="list-style-type: none"> • Supporting and responding to affordability and availability of housing • Regulatory framework and system - in relation to the Planning act and the introduction of a statutory registration scheme for short-term holiday accommodation, and • A fairer contribution - using national and local taxation systems to ensure second home owners make a fair and effective contribution to our communities. <p>The Authority has determined to implement the Article 4 Direction based on the evidence that is presented in the Justification Report, and following a public consultation. Along with other measures being taken, the Article 4 Direction is required to gain better management of Eryri's Local Planning Area housing stock, prevent any further reduction in housing available to local communities.</p>	No changes proposed.

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							<p>In terms of meeting objectives, the impact of the Direction will be monitored closely. Policy can respond to unexpected impacts. The review of the Local Development Plan will also involve forming new policies to encompass the new use classes and the Article 4 Direction, into which the results of monitoring will be fed.</p> <p>The representation does not comment on the content of the SPG.</p>	
010	001	Rhys Llywelyn			Needs to be introduced as soon as possible and give neighbours the right to comment on applications.	Supportive of the right of neighbours to provide comments on planning applications.	The SPG will provide guidance for members of the community who wish to comment on planning applications for the changes of use that are required by the Direction.	No changes proposed.
011	001	Osian Mann			It's absolutely ridiculous that an area that depends hugely on tourism to survive and thrive decides that it's a good idea to cut the life blood that actually provides jobs and the main source of income to Eryri. This is SO wrong on many factors and being a Welsh speaker myself find it insulting that you're using MY language as an excuse to bring in this crazy ruling - Plaid have lost my vote of 50+ years.	Objection to the Direction - area depends on tourism.	<p>It is important to emphasise that the Article 4 Direction would not be retrospective, meaning that existing short term accommodation unit could continue the use, meaning associated work for gardener, cleaners, builders will remain. In areas where there are significant numbers of short-term holiday lets, they will continue to contribute to local prosperity. It is difficult to predict how many short-term units will transfer to permanent residences in the future. This would need to be balanced against any short-term holiday lets granted permission, dependent on planning policy and individual merits of the applications.</p> <p>The tourism sector is diverse, consisting of several accommodation and visitor types, and does not solely rely on non-serviced accommodation. A rise in jobs related to non-serviced accommodation has seen a reduction in jobs related to serviced accommodation (see Article 4 Direction Consultation Report for further details). The data suggests that the continual increasing supply of non-serviced accommodation does not yield corresponding increases in full time tourism jobs. The data shows that the number of beds available in serviced accommodation has reduced over this time period. It would appear that tourists are increasingly favouring non-serviced accommodation for their stays in Eryri, which has a detrimental effect on serviced accommodation such as hotels, which traditionally supports more jobs.</p> <p>The representation does not comment on the content of the SPG.</p>	No changes proposed.
012	001	Medi Jones			Ridiculous and will destroy the Welsh way of life	Objection to the Direction	Creating sustainable communities where the Welsh language has been completely immersed within communities and providing the social context necessary to use the Welsh language as part of society's normal use is essential in order to protect and encourage the growth of the Welsh language. Over the years we have seen a reduction in the housing stock available for the local population. A shortfall in the supply of available housing can lead	No changes proposed.

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							<p>to higher house prices, resulting in the local population being priced out of the housing market. It is hoped that implementing the Article 4 Direction will protect the housing stock from further deterioration and ensure that housing in Eryri is used as main residence for the local population. It is considered important for the prosperity of the Welsh language that there is a stable population within our communities, to use the services, facilities and keep the schools open.</p> <p>The representation does not comment on the content of the SPG.</p>	
013	001	Ceri Owen			<p>Could you provide any explanation as to why you believe you have the right to dictate what I can do with a house I own and have lived in for almost 30 years? When I leave this house to my children they technically become second home owners? Why should they be forced into selling a property myself and my husband have worked hard all of our lives for?</p> <p>Have you given any consideration whatsoever to the effect this ridiculous policy will have on the Welsh economy? I doubt it.</p> <p>I despair of this country under the current government.</p>	Objection to the Direction; concerns on inheritance and impact on economy.	<p>If an individual inherits a residential house that was used as a main residence, the use of the property for this purpose will continue following the implementation of the Article 4 Direction without the need to receive planning consent. For example, the person who has inherited the property could decide to occupy the property as their main home, rent it out on a long-term basis for a household to use as their main home, or sell it for that purpose. Similarly, if the most recent use of the inherited property was as holiday accommodation or second home then those uses may continue following implementing the prospective Article 4 Direction.</p> <p>The Authority agrees on the importance of economic growth and the need to create jobs. The third statutory National Park purpose is that the Authority has a duty to foster the economic and social wellbeing of local communities within the National Park. The Eryri Local Development Plan 2016-2031 (ELDP) objectives include encouraging sustainable economic growth by supporting a rural economy that provides employment opportunities and maintains thriving communities, and, supporting tourism and outdoor recreation which maximise local economic benefits, minimise environmental impact and are in sympathy with the 'Special Qualities' of the National Park.</p> <p>It is important to emphasise that the Article 4 Direction would not be retrospective, meaning that existing short term accommodation unit could continue the use, meaning associated work for gardener, cleaners, builders will remain. In areas where there are significant numbers of short-term holiday lets, they will continue to contribute to local prosperity. It is difficult to predict how many short term units will transfer to permanent residences in the future. This would need to be balanced against any short-term holiday lets granted permission, dependent on planning policy and individual merits of the applications.</p> <p>The seasonal nature of short term lets results in reduced support for local business and services off</p>	No changes proposed.

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							<p>season. Reduced availability and affordability of housing also makes it more difficult for those working in the sector to find suitable accommodation. This situation is further impacted by the seasonality of tourism, even more acute in places where the main tourist season may only span the spring and summer economy.</p> <p>In terms of employment, the tourism sector is diverse, consisting of several accommodation and visitor types. A rise in jobs related to non-serviced accommodation has also seen a reduction in jobs related to serviced accommodation (see Article 4 Direction Consultation Report for further details). The data suggests that the continual increasing supply of non-serviced accommodation does not yield corresponding increases in FTE tourism jobs. The data shows that the number of beds available in serviced accommodation has reduced over this time period. It would appear that tourists are increasingly favouring non-serviced accommodation for their stays in Eryri, which has a detrimental effect on serviced accommodation such as hotels, which traditionally supports more jobs.</p> <p>Comments relating to the principle of the Article 4 Direction were considered during the public consultation for the Direction, held during April-May 2024, and a response is found in the Consultation Report. The Authority determined to confirm the implementation of the Article 4 Direction, after considering the representations received during the consultation process.</p>	
014	001	Carol Richardson			<p>Reading the document it states the overall % of second homes and holiday lets is 17% which in this area I would judge to be manageable. On review of the individual areas only a few would seem to be high and problematic. However, areas with around 20% are also lacking in social housing and using a hammer to crack a nut is not going to solve the issue. On review of properties on the market currently the majority are at prices well above what locals on minimum wage will ever afford. This being if all reduce to £100k! On review it seems that properties are selling in the higher vales to people from England moving out from possibly high immigrant agree etc. it seems this strategy may have the effect to gentrify the area whilst small properties languish unsold. This strategy will greatly impact upon residents and their employment opportunities as currently second homes and holiday lets provide much employment and where is any other source of employment? This change will have the impact upon many business and trades people as they service second homes and holiday lets. Many Welsh people also own such properties as they will be impacted upon. Possibly moving away alongside the unemployed workforce thus loos in Welsh speakers and impacting negatively on the Welsh language.</p>	<p>Percentage of second homes and holiday lets of 17% is manageable. Areas above 20% are lacking social housing. Houses on the market are above what locals on minimum wage can afford. People from England buying houses. Negative impact on employment and economy. Welsh speakers will be impacted and move away, impacting negatively on the language.</p> <p>Since A4 has been introduced in Gwynedd house prices have clearly reduced. Sales in some of the less desirable areas have possibly slowed down; however, in popular tourist locations, the</p>	<p>Appendix B of the Consultation Report states the reasons for using a 15% threshold.</p> <p>The Authority recognises that a range of measures and solutions are required to ensure the residents of Eryri have access to suitable affordable homes. Welsh Government have made a number of measures available to Local Authorities to address the second homes and holiday accommodation crisis. On 6 July 2021, the Welsh Government announced a three-pronged approach to address the impact of second homes on communities in Wales, to ensure that the people of Wales have access to affordable housing. The three-pronged approach focuses on:</p> <ul style="list-style-type: none"> • Supporting and responding to affordability and availability of housing • Regulatory framework and system - in relation to the Planning act and the introduction of a statutory registration scheme for short-term holiday accommodation, and • A fairer contribution - using national and local taxation systems to ensure second home owners make a fair and effective contribution to our 	No changes proposed.

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						<p>lower prices have attracted people wishing to retire in the area. This is positive as it has prevented another home from becoming a 2nd home or short-term holiday property; however, it does have an impact on the language, unless the community is working hard to encourage people to learn Welsh.</p>	<p>communities.</p> <p>The first approach is responding to affordability and availability of housing. Both Gwynedd and Conwy Local Housing Market Assessments conclude that there is a need for more affordable housing in both counties and that the current supply is unable to meet the growing demand. Providing more affordable housing through the development of new houses is one way of meeting this need as it is possible to use planning obligations to ensure that a proposal addresses local affordable need, Eryri National Park Authority is committed to delivering affordable housing to meet local need and the Eryri Local Development Plan includes policies to enable the delivery of new local affordable homes. However, the approach of building more houses as the only solution to respond to the housing crisis and meeting local needs is unrealistic from a delivery perspective and unsustainable from a social and environmental perspective. Environmentally acceptable sites are limited in Eryri due to environmental designations, the risk of flooding and due to topographical issues, therefore it must be recognised that land use planning is only one of the mechanisms that can be used to provide local affordable housing. The aim of implementing an Article 4 Direction is to protect the communities of Eryri and to ensure that opportunities exist for people to be able to live in their communities. An Article 4 Direction will help protect the existing housing stock from further deterioration by managing their use, along with other interventions.</p> <p>Gwynedd Council's Housing Action plan has given a high priority on provision of affordable housing and housing is to be built under the Tai Gwynedd scheme. The Council are purchasing dwellings to provide homes for intermediate rent (Eryri National Park is contributing financially to this scheme using affordable housing financial contributions). Housing Associations continue to build new social and intermediate housing.</p> <p>On the impact upon house prices, the response to this matter in the Consultation Report for the Article 4 Direction, concludes that the impact of the Article 4 Direction on house prices is difficult to quantify, as there are many factors that will influence house price value. If house prices rise or fall, it is often due to several factors, and it is difficult to attribute how much a single factor has contributed to a change. Research shows that the use of a primary residency condition by other local authorities and national parks has not resulted in any significant reduction in house prices. Impacts on house prices.</p> <p>In terms of employment, the tourism sector is</p>	

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							<p>diverse, consisting of several accommodation and visitor types. A rise in jobs related to non-serviced accommodation has also seen a reduction in jobs related to serviced accommodation (see Article 4 Direction Consultation Report for further details). The data suggests that the continual increasing supply of non-serviced accommodation does not yield corresponding increases in FTE tourism jobs. The data shows that the number of beds available in serviced accommodation has reduced over this time period. It would appear that tourists are increasingly favouring non-serviced accommodation for their stays in Eryri, which has a detrimental effect on serviced accommodation such as hotels, which traditionally supports more jobs.</p> <p>The seasonal nature of short term lets results in reduced support for local business and services off season. Reduced availability and affordability of housing also makes it more difficult for those working in the sector to find suitable accommodation. This situation is further impacted by the seasonality of tourism, even more acute in places where the main tourist season may only span the spring and summer economy.</p> <p>In terms of Economic Development, the Authority works closely with the two Local Authority Economic Sections. Eryri NPA and Gwynedd Council produced The Gwynedd and Eryri Sustainable Visitor Economy Plan 2035, which is a groundbreaking new strategy that introduces a totally different approach to measuring the impact of tourism in Gwynedd and Eryri.</p> <p>Creating sustainable communities where the Welsh language has been completely immersed within communities and providing the social context necessary to use the Welsh language as part of society's normal use is essential in order to protect and encourage the growth of the Welsh language. Over the years we have seen a reduction in the housing stock available for the local population. A shortfall in the supply of available housing can lead to higher house prices, resulting in the local population being priced out of the housing market. It is hoped that implementing the Article 4 Direction will protect the housing stock from further deterioration and ensure that housing in Eryri is used as main residence for the local population. It is considered important for the prosperity of the Welsh language that there is a stable population within our communities, to use the services, facilities and keep the schools open. The importance of conserving the National Park's Special Qualities is also an important focus of the work of the National Park Authority, Cynllun Eryri and the Eryri Local Development Plan. Introducing an Article 4 to manage the number of second homes and holiday accommodation will</p>	

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							contribute towards conserving and enhance "the robust sense of community cohesion, belonging and vibrancy which combine to give a strong 'sense of place'" as well as "the continuing vibrancy of the Welsh language as the primary language in social and professional environments".	
015	001	Lynn Mitchell			<p>Not allowing the area to organically change will be at the detriment of the Welsh economy and prosperity of its citizens. Quotas per settlement would be a more simple and less complicated method of dealing with excessive holiday homes however essentially the area should embrace visitors make them welcome and benefit from their spend. Many of the houses that are renovated and upgraded at considerable investment into Welsh heritage would not be suitable or viable for those you are suggesting are being pushed out of communities and we must consider that it is very likely a local family decided to sell their property at some stage which was then purchased and heavily invested in improving the aesthetic of the area. The overly bureaucratic and anti tourist/ developer/ investor approach is one way to suppress the local economy and earning potential for the very people you are suggesting you are trying to save.</p> <p>Wales has the opportunity to improve its citizens job and economic prospects reaching out to those who choose to invest in this beautiful country.</p>	<p>Objection to the Direction due to it being to the detriment of the economy and prosperity of its citizens; areas should embrace visitors.</p> <p>Houses renovated and updated not suitable for those pushed out of communities.</p>	<p>It is agreed that the SPG should acknowledge the contribution of the visitor economy, and second homes and short-term holiday lets to the economy. As a National Park, it must also be ensured that the area and its special qualities are protected and safeguarded. The Authority aims to encourage sustainable tourism and ecotourism, maximising economic and employment benefits while safeguarding the environment as well as the interest of the local communities.</p> <p>The ability to purchase a home and renovate it is not solely limited to those wishing to use a dwelling as a second home or holiday let. The Article 4 Direction is targeting all homes, due to the cumulative impact of the number of homes that are not used as permanent dwellings and are left empty for significant parts of the year. LDP policies seek to safeguard the social well-being of local communities, as those occupants living permanently in the area are more likely to utilise and support a broader range of local services.</p>	<p>Paragraph added to section 2:</p> <p>The importance of the visitor economy to this special area is recognised, but it must also be ensured that the area and its special qualities are protected and safeguarded - so that what is so unique about the area remains protected today and for future generations. Through tourism it is possible to achieve one of the statutory purposes of the National Park; that is to promote opportunities for the understanding and enjoyment of the 'Special Qualities' of the National Park. The Authority aims to encourage sustainable tourism and ecotourism, maximising economic and employment benefits while safeguarding the environment as well as the interest of the local communities. Holiday homes play an important role in supporting the local tourist industry. This guidance seeks to strike a balance between the benefits of tourism, and the housing needs of communities.</p>

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016	001	Dylan Bryn Roberts	Dyfodol i'r laith		We welcome the fact that APCE wishes to adopt Article 4 SPG from June 2025 onwards and has set a threshold of 15% of second homes, holiday homes in its communities.	Supports adoption of the SPG and a 15% threshold, which will result in better management of holiday accommodation in communities.	Noted	No changes proposed.
017	001	Robin Ward			The proposed limit of 15% is arbitrary. Any new application should be considered on its own merit regardless of historical uses in the neighbourhood as this makes the policy highly unfair and discriminatory.	15% threshold is arbitrary, and applications should be considered on their individual merits.	Appendix B of the Consultation Report contains the officer response to comments on the use of a 15% threshold. This refers to research on thresholds used by other authorities and reports. The impact of a second home or short-term holiday let is cumulative, and can have a range of impacts, from housing availability, community cohesion, services and infrastructure. Determining a planning application based solely on individual merits would not take into account these factors, which are relevant material considerations and policy requirements.	No changes proposed.
017	002	Robin Ward		4	Existing C5 and C6 users do not need planning permission to retain their use which again is unfair and discriminatory especially against anyone (particularly the elderly) wishing to downsize in later life. Such residents are more likely to have larger properties to sell which are not targeted at local first time buyers. Guidance on granting permission for change of use should reflect the property value, the local affordability and the market conditions. For example it could be argued that if a larger property (or indeed any property) has not sold at market rates within 12 months then the section 4 condition would be deemed to be waived.	Unfair to those wishing to sell their C3 but unable to do so as C5/C6. Guidance on granting permission for change of use should reflect the property value, the local affordability and the market conditions. For example, it could be argued that if a larger property (or indeed any property) has not sold at market rates within 12 months then the section 4 condition would be deemed to be waived.	If an individual inherits a residential house that was used as a main residence, the use of the property for this purpose will continue following the implementation of the Article 4 Direction without the need to receive planning consent. For example, the person who has inherited the property could decide to occupy the property as their main home, rent it out on a long-term basis for a household to use as their main home, or sell it for that purpose. Similarly, if the most recent use of the inherited property was as holiday accommodation or second home then those uses may continue following implementing the prospective Article 4 Direction. Difficulties in selling properties can be due to many reasons, such as location, condition of the building, structural issues, infrastructure, state of the housing market and mortgages etc. Houses are often on sale for long periods, and the lack of sale over 12 months would not necessarily be due to the Article 4 Direction and would be difficult to attribute to this reason alone. Large houses which have a C3 use will require planning permission to change to C5/C6. The use as a C3 main residence can continue by any new purchaser, it will not be targeted at local first-time buyers, there is no restriction on who can buy or live in a main home. On the impact upon house prices, the response to this matter in the Consultation Report for the Article 4 Direction, concludes that the impact of the Article 4 Direction on house prices is difficult to quantify, as there are many factors that will influence house price value. If house prices rise or fall, it is often due to several factors, and it is difficult to attribute how much a single factor has contributed to a change. Research shows that the use of a primary residency condition by other local authorities and national parks has not resulted in any significant reduction in house prices.	No changes proposed.

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018	001	James Harlan	Conwy County Borough Council		CCBC support the principle of Eryri National Park's implementing an article 4 Direction, including this accompanying SPG and the policy approach proposed. The approach could contribute positively towards Conwy's Corporate Plan outcome for housing. Regarding the proposed thresholds, CCBC officers agree with the 15% detailed in the SPG.	Supportive of policy approach of the SPG. Concerns with potential displacement to communities outside the National Park area. A need to monitor these areas for potential impact. Agreement with the 15% threshold. Close working will need to continue between CCBC Strategic Planning Policy Service and Eryri planning policy team to ensure that there is a consistent approach for the 'shared' settlements through Conwy's emerging Replacement LDP.	Noted and agreed. Eryri NPA will continue to work closely with CCBC to ensure consistent approach and monitoring	No changes proposed.
018	002	James Harlan	Conwy County Borough Council		CCBC have concerns with potential displacement to other CCBC communities, which are not part of the National Park. We will monitor these areas for potential impact. Close working will need to continue between CCBC Strategic Planning Policy Service and Eryri planning policy team to ensure that there is a consistent approach for the 'shared' settlements through Conwy's emerging Replacement LDP.	Concerns over displacement to areas outside the National Park area. A need to work closely with Eryri NPA.	The National Park boundary does not follow all community council boundaries, meaning that some are only partly within the Park. When considering a planning application, the percentage of second homes and short-term holiday lets for the whole community council area is considered, including those which are only partly within the boundary. This allows for the wider community area to be considered and allows cross boundary consideration. It is agreed that close monitoring will be required. Eryri officers have been working closely with CCBC policy section and will continue to do so in terms of monitoring and forming relevant policies for the LDP review.	No changes proposed.
018	003	James Harlan	Conwy County Borough Council		CCBC Local Taxation Team would appreciate early engagement regarding data requirements to support the planning application process. It can be time consuming to provide this data and will need to be resourced from existing staffing and capacity.	No changes proposed.	Agreed. Officers will continue to discuss data requirements with CCBC Rates section.	No changes proposed.
019	001	Richard Proctor		2.24	2.24 Change of use from holiday let (C6) to second home (C5) The proposal states that planning permission will be required to change from holiday let (C6) to second home (C5). This should not be the case, as the impact on the supply of main home (C3) housing stock (and consequently the % proportionality of housing stock) is not affected by this change and the impact on infrastructure is lower than holiday let. There is no reason for this change to require planning	Disagrees with the need for a change of use between C5 and C6.	The requirement for planning permission to change from C6 to C5 is included in the Article 4 Direction. The SPG does not provide criteria for proposal of this nature, stating that it will be considered on a case-by-case basis, against the relevant policies of the local development plan and all other material considerations. It will make it possible for detailed policies to be formed for future Local Development	No changes proposed.

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					<p>permission.</p> <p>My uncle renovated / built our house 35 years ago and he left it to my sister and I when he passed away. We are Welsh and have been visiting the area for the last 30 years and want to keep doing so with our own families. We have spent a significant amount of money to repair and maintain it. We operate it as a holiday let to help fund the upkeep and pay the council tax. We employ companies locally to undertake the cleaning and maintenance and supply goods. If we find ourselves in a position where we can no longer operate the holiday let, owing to commercial viability, time availability, stress or because we can't find anybody to clean and maintain it, we should not have to get planning permission to return it to a second home. If permission to return to second home is declined, we will be faced with a decision whether to continue to operate a holiday let, something that might not be possible, or to sell the house that my uncle built and we have invested significantly in. This is not right.</p> <p>I request for the requirement for change of use from holiday let (C6) to second home (C5) to be removed.</p>		Plans, which takes into account both use classes, in terms of the nature of their use, and the numbers that are found within communities.	
020	001	John Reynolds		2.6	Spelling error sec 2.6 "Chanes" should be "Changes"	Spelling error	Noted	Spelling error corrected
020	002	John Reynolds			<p>The document describes how the Use Categories will be applied but there is no reference to how SNP and GCC will increase the stock of affordable houses and what is being done to create career opportunities to enable people to earn enough to qualify for mortgages. I appreciate that is not the role of this document but are these issues being addressed elsewhere</p>	<p>No reference to how Eryri and Gwynedd Council will increase the stock of affordable houses and what is being done to create career opportunities to enable people to earn enough to qualify for mortgages</p>	<p>The Authority recognises that a range of measures and solutions are required to ensure the residents of Eryri have access to suitable affordable homes. Welsh Government have made a number of measures available to Local Authorities to address the second homes and holiday accommodation crisis. On 6 July 2021, the Welsh Government announced a three-pronged approach to address the impact of second homes on communities in Wales, to ensure that the people of Wales have access to affordable housing. The three-pronged approach focuses on:</p> <ul style="list-style-type: none"> • Supporting and responding to affordability and availability of housing • Regulatory framework and system - in relation to the Planning act and the introduction of a statutory registration scheme for short-term holiday accommodation, and • A fairer contribution - using national and local taxation systems to ensure second home owners make a fair and effective contribution to our communities. <p>The first approach is responding to affordability and availability of housing. Both Gwynedd and Conwy Local Housing Market Assessments conclude that there is a need for more affordable housing in both counties and that the current supply is unable to meet the growing demand. Providing more affordable housing through the development of new houses is one way of meeting this need as it is possible to use planning obligations to ensure that a proposal addresses local affordable need. Eryri National Park Authority is committed to delivering affordable</p>	No changes proposed.

Resp ID	Rep ID	Name	Organisation	Para No.	Representation	Officer summary	Officer response	Changes proposed
							<p>housing to meet local need and the Eryri Local Development Plan includes policies to enable the delivery of new local affordable homes. However, the approach of building more houses as the only solution to respond to the housing crisis and meeting local needs is unrealistic from a delivery perspective and unsustainable from a social and environmental perspective. Environmentally acceptable sites are limited in Eryri due to environmental designations, the risk of flooding and due to topographical issues, therefore it must be recognised that land use planning is only one of the mechanisms that can be used to provide local affordable housing.</p> <p>Gwynedd Council's Housing Action plan has given a high priority on provision of affordable housing and housing is to be built under the Tai Gwynedd scheme. The Council are purchasing dwellings to provide homes for intermediate rent (Eryri National Park is contributing financially to this scheme using affordable housing financial contributions). Housing Associations continue to build new social and intermediate housing. The Authority does not deliver affordable dwellings directly, however, it works closely with the Local Housing Authorities and Registered Social Landlords. The Authority is a partner of the Rural Housing Enabler service, which engages with communities to identify housing need, and Tai Teg, the intermediate housing register for North Wales. In terms of Economic Development, the Authority works closely with the two Local Authority Economic Sections. Eryri NPA and Gwynedd Council produced The Gwynedd and Eryri Sustainable Visitor Economy Plan 2035, which is a groundbreaking new strategy that introduces a totally different approach to measuring the impact of tourism in Gwynedd and Eryri.</p> <p>The SPG's purpose is guidance for planning applications for changes of use between residential Use Classes, and does not provide policy guidance on other issues which are contained in Eryri Local Development Plan. There is an existing SPG on affordable housing.</p>	
020	003	John Reynolds			The list Community Council Areas has the first one as ABER. Where is this I have searched and cannot find one of that name.	Clarification sought on community council name, Aber.	Aber is the name of the community council for the Abergwyngregyn area	No changes proposed.
021	001	Rhys Jones	NRW		We have reviewed the SPG, and are of the opinion that it does not affect a matter listed on our Consultation Topics, Development Plan Advisory Service: Consultation Topics (September 2018): https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/our-role-in-planning-and-development-in-projects/planning-and-development/our-planning-and-development . We therefore have no comments to make on the SPG.	No impact on environmental matters.	Noted	No changes proposed.

Resp ID	Rep ID	Name	Organisation	Para No.	Representation	Officer summary	Officer response	Changes proposed
022	001	Chris Jones	NHS Wales; BCUHB Integrated Health Care team (IHC) West	2.3	<p>Please see below a comment received from the BCUHB Integrated Health Care team (IHC) West regarding the consultation by the Eryri National Park Authority regarding the Draft Supplementary Planning Guidance on Managing the use of Dwellings as Holiday Homes (Second Homes and Short-Term Holiday Lets.) The comment is from Primary Care..</p> <p>Section 2.3 of the Guidance states that.... "Eryri has high levels of second homes and short-term holiday lets, with 17% of housing stock being used for these purposes, which is high in comparison with most other areas nationally".... From a General Practice perspective, this has implications as their funding is based on the number of registered patients. Temporary residents (visitors) do not attract additional funding since this was built into the global sum around 20 years ago. The increase in homes which are converted to holiday residences means a reduction in the number of registered patients coupled with an increase in the number of people seeking treatment as "Temporary Residents". This places pressure on already strained budgets.</p>	For GP purposes, funding is based on number of registered patients' Temporary visitors do not attract additional funds. An increase in holiday lets means a reduction in registered patients, and an increase in those seeking treatment as temporary residents. This places pressure on already strained budgets.	Noted. LDP policies seek to safeguard the social well-being of local communities, as those occupants living permanently in the area are more likely to utilise and support a broader range of local services.	No changes proposed.
023	001	Abbie Connelly	Lichfields		<p>Tourism & Economic Impact: To retain a sustainable rural economy within the National Park, supporting tourism that benefits the local economy, environment and 'Special Qualities' of the National Park (referring to Revised Eryri LDP (2016 - 2031) Strategic Policies H and I), emphasis should be made to how second homes can support the local tourism industry, bringing economic benefits to the area, e.g., spending in local business by second home owners and visitors, bolstering the local economy.</p>	The SPG should state the importance of tourism to the economy and the contribution of second homes and holiday.	It is agreed that the SPG should acknowledge the contribution of the visitor economy, and second homes and short-term holiday lets to the economy. As a National Park, it but it must also be ensured that the area and its special qualities are protected and safeguarded. The Authority aims to encourage sustainable tourism and ecotourism, maximising economic and employment benefits while safeguarding the environment as well as the interest of the local communities	<p>Paragraph added to section 2:</p> <p>The Authority aims to encourage sustainable tourism and ecotourism, maximising economic and employment benefits while safeguarding the environment as well as the interest of the local communities. Holiday homes play an important role in supporting the local tourist industry. This guidance seeks to strike a balance between the benefits of tourism and the housing needs of communities.</p>
023	002	Abbie Connelly	Lichfields		<p>Limited Market: It should be acknowledged that unique, isolated and potentially off grid properties (without main services) have a limited market for owner-occupiers but have the potential to support the important tourism economy. The change of use of such properties to C5/C6 would not have the potential to cause either individual or cumulative adverse amenity impacts that might be associated with changes of use to C5/C6 within residential settlements, taking into account amenity impacts referred to in Section 5 (Other Considerations) of the draft SPG.</p>	Isolated, rural dwellings without main services, have a limited market for owner-occupiers but have the potential to support the important tourism economy, will not cause much adverse amenity impacts for changes to C5/C6	In terms of amenity, it is accepted that second homes have less potential for harmful amenity impacts than short term holiday lets. However, there are more considerations than amenity for second homes and holiday lets in rural or isolated areas. There is the impact on community cohesion, on local services and facilities, with properties being empty for long periods of the year. This does have a cumulative impact on a community, including less populated rural areas. The importance of conserving the National Park's Special Qualities is also an important focus of the work of the National Park Authority, Cynllun Eryri and the Eryri Local Development Plan. Introducing an Article 4 to manage the number of	No changes proposed.

Resp ID	Rep ID	Name	Organisation	Para No.	Representation	Officer summary	Officer response	Changes proposed
							second homes and holiday accommodation will contribute towards conserving and enhance "the robust sense of community cohesion, belonging and vibrancy which combine to give a strong 'sense of place'" as well as "the continuing vibrancy of the Welsh language as the primary language in social and professional environments".	
023	003	Abbie Connelly	Lichfields	4 & 5	Rural Exceptions: Whilst it is considered important that second homes and short-term lets do not dominate the existing housing stock across the National Park Authority area, we suggest flexibility should be applied to the key tests referred to within Section 4 (Managing Second and Holiday Homes) and 5 (Other Considerations) of the draft SPG. For example, if a property is situated in an isolated, off grid rural location, it should not have to also demonstrate that it is in an area that meets the 15% threshold test. Given the unique and remote nature of such properties market demand is more limited, so the impact of the Article 4 Direction is more onerous. This allows for a more balanced approach to managing Eryri's housing stock, considering specific circumstances of each property and area, in line with paragraph 5.6 of the draft SPG that states, "each case will be assessed on its own individual merits, alongside the relevant Local Development Plan policies and all other material considerations". It is important to note that specific exceptions would not undermine the objectives of the Article 4 Direction but would instead ensure such properties can continue to exist and support wider economic objectives.	The SPG should contain 'rural exceptions', e.g. isolated, off-grid properties, should not have to meet 15% threshold, as demand is more limited, therefore the A4 is more onerous.	<p>Difficulties in selling properties can be due to many reasons, such as location, condition of the building, structural issues, infrastructure, state of the housing market and mortgages etc. Houses are often on sale for long periods, and the lack of sale over 12 months would not necessarily be due to the Article 4 Direction, and would be difficult to attribute to this reason alone.</p> <p>In terms of amenity, it is accepted that second homes have less potential for harmful amenity impacts than short term holiday lets. However, there are more considerations than amenity for second homes and holiday lets in rural or isolated areas. There is the impact on community cohesion, on local services and facilities, with properties being empty for long periods of the year. This does have a cumulative impact on a community, including less populated rural areas. The importance of conserving the National Park's Special Qualities is also an important focus of the work of the National Park Authority, Cynllun Eryri and the Eryri Local Development Plan. Introducing an Article 4 to manage the number of second homes and holiday accommodation will contribute towards conserving and enhance "the robust sense of community cohesion, belonging and vibrancy which combine to give a strong 'sense of place'" as well as "the continuing vibrancy of the Welsh language as the primary language in social and professional environments".</p> <p>The rural exception approach that is suggested is not agreed to. The cumulative impact of second homes is more than one of amenity alone.</p> <p>In terms of being onerous in terms of the impact upon house prices, the response to this matter in the Consultation Report for the Article 4 Direction, concludes that the impact of the Article 4 Direction on house prices is difficult to quantify, as there are many factors that will influence house price value. If house prices rise or fall, it is often due to several factors, and it is difficult to attribute how much a single factor has contributed to a change. Research shows that the use of a primary residency condition by other local authorities and national parks has not resulted in any significant reduction in house prices.</p>	No changes proposed.
023	004	Abbie Connelly	Lichfields	6 & 7	What development types e.g., new build development, change of use etc. are being referred to within Section 6 (Relevance of other Eryri Local Development Plan to the Article 4 Direction and C3, C5 and C6 Use Classes) and 7	Seeking clarification on relevant development types	The relevant section of the SPG has been re-written to provide more clarity on the relevance to different development types.	Sections 6 and 7 re-written to provide more clarity. See track changes in the SPG

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					(Planning Conditions for new build housing and conversions) of the draft SPG, as this is not clear.			attached to the SPG Committee Report for the detail.
023	005	Abbie Connelly	Lichfields	4	What evidence the 15% threshold figure, referred to in Section 4 (Managing Second and Holiday Homes) of the draft SPG, is based on as this has also not been made clear within the draft SPG.	What evidence is behind the use of a 15% threshold	Appendix B of the Consultation Report contains the officer response to comments on the use of a 15% threshold.	No changes proposed.
024	001	Simon Melhuish		4, 2 & 10.3	The proposed guidance is to disallow C3 to C5/C6 change of use above 15% existing C5/C6 usage (measured by council tax premium or non-domestic rates) at a community level. The policy justification is to increase C3 supply to meet demand. However, what evidence is there of demand exceeding supply particularly in these >15% communities? Isn't demand actually higher elsewhere, i.e. an anti-correlation between the C5+C6 fraction and the C3 demand? Clearly C5+C6 demand is higher in the communities that already have high proportions and singling out these communities to forbid C5+C6 use is a dangerous interference without necessarily improving the situation for people needing a C3 residence in the communities where they want to live. I suggest a flat value across the national park should be used instead. Otherwise, the driving force is to level out C5+C6 across the whole park, ignoring the very obvious preference for C5/C6 in particular areas, which would be unrealistic.	The use of a 15% threshold will lead to increase in C5/C6 in those areas below it, and reduction in areas above. There is no evidence of a demand for C3 in areas above 15%, and the demand is in area below. A flat value across the whole park should be used, or there will be a levelling out of C5/C6 across the whole park.	Appendix B of the Consultation Report contains the officer response to comments on the use of a 15% threshold. This refers to research on thresholds used by other authorities and reports. Areas under 15% will be subject to measures under the tax regime, which has dis-incentivised second home ownership and holiday let, therefore a significant increase in numbers may not occur. The numbers will be monitored, and policy can react to any significant or unexpected trends. The review of the Local Development Plan will also allow monitoring data to be taken into account and a review of the impact of the threshold.	
024	002	Simon Melhuish		5.2	This lists effects of short term lets (C6) only. However, this is being used to justify also restrictions of 2nd home (C5) use. I assert that C5 use has zero to little effect on residential amenity and that "second homes" should be deleted from section 5.2. This is another reason not to assess C5 permissions on the basis of combined C5+C6 statistics. They should at least be measured and assessed separately.	C5 will result in little of the residential amenity impacts stated in 5.2 and should not be included in this section. C5 should not be assessed based on the combined C5/C6 data but should be measured and assessed separately.	There are certain broad requirements which all development should meet if it is to be acceptable within the National Park. These requirements are listed under Development Policy 1: General Development Principles. Amenity is considered to be a relevant material consideration when considering changes of use of dwellings. The combined numbers of second homes and short-term lets have a similar impact on reducing the number of homes available on a permanent basis. Both uses will result in dwellings left empty for significant periods of the year, which impacts upon community cohesion and services. It is considered reasonable to assess the numbers of second homes and short-term holiday lets as a combined percentage.	No changes proposed.
024	003	Simon Melhuish		8	It is unrealistic to expect second home users to provide records of such use. Whilst council tax premium provides a relevant proxy for this it is not the full story and does not reflect historic usage. Consideration should be given to "anecdotal" evidence (e.g. from the homeowner) and accepted in the absence of evidence to the contrary.	Applicants for a CLEUD should not have to submit records such as tax etc as it does not give whole and historic picture. Anecdotal evidence should be accepted.	LDC's are assessed using legal tests, on the balance of probabilities. The advice to keep records such as tax records or invoices is considered to be useful guidance. The onus of proof is on the applicants; they will be free to submit any evidence they have on the use made of the dwelling. Evidence can be in the form of records or statements made by the owners. It is not considered necessary to provide detailed guidance. Each case will differ and there will be varying forms of evidence submitted.	No changes proposed.
024	004	Simon Melhuish		10.1	"and research suggests it underestimates the actual numbers" No citation is provided for the supposed research. Rather I would suggest council tax premium records may be an overestimate, because some people will be paying to protect their future use of their property. Whilst currently they may be using the property as their main residence, in anticipation of application of this policy they might pay the premium rather	There is no evidence that the numbers of second homes and holiday lets is an under-estimation. Council Tax premiums are more likely to be an over estimation. Some may be paying the premium to	There is reference to this matter in the Justification Paper. Evidence from other sources, such as Transparent Intelligence via the WG, shows the tax figures are an underestimation of the amount of holiday accommodation. The Authority disagrees with the scenario used in the	No changes proposed.

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Resp ID	Rep ID	Name	Organisation	Para No.	Representation	Officer summary	Officer response	Changes proposed
					than risk not having legal use at all in the future, in the event that exigent circumstances prevent them from continuing to use it as C3.	protect their property as a second home, whilst using it as a main residence.	representation. Paying second home premium alone is not sufficient to establish a C5 use. The use must physically commence for there to be a material change of use to a C5. If the premium is being paid, but the use remains a main residence, planning permission will still be required to change to a C5 use.	
024	005	Simon Melhuish			The 15% criterion is very crude. This policy should be implemented much more flexibly, e.g. by taking into account historic use; if whilst the property is currently C3 but in the past it has been used extensively as a second home or short-term let the presumption should be to allow the change of use back.	Historic use should be taken into account. Properties with historic uses as C5 or C6 should be allowed to change back to C3.	A historic use as a short-term holiday let or second home, when there has subsequently been a material change of use to a main home, means that the lawful use has changed, and planning permission would be required to revert to a main home. The fact that a home may have previously been used as a second home or short-term holiday let is not considered to be a factor that should lead to approval. The assessment is made based on the current level of second homes and short-term holiday lets, and the resulting impacts. In areas of high concentrations of second homes and short term lets, there could well be many properties which have been previous used for these uses, which could result in further increase in numbers, and counteracting the aims of the Article 4 Direction and LDP Policies.	No changes proposed.
024	006	Simon Melhuish			A major flaw resulting from strict application of this crude criterion is that it greatly disincentivizes change of use from C5/C6 to C3 as a longer-term rental. Anybody who really prefers to keep their property for C5 or C6 use, despite being under financial pressure, would surely only consider making it available as C3 when circumstances get really desperate. If properties with C5/C6 use rights gain market value relative to C3 properties, as is very probable, this will additionally weigh against renting them out. Therefore you should provide an easy route to return a property to C5/C6 after a spell as C3, which would undoubtedly increase the C3 rental supply from such owners.	It will result in fewer changing their C5/C6 to a C3 rental, as they may not be able to gain permission to change back to C5/C6. There should be a route to change to C3 for a period and back to C5/C6 at a later date.	The scenario highlighted could occur in low number of cases. It is accepted that this could be an unfortunate impact of A4D. The change of use to C3 from C5 or C6 will be a permitted development, but planning permission would be required to revert back. The control of Holiday Homes in areas of high percentage is the main priority of the Article 4 Direction. It would be difficult to differentiate cases where there has been a temporary use as C3.	No changes proposed.

Appendix 2: Officer response on the use of a 15% a threshold

- 1.1 There is reference to the use of a ceiling or threshold to manage the number of second homes or short-term lets in national policy guidance (Para 4.2.5 Planning Policy Wales 12 Edition 12, 2024). In terms of what level the threshold should be, no guidance is provided, and it is the role of the Local Planning Authority to consider this, based on evidence.
- 1.2 Research has been undertaken by the Authority to similar approaches by other planning authorities in the UK as to what threshold or trigger of 'harm' or tipping point for making communities socially unviable is typical. These vary between 10 and 20%, with 10% used in make local planning authorities in Wales when an area has reached the point at which further Houses in Multiple Occupation would cause harm to a local area¹, 15% used by Gwynedd Council², and 20% used by Northumberland Council³ for a primary residency condition. Northumberland council, and other English local planning authorities, use or refer to a 20% threshold, based on census data. Census data also includes empty properties, therefore the percentage will be higher than if it was derived from only tax data of second homes and short-term holiday lets.
- 1.3 The overall percentage of the total housing stock for second homes and short-term holiday lets for Eryri National Park as whole was 17.4% in 2024. As detailed in the Article 4 Direction Justification Report, this only accounts for properties registered for tax purposes, and is almost certainly an under-estimation of the actual numbers.
- 1.4 The use of a 15% threshold is considered to be a level that reflects the existing policy frameworks use by other authorities. Using 2024 data, the amount of community council areas within or partly within the national park boundary above the 15% threshold is 20, and the number below is 28. The majority of areas are therefore below the threshold, meaning there will not be a presumption against granting planning permission for C5 or C6. The threshold means that the presumption against new C5/C6 units is concentrated on the areas where there is higher pressure from these uses. This approach balances the need for control in areas of high concentration to retain the essential character of those communities and allowing economic benefits of C5/C6 in areas of low concentrations. Areas above the threshold have an existing stock of second homes and holiday lets that will continue to contribute to the local tourist economy.
- 1.5 The Article 4 Direction's aim is not to prevent all new second homes and holiday lets. It seeks to manage an increase in their numbers in areas where a high concentrate is having a negative impact on the community. The negative impacts are explored further in the Article 4 Justification Paper.
- 1.6 The review of the Eryri Local Development Plan provides an opportunity to review the monitoring data, threshold and relevant policies.

¹ The figure of 10% is recommended in the 2015 Welsh Government Houses in Multiple Occupation: Review & Evidence Gathering report.

² Supplementary Planning Guidance – Tourism Facilities and Accommodation, Gwynedd Council

³ Northumberland Local Plan 2016-2036, Northumberland County Council

Authority / Source	Document / Policy	Threshold
Northumberland County Council	<p>Policy HOU 10</p> <p>With Parishes identified in the most up-to-date Census as having 20% or more household spaces with no usual (i.e. permanent) residents, new market dwellings will only be supported where first and future occupation is restricted in perpetuity to ensure that each new dwelling is occupied only as a 'principal residence'. This restriction will be secured through a planning condition or Section 106 agreement</p>	20% based on census data which includes empty properties
Cyngor Gwynedd	<p>SPG Tourism Facilities and Accommodation</p> <p>LDP Policy TWR 2 (criterion 5) clearly states that no holiday accommodation provision should lead to an 'excess' holiday accommodation in a specific area.</p> <p>Favourable consideration will not be given to applications for self-serviced holiday accommodation when the existing combination of holiday accommodation and second homes within the Community/Town/City Council area is higher than 15%. Council Tax information should be used as the information source in order to find this information.</p>	15% based on tax data
Cumbria Rural Housing Trust 2003	<i>'Housing: An Effective Way to Sustain our Rural Communities'</i> – When second homes form 20% or more of the market, this appears to affect the sustainability of the village	20% based on census data which includes empty properties
'The Cumbria Housing Strategy 2006/2011'	Makes the following recommendation: The percentage of second homes should not be more than 20% or more as this appears to affect the sustainability of any village	20% based on census data which includes empty properties

Cumbria Housing Strategy and Investment Plan 2011-1	Mechanisms are established to ensure that second homes/holiday homes do not form more than 20% of the local housing market	20% based on census data which includes empty properties
Brighton & Hove Albion City Council	Tourism, Equalities, Communities and Culture Committee report, 16 June 2022	Analysis of successfully adopted planning policies indicates that a threshold or trigger of 'harm' or tipping point for making communities socially unviable is typically 20% of local dwellings
Paper/report: Low-use homes in rural and coastal areas of the UK: Geography, impact and responses - Rowland Atkinson and Rafaella Lima (University of Sheffield), Jonathan Bourne (University College London) and Chris Bailey (Action on Empty Homes)	that 5% of properties in low-use properties to be a useful and viable threshold to trigger a series of interventions. Using LSOA-level data offers the option of more localised targeting at a scale that is similar to a Neighbourhood Planning, or Conservation Area level—scales at which planning constraints already operate in related areas of local planning policy. 5% or above places a LSOA in the top decile nationally and may be a more effective point for intervention (rather than waiting until 10 or 20%, when the proliferation of low-use home is much more difficult to address). Data set out previously in section 3 could be used to identify local authorities and LSOAs with 5% or more low-use properties.	5%
Houses in Multiple Occupation: Review & Evidence Gathering. Welsh Government April 2015.	"A proportion of 10% HMO households has been used in some planning policies as a benchmark for significant impact on communities". The report recommends a threshold of 10% for HMO management and regulation.	10%
Wrexham County Borough Council Swansea Council Conwy County Borough Council	Wrexham Local Development Plan (2013 – 2028) Conwy RDPL evidence base. Swansea Council Local Development Plan (2010 – 2025)	10% threshold of all residential properties within a 50m radius of a HMO

A 2003 Countryside Agency document 'An Effective way to Sustain Rural Communities'	This document is quoted by several reports; the original document can't be located	15%; it is not know on what data this is based upon.
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ERYRI NATIONAL PARK AUTHORITY



SUPPLEMENTARY PLANNING GUIDANCE: MANAGING THE USE OF DWELLINGS AS HOLIDAY HOMES (SECOND HOMES AND SHORT-TERM HOLIDAY LETS)

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Appendices

- Appendix A: List percentages of second homes and short-term lets per Community Council Area: 2025
- Appendix B: List percentages of second homes and short-term lets per Community Council Area: 2025
- Appendix C: Permitted and restricted changes between the use classes.

1 Introduction

- 1.1 This guidance is one of a series of Supplementary Planning Guidance (SPG) documents, which provide detailed information on how policies contained in the revised Eryri Local Development Plan (ELDP) (2016-2031) will be applied in practice by the National Park Authority. The guidance is for the use of planning officers, planning specialists, members of the public and all other users of the planning system.
- 1.2 The purpose of this SPG is to:
- Set the context for the Article 4 Direction;
 - Provide guidance on the relevant use classes and the effect of the Article 4 Direction upon permitted development rights;
 - Provide guidance to users of the planning system on which current planning policies are relevant, and how they will be applied;
 - Provide guidance on how planning applications for changes of use required by the Article 4 Direction will be assessed;
 - Clarify interaction with other policies, and the use of planning conditions.
- 1.3 Pre-application engagement offers the potential to improve both the efficiency and effectiveness of the planning application system and improve the quality of planning applications. The Authority is committed to working with applicants at the pre-application stage and actively encourage pre-application discussions for all types of development. Further information can be found on the Authority's website; <http://www.snowdonia.gov.wales/planning/planning-permission/pre-application-enquiry>

Status

- 1.4 This SPG has been subject to public consultation and has been formally adopted by the Authority. It is now a material planning consideration when determining planning applications and appeals relating to the management of second homes and short term lets.

2 Setting the Context

- 2.1 The issue of second homes and short-term holiday lets has evolved significantly over recent years along with their associated economic, environmental and cultural impacts. Recent growth in the holiday home sector is largely attributed to the accessibility of online marketing websites, rise in holiday rental as a financial investment, improvements in information technology infrastructure that enables people to work remotely and the growth of the Welsh tourism industry.
- 2.2 The supply and choice of housing available is a critical issue for local communities. The planning system has a direct role to play in ensuring that sufficient land is available to meet the housing needs of local communities. However, there are communities across Wales that face significant pressures due to the use of residential dwellings as second homes and short-term holiday rentals which has resulted in a housing stock which does not currently fully meet the requirements of local communities. This increased pressure on housing stock, has resulted in calls for regulatory mechanisms to be implemented. Implementing effective control mechanisms would possibly alleviate the associated cultural, social, environmental and economic impacts of holiday homes.
- 2.3 It is recognised by the Welsh Government and at a local authority level that an over concentration of second homes and short-term holiday lets can have negative impacts on a community. Communities throughout Eryri face significant pressure due to the use of dwelling houses as second and holiday homes. Eryri has high levels of second homes and short-term holiday lets, with 17% of housing stock being used for these purposes, which is high in comparison with most other areas nationally. The current housing situation in Eryri is critical with it being increasingly difficult for members of local communities to gain access to housing locally.
- 2.4 The Authority aims to encourage sustainable tourism and ecotourism, maximising economic and employment benefits while safeguarding the environment as well as the interest of the local communities. Holiday homes play an important role in supporting the local tourist industry. This guidance seeks to strike a balance between the benefits of tourism, and the housing needs of communities
- 2.5 Following changes in planning legalisation (see paragraphs 2.6 – 2.11) , the Authority has implemented measures to manage the use of second homes and short-term holiday lets in Eryri. Requiring the need for planning permission for certain changes of use from dwelling used as a main residence to second homes and short-term lets, allows consideration to be given to their impacts. This Supplementary Planning Guidance sets out the implications of the Article 4 Direction on dwellings within Eryri National Park and provides guidance on how planning decisions will be made.

National Planning legislation

- 2.6 The Welsh Government introduced changes to planning legislation on the 20th of October 2022, which has given Local Planning Authorities the opportunity to formally control proposals for changes of use of residential properties within their communities.
- 2.7 Changes to planning legislation is one of a series of measures introduced by the Welsh Government. Other measures include changes to the taxation procedure, the provision of affordable housing that meets the needs of communities and the proposed compulsory licensing of holiday accommodation.

Changes to the Planning System: New Use Classes

- 2.8 Prior to the changes announced by the Welsh Government on the 20th of October 2022, use of dwellings as a main home, second home or short-term let accommodation all fell under the Use Class C3. However, as a result of the changes to planning legislation, residential dwellings are now defined depending on the use made of them in accordance with the relevant Use Class category. For example, a dwelling-house that is the primary residence for an individual is defined as C3 use (Main Home), a property used as a second home is defined as C5 use (Second Home) and a property used as short-term holiday let is defined as C6 use (Short-term Let Accommodation).
- 2.9 Owners have the right to change the use of a residential dwelling from one of the new Use Classes (C3, C5 and C6) to another of the new Use Classes, without the need to obtain planning permission, as the amendment to planning legislation allows this (permitted development right).
- 2.10 The changes to planning legislation that have come into force include: -
- The amendment of the Town and Country Planning (Use Classes) Order 1987¹ to create new Use Classes for Main Homes, Secondary Homes and Short-Term Let Accommodation (see table below)
 - The amendment of the Town and Country Planning (General Permitted Development) Order 1995² to allow permitted changes between the new Use Classes for Main Homes, Secondary Homes, and Short Term Let Accommodation. This means that it is not necessary to apply for planning permission for change between the new Use Classes of C3, C5 and C6.

¹ [Town and Country Planning \(Use Classes\) Order 1987 as amended](#)

² [Town and Country Planning \(General Permitted Development\) Order 1995 as amended](#)

- 2.11 The amendment to the Town and Country Planning (Use Classes) Order 1987 and the definition of the new Use Classes are as follows:-

Use Class	Explanation
Class C3. Dwelling House; Main Homes	<p>Use of a dwelling house as a sole residence or main residence, which is occupied for more than 183 days in a calendar year by - (a) a single person or by people who are considered to form one household; (b) no more than six residents who live together as one household, where care is provided for the residents; or (c) no more than six residents who live together as one household, where care is not provided for the residents (except for use which is in class C4).</p> <p>Interpreting Class C3:</p> <ul style="list-style-type: none"> When calculating the 183 days, any time spent by one household in accommodation provided for occupational purposes, such as oil rigs or barracks, contributes to the 183 days
Class C5. Dwelling House; Secondary homes	<p>Use as a dwelling house, other than as a sole or main residence, occupied for 183 days or less by – (a) one person or by people who are considered to form one household; (b) no more than six residents who live together as one household, where care is provided for the residents; or (c) no more than six residents who live together as one household, where care is not provided for the residents (except for use within class C4).</p> <p>Interpreting Class C5:</p> <ul style="list-style-type: none"> For the purposes of Class C5(a), "one household" is interpreted in accordance with section 258 of the Housing Act 2004
Class C6. Short term let accommodation	Use of a dwelling house as commercial short-term letting accommodation for a period not exceeding 31 days (for each occupation period).

The Article 4 Direction

Context

- 2.12 An Article 4 Direction is part of planning legislation that allows a Local Planning Authority to remove permitted development rights including changes in situations where it is necessary to protect local amenity or the wellbeing of an area.

- 2.13 Permitted development rights are a national grant of planning permission which allow certain works and changes of use to be carried out without having to make a planning application under the Town and Country Planning (General Permitted Development) Order 1995 (as amended). These rights can be withdrawn under Article 4(1) of the order if there is a justification for both its purpose and extent.

The Article 4 Direction in Eryri

- 2.14 The amendment to the Town and Country Planning (General Permitted Development) Order 1995 meant that it was possible to change between the Use Classes of C3, C5 and C6 without restriction, that is without having to receive planning permission. For example, it would not be necessary to receive planning permission to change from a main home to short term let accommodation. However, as mentioned above these rights can be withdrawn where there is an Article 4 Direction in place. The process relating to serving a Notice of Article 4 Direction is set out in the Town and Country Planning (General Permitted Development) Order 1995 (as amended).
- 2.15 An Article 4 Direction needs to be supported by robust local evidence highlighting the impact of second homes and short-term lets on communities as part of a co-ordinated response which applies all available interventions to an area and will need to evidence effective community consultation. The Authority has provided evidence relating to the Article 4 Direction in the form 'Paper justifying the introduction of the Article 4 Direction Eryri National Park Local Planning Authority Area'³. This was published in April 2024 alongside the Notice of Article 4 Direction and formed part of the documents subject to public engagement.
- 2.16 Members of Eryri National Park Authority approved engagement on the proposed introduction of an Article 4 Direction for the Eryri National Park Planning Authority Area to remove the permitted development rights for the following uses:
- a) Change of use from C3 (main home) to C5 (second home) or C6 (short-term holiday accommodation) and certain Mixed Uses (see paragraph 2.25);
 - (b) Change of use from C5 (second home) to C6 (short-term let accommodation) and certain Mixed Uses;
 - (c) Change of use from C6 (short-term let accommodation) to C5 (second home) and certain Mixed Uses.
- 2.17 Planning permission is required for the changes between the Use Classes that are specified in Schedule 1 on the Direction (Appendix A).

³ Paper justifying the introduction of the Article 4 Direction(March 2024) is available to view on the Article 4 Direction page of the Authority's website

- 2.18 A notice regarding the Article 4 Direction was served on April 12th, 2024. The statutory requirement was to maintain an engagement period of at least 21 days. To ensure plenty of opportunity for those affected to respond to the Notice and to facilitate the submission of comments, the Authority held a 6 week public engagement period from April 12th, 2024, until May 24th, 2024.
- 2.19 The process that Eryri NPA followed had four key stages:-
- Stage 1: Serving the Article 4 Direction Notice on the 12th of April 2024
 - Stage 2: Public engagement period (12th of April – 24th of May 2024)
 - Stage 3: Planning and Access Committee on 22nd of January 2025 considered the representations received from public engagement period and confirmed decision to implement the Article 4 Direction.
 - Stage 4: Article 4 Direction operational - 1 June 2025
- 2.20 On the 1st of June 2025, the Article 4 Direction became operational for the Eryri National Park area.

It is emphasised that the introduction of Article 4 Direction does not necessarily prevent development but rather, it means that planning permission must be obtained from the Local Planning Authority for the proposal. By enforcing the need to receive planning permission it means that the effects of the development must be considered, in accordance with the local and national planning policy context.

- 2.21 Further information, links and relevant documents on the Article 4 Direction can be found on the Authority's Article 4 Direction page of the website

Defining the use classes

- 2.22 When considering prospective planning applications that relate to changing use between the use classes listed in the table found in paragraph 2.11, initially there will be a need to ensure that the existing/established use corresponds with the use that is being claimed. In the event of any uncertainty surrounding the claimed existing use, the applicant may be required to provide details proving the established use and confirm this by submitting an application for a lawful development certificate. The use should correspond with the definition of the use as described in the Town and Country Planning (Use Classes) Order, i.e. its use in the context of the Planning system.
- 2.23 Planning permission will be required when there is a material change of use between the use classes, as listed in Schedule 1 of the Article 4 Direction (also shown on table 2 of Appendix C). A change between the use classes will not always be a material

change of use. For instance, some such change of use might involve no more than a very modest change in the number of days that the house is occupied as a home. A material change of use will be a question of fact and degree in each case. For advice as to whether a change of use is a material change of use that requires planning permission, the use of the Authority's pre-application advice service can be made. (see paragraph 1.3). Alternatively, the submission of an application for a certificate of proposed lawful development, to formally ascertain whether a proposal is lawful or if it requires planning permission.

Existing permissions for holiday accommodation with planning conditions

- 2.24 The Article 4 Direction and permitted development rights only apply to properties whose lawful use is within use classes C3, C5 and C6, with no restrictions. If a planning condition has been imposed restricting the use of a dwelling, the requirements of the condition will override any permitted development rights to change the use that are provided under the Town and Country Planning (General Permitted Development) Order 1995 (as amended). For instance, a conversion to a short-term holiday let that was granted planning permission with a planning condition restricting it to short-term holiday use (C6), will not be able to use permitted development rights to change use to a main home (C3) use without gaining planning permission.

Relevance to buildings

- 2.25 The Use Classes of C3, C5 and C6 are applicable to buildings only. Therefore, the permitted development rights to move between the Use Classes, (some of which are removed by the Article 4 Direction), are only relevant to uses made of buildings. This means that the Use Classes and Article 4 Direction do not apply to caravans and chalets that fall within the definition of a caravan in planning terms (as defined by Section 29(1) of the Caravan Sites and Control of Development Act 1960, and modified by Section 13 (1) of the Caravans Sites Act 1968), as they are not buildings in planning terms. For advice as to whether a caravan or chalet is classed as a caravan or building in planning terms, the use of the Authority's pre-application advice service can be made. (see paragraph 1.3). For formal confirmation as to whether a caravan or chalet is classed as a caravan or building in planning terms, the submission of an application for a certificate of proposed lawful development can be made.

Article 4 Direction – what material changes of use require planning permission?

2.26 The diagram below summarises which changes between the Use Classes require planning permission, and which remain a permitted development that does not require planning permission. For Mixed Uses of C3, C5 and C6, the changes that require planning permission are listed in Schedule 1 of the Direction (Appendix A) and are shown Table 2 of Appendix C.



Mixed Uses

- 2.27 Mixed use is a use that combines two of the Use Classes of C3, C5 and C6. Whilst it is not possible to have a mixed use of C3 and C5 due to the use being dependant on the 183-day threshold, there are combinations of C3, C5 and C6 that are considered as mixed uses.
- 2.28 A mixed use can be the use of a whole dwelling used as different Use Classes at different times of the year, e.g. a main home (C3) that is also used as a whole short term let (C6) for periods of the year. Or it can be a combination of uses at the same time, e.g. a dwelling used as a main home (C3), with some of its rooms also used as short term let accommodation (C6).
- 2.29 When considering if a use is eligible to be defined as 'mixed use', there will be a need to ensure that the dual use is tantamount to a material change of use. For example, it is not considered that one-off use of a residential dwelling (C3) as short-term let accommodation (C6) for one week in a year would be tantamount to a material change of use to a 'mixed use'. A material change of use is based on fact and degree, based on the individual circumstances and may differ between properties. Frequency and density of use will be among the relevant considerations.
- 2.30 There may be situations where the use of a small number of bedrooms used as short term lets within a main home, where the remaining house continues to be used as a main home (C3), may not be a material change of use. The room/s let on a short-term basis would not be self-contained, and the occupants would share facilities with the main home. Again, the material change of use will be a judgement based on fact and degree, based on the individual circumstances and may differ between properties.
- 2.31 For advice as to whether a change of use is a material change of use that requires planning permission, the use of the Authority's pre-application advice service can be made. (see paragraph 1.3). Alternatively, the submission of an application for a certificate of proposed lawful development, to formally ascertain whether a proposal is lawful or if it requires planning permission, can be made.
- 2.32 The Article 4 Direction removes the permitted development rights (meaning that planning permission is required) to change use to, and from the mixed uses that are detailed in Schedule 1 of the Direction (Appendix A).
- 2.33 Tables showing which changes between the use classes are permitted development, and which require planning permission due to the Article 4 Direction, are found in Appendix C.

3 National and Local Planning Policies and Strategies

- 3.1 All planning applications for changes of use required by the Article 4 Direction will be considered in accordance with national and local planning policies and strategies.

Wellbeing of Future Generations Act.

- 3.2 An important consideration is the Well-being of Future Generations (Wales) Act 2015. The following table highlights these wellbeing aims and explains concisely how the Article 4 Direction proposal and the Supplementary Planning Guidance achieves the aims in question:

Aim	Explanation of how the proposal of introducing the Article 4 Direction delivers the aim
A prosperous Wales	It will offer opportunities for people to live and work in Eryri and will therefore mean there will be a stable, skilled and educated population to support the local economy.
A resilient Wales	It will lead to a fairer society and thus social resilience will be maintained.
A healthier Wales	It will create a fairer society and thus would create circumstances for people to be able to live and work in Eryri, which in turn has a positive impact on health.
A more equal Wales	It will create a society that is more equal and will enable better opportunities for all.
A Wales of cohesive communities	It will be a means of creating attractive, viable and safe communities.
A Wales of Vibrant Culture and Thriving Welsh Language	It will offer better opportunities for people to be able to live in their communities and will be an indirect means of protecting culture, heritage and the Welsh language.
A Globally Responsible Wales	Although implementing the Article 4 Direction would be done on a local level, the principle of creating a fairer society and offering better opportunities for people to live and work in their local communities thus creating viable and sustainable communities is an example of good practice.

National Planning Policies

Planning Policy Wales Edition 12

- 3.3 Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. Edition 12 was published in February 2024. It contained complementary revisions to reflect the changes the Welsh Government introduced to planning legislation on the 20th of October 2022 to address second homes and short term lets.
- 3.4 Paragraph 4.2.10 states that where robust local evidence has identified impacts on the community arising from the prevalence of second homes and short-term lets, planning authorities may consider co-ordinated local planning approaches, which includes the introduction of area specific Article 4 directions which may require a planning application for a change of use of a sole or main residence to a second home or short-term let. It also states that for the areas to which such an Article 4 Direction applies, restrictions by condition or obligation should be placed on all new homes limiting their use to sole or main residences.
- 3.5 Paragraph 4.2.5 sets out the requirements for Local Planning Authorities to set out a housing requirement in development plans. The requirements should plan for a mix of housing types meet the requirement and specifically consider the differing needs of their communities. Localised issues, such as the prevalence of second homes and short-term lets, must also be considered when developing the requirement for market and affordable homes within a particular area and whether the evidence justifies a local policy approach to support the viability of communities. This could, for example, include introducing a cap or ceiling on the number of second homes or short-term lets.

Future Wales – the National Plan

- 3.6 Future Wales – the National Plan 2040⁴ is the national development framework that sets the direction of development in Wales up to 2040 and forms part of the development plan for an area alongside the Local Development Plan and the Strategic Development Plan (when adopted). Policy 4 - Supporting Rural Communities notes the need to create sustainable and vibrant rural communities. The need to consider how age balanced communities can be achieved is emphasized, where depopulation should be reversed and the role of new affordable and market housing and employment opportunities, local services and greater mobility should be considered in meeting these challenges.

⁴ [Future Wales - the National Plan 2040](#)

Local Housing strategies

Cyngor Gwynedd's Housing Strategy

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

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

- 3.8 In 2020, the Gwynedd Council Housing Action Plan 2020/21-2026/27 was prepared and approved. The purpose of this plan was to establish specific projects, giving the residents of Gwynedd a fair chance to secure suitable homes.

- 3.9 In order to achieve this goal, there are 5 objectives that have been included in the Plan, namely:-

- Objective 1 – To ensure that no one is homeless in Gwynedd
- Objective 2 – To increase the opportunities for Gwynedd residents to obtain a tenancy in a social house
- Objective 3 – To help Gwynedd residents to own a home in their community
- Objective 4 – Gwynedd housing is environmentally friendly
- Objective 5 - Gwynedd housing has a positive influence on the health and well-being of the county's residents

Conwy Council's Housing Strategy

- 3.10 Conwy County Borough Council's Housing Strategy 2018-2023 sets out the vision and plans for housing in Conwy County for the next five years. The vision of the Housing Strategy is:

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

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

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

Cynllun Eryri

- 3.12 Cynllun Eryri is the statutory Management Plan for Eryri National Park Authority, adopted in 2020. One of the key outcomes is Eryri's communities and economy; to ensure that Eryri is a great place to live, develop and work. The aims are:
- Ensure the language, culture and heritage of Eryri is celebrated, supported and strengthened.
 - Jobs and opportunities encourage people to remain in the area.
 - Innovative solutions relating to affordable housing to buy and rent in the area are being implemented.
 - Local communities are supported to thrive in all aspects of well-being.
- 3.13 One of the actions identified in Cynllun Eryri, is to work with partners to address underlying issues and develop innovative solutions to delivering affordable housing that meets local needs. This includes work to influence changes to legislation so that change of use of a dwelling into a holiday home requires planning permission. Introducing and Article 4 Direction in Eryri and this Supplementary Planning Guidance has a direct link to this action.

Local Planning Policy

Eryri Local Development Plan 2016-2031: policies relevant to changes of use under Article 4 Direction –

- 3.14 The statutory development plan for the Eryri National Park local planning authority area is the Eryri Local Development Plan (2016 – 2031) which was adopted on the 6th of February 2019. The adopted Eryri Local Development Plan sets out the Authority's planning policies for the development and use of land in the National Park up to 2031. As a result, compliance with any prospective planning application for a change of use to a second home, short term let accommodation or the specific mixed uses will need to be considered in accordance with national planning policy, the Eryri Local Development Plan, and this supplementary planning guidance.
- 3.15 The Eryri Local Development Plan objectives have been developed taking into account the issues and challenges facing Eryri. Objectives in the Local Development Plan include:
- *Support appropriate developments that meet the housing needs of the local community, giving special consideration to affordable housing for local people.*
 - *Promote measures to encourage developments that support the vitality of the Welsh language and to protect communities from developments that ignore the impact on the Welsh language.*

Strategic Policy A: National Park Purposes and Sustainable Development

- 3.16 The Local Development Plan seeks to ensure that new development promotes the principles of sustainable development in ways which further National Park purposes and duty whilst conserving and enhancing the National Park's 'Special Qualities'. Proposals which compromise National Park purposes will be refused. The following criteria in Strategic Policy A should be taken into consideration in the implementation of the Article 4 Direction to help deliver sustainable development in Eryri:
- *ii. Promote opportunities for the understanding and enjoyment of the 'Special Qualities' of the area by the public.*
 - *iii. Safeguarding and improvement of the health, safety, economic and social well-being of local communities.*
 - *xi: Promotion of development which meets the housing needs of local communities through a mix of dwelling types, and tenures predominantly through affordable housing to meet local need*

Special Qualities

- 3.17 As referred to above the importance of conserving the National Park's Special Qualities is an important focus of the Eryri Local Development Plan. Linked to Strategic Policy A, paragraph 1.31 of the Eryri Local Development Plan states that the future of the National Park should be founded on its national significance, on what makes the National Park special and unique – its local distinctiveness, its 'Special Qualities'. The following are relevant 'Special Qualities' outlined in Cynllun Eryri Plan that were drawn up following extensive engagement and consultation
- *The robust sense of community cohesion, belonging and vibrancy which combine to give a strong 'sense of place'.*
 - *Continuing vibrancy of the Welsh language as the primary language in social and professional environments. This aspect is evident in local place names that reflect the area's cultural heritage.*
- 3.18 Introducing an Article 4 Direction and implementing the Supplementary Planning Guidance to manage the number of second homes and short term let accommodation will contribute towards conserving and enhancing the Special Qualities in line with Strategic Policy A

Strategic Policy G: Housing

- 3.19 Strategic Policy G is the over-arching strategic policy for housing which 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.
- 3.20 One of the existing problems identified in the Eryri Local Development Plan in terms of meeting local housing needs is the proportion of second homes and short-term lets. Explanatory text in paragraph 5.2 states the current housing situation creates difficulties for local people to access the housing market. The accessibility and affordability of housing is an essential factor in securing long term sustainability of our rural communities. These problems are exacerbated by the significant percentage of second and short term lets within the National Park which can have a considerable effect on the sustainability of local communities.
- 3.21 The Article 4 Direction Justification Report provides additional evidence of barriers/problems in terms of meeting local housing needs due to the proportion of second homes and short-term holiday lets. The justification report shows that the percentage of second homes and short-term holiday lets within the National Park boundary was above 17%. It also states that 65.5% of residents, based on the lowest quartile of income and house prices, are priced out of the market.
- 3.22 The purpose of Strategic Policy G is to provide permanent homes to meet the needs of local communities. When a main home changes use to a second home or short term let, it results in the reduction and erosion of the housing stock that is available for permanent residents to buy or rent. In areas with a high proportion of second homes and short term let accommodation, opportunities for members of Eryri's communities to own or rent a permanent home are reduced. The use of a ceiling for the number of second homes and short term let is considered necessary to halt the erosion of the existing permanent housing stock, and to meet the requirement of policy Strategic Policy G.
- 3.23 New build housing and conversions provide opportunities to add to the existing housing stock available as permanent homes. This will act to counteract the loss of dwellings used as main homes to second homes and short-term holiday lets. The requirement of Strategic Policy G for permanent homes will be achieved via a planning condition to ensure that all new build homes, and conversions, be used as a main home (C3) (with the exception of short-term self-catering holiday accommodation as part of a rural enterprise scheme outside the development boundary, see paragraphs 6.2 – 6.3)
- 3.24 As referred to above, national legislation and policy, local strategies and planning policies can be supported with the implementation of the Article 4 Direction. The current housing stock position in Eryri highlighted in the Article 4 Direction Justification Report highlights the need to act urgently in order to meet the needs of Eryri's local communities and realise the vision of national policy and legislation, as well as local plans and policies. This Supplementary Planning Guidance sets out how national and local policies can be applied and provide guidance on when and where applications for second homes and short term lets would likely to be considered acceptable.

4 Threshold for managing second and short-term lets within the existing housing stock

- 4.1 The purpose of the Article 4 Direction is to better manage Eryri's housing stock, prevent any further reduction of the existing housing stock available to local communities, ensure that the amenities of the residents are protected and to protect communities that offer opportunities for people to live and work in them. Planning Policy Wales (paragraph 4.2.5) supports the use of a cap or ceiling on numbers where there is evidence of localised issues such as the prevalence of second homes and short term lets. As stated in section 3, the purpose of Strategic Policy G is to provide permanent homes for local communities. Strategic Policy A seeks to ensure sustainable development whilst conserving and enhancing the National Park's 'Special Qualities'; these include a robust sense of community cohesion, belonging and vibrancy which combine to give a strong 'sense of place'.
- 4.2 In areas that have a high percentage of second homes and short term let accommodation, the aim is to prevent further increases and to stabilise the numbers by not permitting further changes of use of existing housing stock from main homes. Based on a review of evidence and data, the point at where intervention is required is set at 15% of the total housing stock. To ensure balanced and sustainable communities in accordance with policies Strategic Policy G and Strategic Policy A, there is a presumption against the provision of additional second homes (C5) and short-term lets (C6) where the total exceeds 15% of the total housing stock.

There is a presumption against applications for a change of use of existing dwellings from a main home (C3) to a second home (C5), short-term let accommodation (C6) and the specific mixed uses; when the existing combination of second home (C5) and short-term let accommodation (C6) within the Community/Town Council area is 15% or higher of the total housing stock.

- 4.3 The combined percentage of second homes and short-term lets for each community council area is shown in Appendix B. The SPG will be updated annually with up-to-date percentages. The percentage used for assessing planning applications will be that of the most recently published SPG (see paragraphs 10.1-10.3 for further information).

5 Other Considerations

- 5.1 Applications for a change of use from a main home to a second home, short-term let accommodation and mixed uses will be assessed and determined against the relevant policies of the Eryri Local Development Plan and all other material considerations. Eryri Local Development Plan Development Policy 1: General Development Principles is one of the relevant policies of the development plan. It states that proposals must be acceptable in terms of their impact on the landscape, natural environment and cultural heritage, opportunities for understanding and enjoyment, quality and design, sustainable use of resources, amenity.
- 5.2 Development Policy 1, with relevance to proposals for change of use to second homes and short-term let accommodation, requires consideration of potential impacts upon residential amenities.
- Location – If the location is rural and there are no other residential properties in close proximity, adverse impacts on amenity are less likely. Proposals in residential areas will have more potential for harm to residential amenity, for example, from increased noise and traffic movements.
 - If there is a high proportion of existing second homes and short term lets in the immediate locality, for example on a street, further second homes and short term lets could result in increased negative impacts upon residential amenity.
 - Size of property: larger properties can have a greater capacity for guests. Where there are greater numbers of guests, there is increased potential for noise and disturbance. Both the number and size of rooms will be taken into consideration.
 - The adequate provision of car parking on the site or on the street will be a consideration.
- 5.3 Consideration will be given to any adopted Place Plan. Strategic Policy A: National Park Purposes and Sustainable Development, criteria xv) supports enabling the production of Place Plans and adopting as Supplementary Planning Guidance where appropriate. Place plans must be in accordance with the Local Development Plan policies.
- 5.4 Proposals that are in connection with a genuine community led venture or project may be looked on favourably. A proposal that would be part of a wider scheme by a formal community led group, that would benefit other community facilities or services, may be considered favourable, in areas that are above the threshold.
- 5.5 Application to change from Use Classes C5 to C6, or C6 to C5, will be considered on a case-by-case basis, against the relevant policies of the local development plan and all other material considerations.
- 5.6 The purpose of this Supplementary Planning Guidance is not to cover every eventuality. Each case will be assessed on its own individual merits, alongside the relevant Local Development Plan policies and all other material considerations.

6 Conversions to residential uses under Eryri Local Development Plan Policies DP 9 and DP30

- 6.1 As has been outlined in Section 3, the purpose of Strategic Policy G is to provide permanent homes to meet the needs of local communities. Conversions provide opportunities to add to the existing housing stock available as permanent homes. This will act to counteract the loss of dwellings used as main homes to second homes and short-term holiday lets. The requirement of Strategic Policy G for permanent homes will be achieved via planning condition to ensure that dwellings provided via conversions are to be used as a main home (C3), (with the exception of short-term self-catering holiday accommodation as part of a rural enterprise scheme under Development Policy 9).

The relevant Eryri Local Development Plan Policies for conversions are:

- **Development Policy 9: Conversions and change of use of rural buildings.**
- **Development Policy 30: Affordable Housing.**

Development Policy 9: Conversions and change of use of rural buildings

- 6.2 This policy supports the conversion or change of use of redundant rural buildings outside any housing development boundary where the proposal will be for affordable housing to meet local need, an employment use, short term self-catering holiday accommodation as part of a rural enterprise scheme, or an open market dwelling with the payment of a commuted sum provided.
- 6.3 Proposals for conversion to short-term self-catering holiday accommodation will only be permitted if they form part of a rural enterprise scheme (For further information of rural enterprise schemes, please refer to Technical Advice Note 6⁵, para 4.3.2, and Supplementary Planning Guidance 8: Visitor Accommodation⁶). In cases where a commuted sum is paid, proposals for C5 and C6 uses will not be supported. A planning condition will restrict the use of dwellings to main homes (C3). For proposals where affordable units form part of the scheme, a planning condition will restrict the use of the remaining units to main homes (C3).

Development Policy 30: Affordable Housing.

- 6.4 This policy requires an affordable housing contribution for all conversions; 50% or a commuted sum contribution for one dwelling. Alternatively, the conversion can be an affordable dwelling with local occupancy conditions. For proposals where affordable units form part of the scheme, the remaining units will be restricted to main homes (C3) by planning condition. Where a commuted sum is paid, proposals for C5 and C6 uses will not be supported.
- 6.5 Planning applications to remove or vary conditions limiting the use of converted buildings to a main home (C3) under policies Development Policy 9 and Development Policy 30, will be resisted. Planning permission for conversions to C3 uses are granted under the purpose and requirements of Strategic Policy G, to provide

⁵ Technical Advice Note 6, July 2010, Welsh Government

⁶ Supplementary Planning Guidance 8: Visitor Accommodation; January 2020, Eryri National Park Authority

opportunities to add to the existing housing stock available as permanent homes. The policy requirements of Strategic Policy G will remain relevant for any subsequent planning application to remove or vary a condition.

7 New build housing under Eryri Local Development Plan Policies

- 7.1 Planning Policy Wales states that for the areas to which such an Article 4 Direction applies, restrictions by condition or obligation should be placed on all new homes limiting their use to sole or main residences.
- 7.2 As has been outlined in Section 3, the purpose of Strategic Policy G is to provide permanent homes to meet the needs of local communities. Strategic Policy G is the over-arching strategic policy for housing, guiding the development policies. The relevant policies for new housing are
- **Strategic Policy G**
 - **Development Policy 30: Affordable Housing.**
- 7.3 New build housing provides opportunities to add to the existing housing stock available as permanent homes. This will counteract the loss of dwellings used as main homes to second homes and short-term holiday lets. The requirement Strategic Policy G for permanent homes will be achieved by restricting all new dwellings to a main home (C3) by planning condition.
- 7.4 Planning applications to remove or vary conditions limiting the use of new housing to a main home (C3) under policies Strategic Policy G and Development Policy 30, will be resisted. Planning permission for new homes as main homes (C3) are granted under the purpose and requirements of Strategic Policy G, to provide opportunities to add to the existing housing stock available as permanent homes. The policy requirements of Strategic Policy G will remain relevant for any subsequent planning application to remove or vary a condition.

Issues of scheme viability

- 7.5 Planning applications that raise issues of scheme viability to deliver affordable housing (as per SPG 4: Affordable Housing), must consider the use class from the outset. There will be a presumption that all units will be restricted to a main home by planning condition. A financial viability appraisal must take into account the use class of each housing unit within its findings.

8 Keeping records of the use

- 8.1 It is advisable that owners of second homes and short-term let accommodation collect evidence and keep a record that shows the type of use of the property, and the periods of occupation (e.g., tax records or letting transfers/invoices/marketing/logbook). This evidence can be used to support your case should the use be questioned in the future.
- 8.2 To obtain formal confirmation of the existing legal use of a property, an application can be submitted for a Lawful Development Certificate to the Local Planning Authority. A Lawful Development Certificate confirms that the current use of the building is legal, and that planning permission is not required for that use. It is not compulsory to obtain a Lawful Development Certificate, however, there may be circumstances where it may be useful to confirm that the use of the property is legal, e.g. if you are looking to sell your property. Further details on submitting an application can be found on the Authority's website

9. Compliance

- 9.1 The Article 4 Direction removes permitted development for certain changes between use classes, as specified in paragraph 2.26 and shown in table 2 of Appendix C, meaning that planning permission is required. Any material changes of use that occur between the use classes without the necessary planning permission will be unauthorised and could result in the Authority taking enforcement action.

10. How second homes and short term lets data will be collated and published:

- 10.1 The data used to calculate the percentage of second homes and short-term holiday lets within each area is provided by Gwynedd and Conwy Local Authorities. Second homes are those properties paying a second home premium on Council Tax. Short term lets are those that are on the non-domestic, business rates register. It is acknowledged that this data is not conclusive, and research suggests it underestimates the actual numbers⁷, however it is the most reliable source available and allows each area to be treated consistently.
- 10.2 The percentage is based on the combined numbers of properties paying council tax premium rates for second homes and non-domestic business rates for short term lets within the community council area of the proposal. The percentage is that of the whole housing stock, including short term holiday lets paying non-domestic rates. For Community Councils that are only partly within the National Park, the data for the whole Community Council area is used.
- 10.3 The percentage of each community council area is included in Appendix B. The Supplementary Planning Guidance will be updated annually with up-to-date percentages and published on the Authority's website. The percentage used for assessing planning applications will be that of the most recently published Supplementary Planning Guidance.

⁷ Paper justifying the introduction of the Article 4 Direction(March 2024) is available to view on the Article 4 Direction page of the Authority's website

Appendix A: Copy of the Article 4 Direction

**AWDURDOD PARC CENEDLAETHOL ERYRI / SNOWDONIA NATIONAL PARK AUTHORITY
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995
(AS AMENDED BY THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT ETC) (AMENDMENT) (WALES) ORDER 2022)
NON-IMMEDIATE DIRECTION MADE UNDER ARTICLE 4(1) RESTRICTING PERMITTED
DEVELOPMENT IN THE ERYRI/SNOWDONIA NATIONAL PARK LOCAL PLANNING
AUTHORITY AREA**

WHEREAS

1. Awdurdod Parc Cenedlaethol Eryri/Snowdonia National Park Authority ("the Authority") is the local planning authority in respect of the area of land specified in this Direction.
2. The Authority is satisfied that it is expedient that a development of the description(s) set out in Schedule 1 below should not be carried out on the land in the Eryri/Snowdonia National Park shown edged red on the attached plan at Schedule 2 ("the Land") unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990 (as amended).

NOW THEREFORE the said Authority in pursuance of the power conferred on them by Article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) hereby direct that the permission granted by Article 3 of the said Order shall not apply to development on the said Land of the description(s) set out in Schedule 1 below.

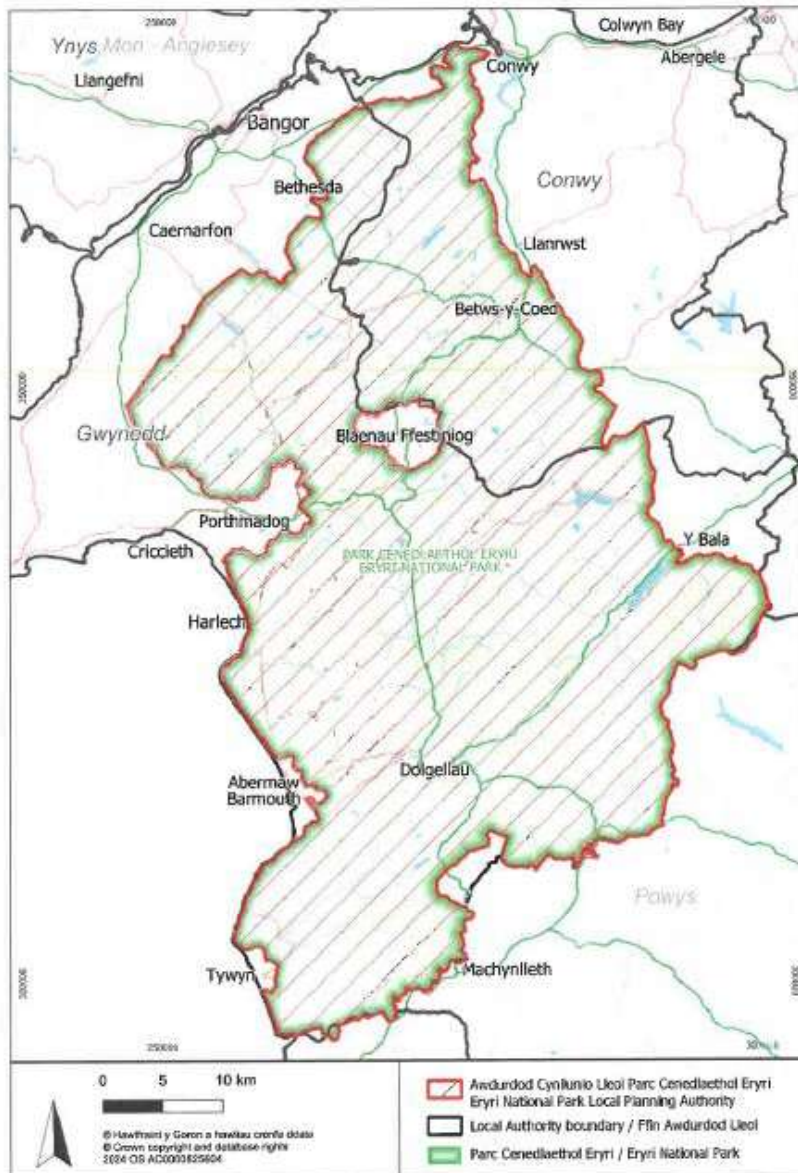
This Direction is made under Article 4(1) of the said Order and in accordance with the Order is confirmed and shall take effect on 1st of June 2025.

Schedule 1 – Permitted Development Rights Restricted

The following descriptions of development referred to in Class I of Part 3 of Schedule 2 of the said Order:

- (1) Development consisting of a change of use of a building
 - (a) from a use falling within Class C3 (dwellinghouses, used as sole or main residences) of the Schedule to the Use Classes Order —
 - (i) to a use falling within Class C5 (dwellinghouses, used otherwise than as sole or main residences) of that Schedule;
 - (ii) to a use falling within Class C6 (short-term lets) of that Schedule;
 - (iii) to a mixed use combining use as a dwellinghouse within Class C3 (dwellinghouses, used as sole or main residences) with a use falling within Class C6 (short-term lets) of that Schedule;
 - (iv) to a mixed use combining use as a dwellinghouse within Class C5 (dwellinghouses, used otherwise than as sole or main residences) with a use falling within Class C6 (short-term lets) of that Schedule;
 - (b) from a use falling within Class C5 (dwellinghouses, used otherwise than as sole or main residences) of the Schedule to the Use Classes Order —
 - (i) to a use falling within Class C6 (short-term lets) of that Schedule;
 - (ii) to a mixed use combining use as a dwellinghouse within Class C5 (dwellinghouses, used otherwise than as sole or main residences) with a use falling within Class C6 (short-term lets) of that Schedule;
 - (iii) to a mixed use combining use as a dwellinghouse within Class C3 (dwellinghouses, used as sole or main residences) with a use falling within Class C6 (short-term lets) of that Schedule;
 - (c) from a use falling within Class C6 (short-term lets) of the Schedule to the Use Classes Order—
 - (i) to a use falling within Class C5 (dwellinghouses, used otherwise than as sole or main residences) of that Schedule;
 - (ii) to a mixed use combining use as a dwellinghouse within Class C5 (dwellinghouses, used otherwise than as sole or main residences) with a use falling within Class C6 (short-term lets) of that Schedule;
 - (d) from a mixed use combining uses falling within Class C3 (dwellinghouses, used as sole or main residences) and Class C6 (short-term lets) of the Schedule to the Use Classes Order—
 - (i) to a use falling within Class C5 (dwellinghouses, used otherwise than as sole or main residences) of that Schedule;
 - (ii) to a use falling within Class C6 (short-term lets) of that Schedule;
 - (iii) to a mixed use combining use as a dwellinghouse within Class C5 (dwellinghouses, used otherwise than as sole or main residences) with a use falling within Class C6 (short-term lets) of that Schedule;
 - (e) from a mixed use combining uses falling within Class C5 (dwellinghouses, used otherwise than as sole or main residences) and Class C6 (short-term lets) of the Schedule to the Use Classes Order—
 - (i) to a use falling within Class C5 (dwellinghouses, used otherwise than as sole or main residences) of that Schedule;
 - (ii) to a use falling within Class C6 (short-term lets) of that Schedule.

Schedule 2 – Plan of National Park



00 2894

h. J. Jones

THE COMMON SEAL OF AWDURDOD PARC
CENEDLAETHOL ERYRI was hereunto affixed
in the presence of:-


Authorised Signatory




00 2895

On the 22nd day of March 2024

Confirmed under the Common Seal of Awdurdod Parc Cenedlaethol Eryri

On this 22nd day of January 2025

THE COMMON SEAL of
AWDURDOD PARC CENEDLAETHOL ERYRI was hereunto
affixed to this Direction in the presence of:-


Authorised Signatory



00 2944

On the 22nd day of January 2025

Appendix B: List percentages of second homes and short-term lets per Community Council Area: 2025

Cyngor Cymuned/Tref - Community/Town Council	Canran cyfunol o ail gartrefi ag llety gosod tymor byr - Percentage of combined second homes and short-term lets
ABER	3.3%
ABERDYFI	45.3%
ABERMAW	17.9%
ARTHOG	19.9%
BALA	4.9%
BEDDGELERT	34.4%
BETWS GARMON	22.0%
BRITHDIR & LLANFRACHETH	19.0%
BRYNCRUG	9.7%
CLYNNOG	11.9%
CORRIS	9.2%
DOLBENMAEN	13.5%
DOLGELLAU	10.5%
DYFFRYN ARDUDWY	12.9%
FFESTINIOG	8.0%
HARLECH	16.5%
LLANBEDR	18.9%
LLANBERIS	9.0%
LLANDDEINIOLEN	3.1%
LLANDDERFEL	11.1%
LLANDWROG	5.1%
LLANDYGAI	3.4%
LLANEGRYN	11.9%
LLANELLYD	16.9%
LLANFAIR	28.4%
LLANFIHANGEL Y PENNANT	21.4%
LLANFROTHEN	8.4%
LLANGELYNIN	17.1%
LLANGYWAIR	13.3%
LLANLLECHID	4.8%
LLANLLYFNI	3.6%
LLANUWCHLYN	10.7%
LLANYCIL	12.0%
MAENTWROG	14.6%
MAWDDWY	14.3%
PENNAL	20.6%
PENRHYNDEUDRAETH	6.1%
TALSARNAU	18.0%

TRAWSFYNYDD	12.9%
TYWYN	12.1%
WAUNFAWR	5.3%
Y GANLLWYD	15.6%
BETWS Y COED	20.8%
BRO GARMON	19.2%
BRO MACHNO	21.5%
CAERHUN	10.2%
CAPEL CURIG	24.8%
CONWY	4.8%
DOLGARROG	1.9%
DOLWYDDELAN	16.7%
HENRYD	13.8%
LLANFAIRFECHAN	3.2%
LLANRWST	2.5%
PENMAENMAWR	4.6%
TREFRIW	8.6%
YSBYTY IFAN	15.2%

Appendix C: Permitted and restricted changes between the use classes

Table 1 shows the changes between the use classes that are a permitted development, meaning it is not necessary to apply for planning permission.

Table 2 shows the changes of use between the use classes that require planning permission due to the Article 4 Direction.

Table 1

Current Use Class	Permitted Development Rights to Change to:
C5	C3
C6	C3
C6	Mixed C3 and C6
Mixed C3 and C6	C3
Mixed C5 and C6	C3
Mixed C5 and C6	Mixed C3 and C6

Table 2

Current Use Class	Planning permission required to change to:
C3	C5
C3	C6
C3	Mixed C3 and C6
C5	C6
C5	Mixed C5 and C6
C5	Mixed C3 and C6
C6	C5
C6	Mixed C5 and C6
Mixed C3 and C6	C5
Mixed C3 and C6	C6
Mixed C3 and C6	Mixed C5 and C6
Mixed C5 and C6	C5
Mixed C5 and C6	C6



Welsh Language Impact Assessment

Supplementary Planning Guidance: Implementing the Article 4 Direction

The Proposal:

The Notice to introduce an Article 4 Direction under the Town and Country Planning (General Permitted Development) Order 1995 was served on the 12th of April 2024. Following this a comprehensive public engagement process was undertaken between the 12th of April and the 24th of May 2024. The consultation attracted 355 written response which were thoroughly considered and responded to in detail.

The Authority's Planning and Access Committee confirmed the implementation of the Article 4 Direction on the 22nd of January 2025, which means that it will become operational on the 1st of June 2025.

This draft Supplementary Guidance has been produced primarily to provide detailed information on how policies contained in the revised Eryri Local Development Plan (2016-2031) will be applied in practice. It also sets out how the Article 4 Direction sits within the wider National Policy context as well as how it aligns with Cynllun Eryri (Eryri's National Park Management Plan) and with the Authority's adopted Wellbeing Objectives.

The Purpose / Aim of the Proposal:

The purpose of the Supplementary Planning Guidance is to:

- Set the context of the Article 4 Direction;
- Provide guidance on the relevant Use Classes and the effect of the Article 4 Direction upon permitted development rights;
- Provide guidance to users of the planning system on which current planning policies are relevant, and how they will be applied;
- Provide guidance on how planning applications for changes of use required by the Article 4 Direction will be assessed; and to
- Clarify interaction with other policies.

By introducing the Article 4 Direction, the long-term aim is to create sustainable communities, ensuring a sufficient supply and a suitable choice of housing that meets the needs of local people. High numbers of holiday accommodation and second homes ("holiday homes") can be a real threat to the social, cultural and economic prosperity of communities across Eryri.

The core objective of introducing the intervention is the hope that over the longer term the Authority can protect and maintain Welsh-speaking communities, through offering opportunities for people to live and work within them.

To this end a detailed document which provided evidence to justify the introduction of the Article 4 Direction was prepared as part of the comprehensive public engagement process in 2024, as well as a full [Welsh Language Impact Assessment](#).

As this document is solely on how in practical terms the Article 4 Direction will be applied; the issues set out in the original Welsh language Impact Assessment will not be revisited here, as they have already been addressed. Rather, this document will focus only on any impacts that can be identified on the ability of people to use the Welsh language and on identifying any possibilities where the Welsh language may be treated less favourably than English in the process, and what mitigation measures or improvements can be put in place.

Who will this Proposal Effect?

This document is for Planning Officers and Staff, Planning Professionals and members of the public using the planning system.

Direct Impacts of this Proposal on the Welsh Language

The development of this Supplementary Planning Guidance follows the same long-established process already in place within the Authority, which includes a full public consultation and scrutiny by Authority Members. This is a fully bilingual process, with all correspondence and documents available in Welsh and English, set out in identical size and layout which does not favour or make more prominent either language over another. This ensures that the process is fully compliant with the Authority's Welsh Language Policy and reflects the overall ethos of the Authority.

No direct impact has therefore been identified on the opportunities for people to use the Welsh language when considering and responding to the consultation.

The consultation will also ask for any additional impacts that this assessment may have overlooked, and these will be considered thoroughly, and changes made if necessary, before the Supplementary Planning Guidance is adopted.

Once implemented, the process for submitting a planning application under the Article 4 Direction will follow the long-established current planning application process within the Authority. This already ensures that all application forms and guidance notes (paper and electronic) are available in both Welsh and English, with both languages being used identically i.e. using the same font, size and layout.

The whole planning application process in terms of written documentation can be submitted entirely through the Welsh language. This includes written or electronic correspondence with the Planning Officer, Planning Technicians and other planning service staff, without any additional delay in response.

Due to the current number of fluent Welsh speakers in the Authority's planning service, it will always be possible to have a verbal discussion regarding a planning application through the medium of Welsh.

Therefore, due to the above reasons, no new or additional direct impacts have been identified on the ability of people to use the Welsh language or on treating the Welsh language no less favourably than the English language, other than the current positive action in place by the Authority which is in-built within the planning process.

Direct Impact: Neutral

Indirect Impacts of this Proposal on the Welsh Language

The draft Supplementary Planning Guidance sets out a 15% threshold for short term lets or second homes in a community and once reached, control measures will be implemented to restrict further increases. The data will be derived from Council Tax records provided by both Cyngor Gwynedd and Conwy County Borough Council as the most reliable source of data available.

This data will be updated annually, thus ensuring that the decisions made by the Planning Officers when deciding on planning applications for change of use, utilises the most up to date information available. This lessens the risk that there will be indirect negative effects on Welsh language communities due to decisions being made based on out of date information.

The guidance makes clear that each application will be assessed on its own merits alongside the relevant policies within the Eryri LDP and all other material considerations. The guidance specifically notes that any developments that are in connection with a genuine community led venture or project may be looked upon favourably.

As with any policy there will always be individual cases which will not fit the narrative for the overall aim of the policy, and may have a negative impact on a local family living within that community. However, it is difficult to identify a scenario by which refusing to grant permission to turn a current permanent dwellinghouse into a second home or short term holiday let will indirectly lead to a negative impact on the number of Welsh speakers within that community. That being said, should such a case arise and compelling evidence supports this, the guidance makes clear that these material considerations will be taken into account.

The guidance notes clearly that it is not intended to cover every eventuality. This along with the inbuilt flexibility to consider each case on its own merits is sufficient to state that implementing the Article 4 Direction using this guidance document will not have a negative effect on the ability of people to use the Welsh language or on treating the Welsh language no less favourably than the English language within Eryri communities.

Indirect Impact: Neutral

Additional Considerations

During the public consultation process, the Authority would like to hear views on whether there are additional direct or indirect impacts on the Welsh language that need to be considered, and which have not been identified in this assessment. Those impacts could be positive or negative.

For any additional negative direct or indirect impacts identified on the Welsh language, the Authority would also like to seek views on what changes can be made to this proposal to mitigate the negative effects.

Update following Analysis of Consultation Responses (April 2025)

Following the consultation period, the responses received to the language impact assessment regarding how the Article 4 Direction is to be implemented and the process that will be followed, were analysed.

In all, 19 direct responses were received on the language impact assessment. However, the majority commented on the overall policy decision to introduce the Article 4 Direction in the first place rather than any implications on the language that may arise from using the guidance to implement the policy. Ten people were against the introduction of the Direction and four were in support. Issues around loss of employment due to a reduced number of tourists and the lowering of house values for locals were the primary concerns; whilst those in support believed that it would protect the communities of Eryri and also assist traditional holiday

accommodation providers such as hotels and B&Bs who are valuable local employers.

However, these issues have been considered and addressed at length in the original Welsh language impact assessment, and where available data and evidence has been provided to clarify employment numbers in the tourism industry. The Article 4 Direction has already been approved and will be implemented on the 1st of June 2025 therefore these are moot points.

One new concern was raised in that lower house prices are attracting people to move into Eryri communities (especially coastal communities) to retire, the majority of whom will not be Welsh speakers. The Authority and its partners will need to monitor this as a development closely, and will need to consider steps to take with our partners, as part of our Welsh Language Promotion Strategy, to encourage incomers into Eryri to learn Welsh.

One other concern is the possible displacement of second homes and holiday lets to neighbouring communities outside of Eryri or Gwynedd where there is no Article 4 Direction, or where the threshold of 15% has not yet been met, and this could have a negative impact on Welsh language in these areas. The respondent suggested that monitoring of levels of these uses in neighbouring areas will be required.

It has already been established that close monitoring of the effects of the Direction will be required by us and Cyngor Gwynedd, as this is unprecedented and therefore it is impossible to predict every possible effect. A robust monitoring framework will be established by the policy service and further mitigation measures will be considered if any unintended consequences are identified in the future.

Conclusion: No adverse impacts identified from the consultation that would require changes to the Supplementary Planning Guidance

	Date
Impact assessment completed for first consultation:	14.01.2025
Assessment updated:	30.04.2025
Further updates:	
Final assessment:	02.05.2025

<u>Rhif Eitem / Item No.</u>	<u>Cyfeirnod / Reference No.</u>	<u>Disgrifiad / Description.</u>	<u>Swyddog Achos / Case Officer</u>
1	NP2/16/442	Creu llwybr troed drwy goetir i gynnwys llwybrau pren dyrchafedig, pontydd, cyfeirbyst, meinciau a phaneli dehongli yng Nghoed Hendre Ddu, Cwm Pennant, Garndolbenmaen. LL51 9AX / Creation of footpath link through woodland to include raised boardwalks, bridges, waymarkers, benches and interpretation panels at Coed Hendre Ddu, Cwm Pennant, Garndolbenmaen. LL51 9AX	Miss Sophie Berry
2	NP4/29/527	Codi un tŷ marchnad agored Tir ger Tryfan, Penmachno. LL24 0YE / Construction of one open market dwelling Land adjoining Tryfan, Penmachno. LL24 0YE	Mr. Richard Thomas
3	NP5/50/532J	Dileu Amod 3 (cyfyngiad ar adwerthu bwyd poeth oddi ar eiddo ynghlwm i Ganiatad Cynllunio NP5/50/532C dyddiedig 11/03/2016 Uned 2, Wharf Gardens, Aberdyfi. LL35 0EE / Removal of Condition 3 attached to Planning Permission NP5/50/532C, Unit 2, Wharf Gardens, Aberdyfi. LL35 0EE	Mr. David Pryce Jones
4	NP5/53/130H	Inswleiddio a gosod cladin a phaneli solar newydd i Ganolfan Wardeiniaid APCE, gosod camerâu ANPR a Theledu Cylch Cyfyng (CCTV), a chodi giât mynediad Newydd, Canolfan Warden a Maes Parcio, Llyn Tegid, Y Bala. / Insulate and affix new cladding and solar panels to the ENPA Warden Centre, install ANPR and CCTV cameras, and erect new entrance gate, Warden Centre and Car Park, Llyn Tegid, Y Bala.	Mr. Richard Thomas
5	NP5/70/122A	Adnewyddu toiledau presennol a gosod cladin allanol newydd, adnewyddu lleoedd parcio presennol a chreu lleoedd newydd, gosod camerâu ANPR a CCTV, a gosod giât mynediad Newydd, Maes Parcio Parc Cenedlaethol Eryri, Llangywer. / Renovate existing toilets and install new external cladding, renew existing parking spaces and create new spaces, install ANPR and CCTV cameras, and install a new entrance gate, Parc Cenedlaethol Eryri Car Park, Llangower. LL23 7DA	Mr. Richard Thomas

MEETING	Planning and Access Committee
DATE	25 th June 2025
TITLE	PLANNING APPLICATION NP2/16/442 CREATION OF FOOTPATH LINK THROUGH WOODLAND TO INCLUDE RAISED BOARDWALKS, BRIDGES, WAYMARKERS, BENCHES AND INTERPRETATION PANELS AT COED HENDRE DDU, CWM PENNANT, GARNDOLBENMAEN. LL51 9AX
REPORT BY	Planning Officer
PURPOSE	Addendum Report

1. Background

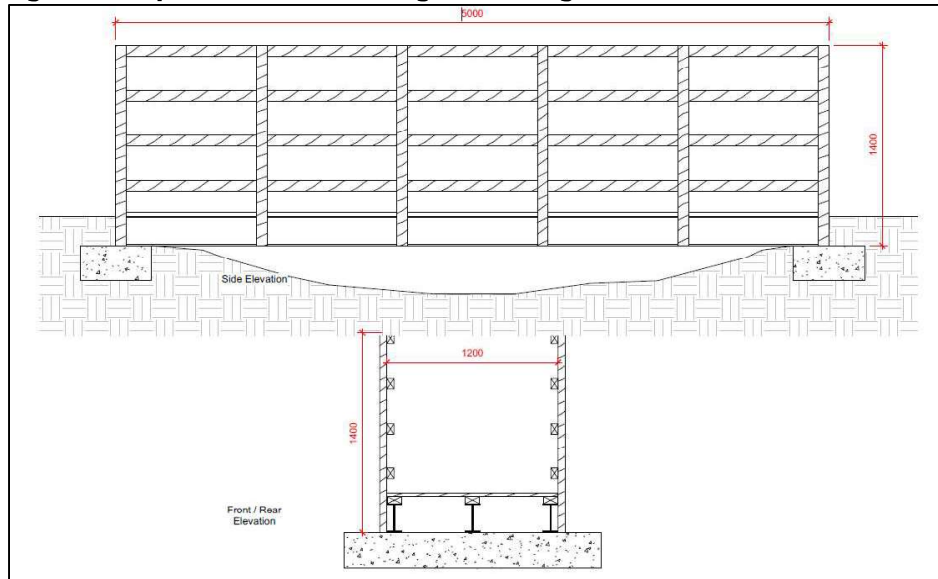
This application was discussed by members at the last Planning and Access Committee meeting on the 21st May 2025.

At that time, the application included the provision of two temporary structures, comprising a temporary classroom and portaloo to be erected for a period of 30 days to facilitate educational sessions led by Non-governmental Organisations. Members raised concerns with regard to the nature of the uses to which the temporary structures would facilitate and the appearance of the portaloo in particular, and wanted to defer the application for further information to be submitted. Subsequently, the applicant has decided to remove the temporary structures from the application and will instead utilise their permitted development rights for a maximum period of 28 days in any calendar year. Any period in excess of this will require planning permission and could be subject to enforcement action should the structures be erected without obtaining the relevant consent. The description of the application has been amended accordingly.

Members also raised queries with regard to the level of accessibility provided by the new pathway (routeway 7) and bison bridge. At the time of writing comments had not been received from the Public Rights of Way Officer, although if these are received prior to the Committee date they will be reported to Members. The applicant has confirmed that the new path, boardwalk and bridge are not envisaged to be all ability walkways but to enable the linking of two existing Public Rights of Way (Dolbenmean 103 and 104), providing access to Cae Amos Bothy and the neighbouring woodland at Moefre. Despite this, the applicant has submitted amended drawings to clarify

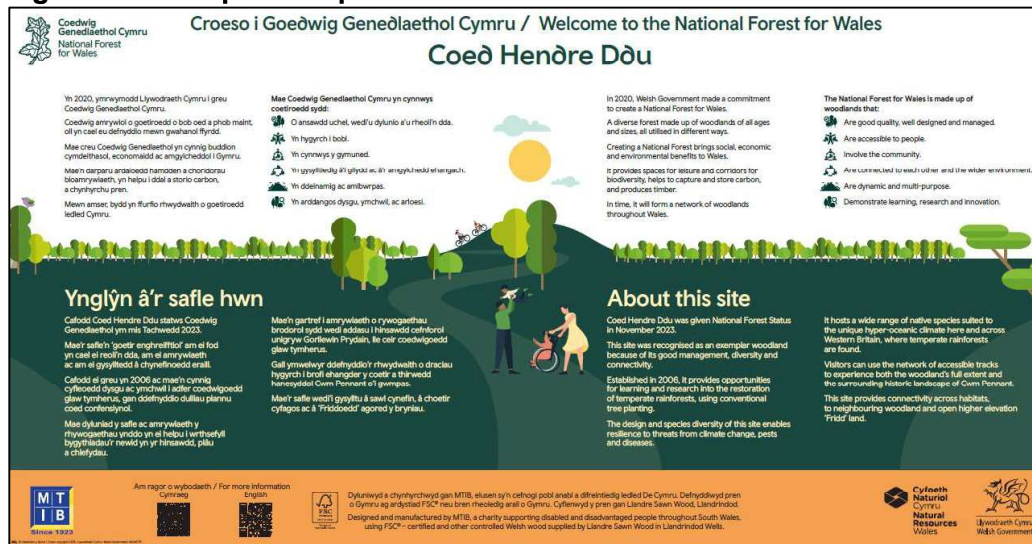
that access on and off the bridge will be level with no step. This updated drawing is shown below.

Figure 1: Updated Bison Bridge Drawing



Members also queried the need for interpretation panels and requested to see an example panel. The principle of the panels complies with the aims of the LDP, as confirmed in the previous officer report. The applicant has provided an example for Members, this is shown below. It is important to note that the contents of the panels are not a planning matter.

Figure 2: Example Interpretation Panel Content



Members queried the justification for the proposed access improvements on private land. Members are reminded that the improvement in accessibility complies with the aims of the LDP. Coed Hendre Ddu is part of the National Forest for Wales, a Welsh Government supported initiative. The applicant has confirmed that the landowner is a Trustee of the The North Wales Wild Life

Trust and his interest is to see the woodland managed in a way which enables people to share and enjoy its peace and tranquillity whilst it progresses to becoming a viable part of the Celtic Rainforest in the years ahead. They have provided the following justification for the project:

“The project has been designed to enable the woodland to deliver across Welsh Government's six outcomes sought for its exemplar woodlands which constitute the National Forest. These are; well managed woods which are accessible to the general public, involve communities, connect with neighbouring woods offer learning opportunities and disseminate knowledge. This cannot be done in Hendre Ddu with the current access provision and lack of signage”

An additional letter of support has been received from the Campaign for Protection of Rural Wales. It emphasises that the project meets the National Forest of Wales objectives of public access, connectivity, quality design and management, and multipurpose use. They view the proposals as having a critical role in integrating the three areas of woodland and opening up the network of amenity paths for safe community access, facilitate waling and hiking and reduce pressure in other Eryri hotspots.

2. Conclusion

As previously noted, Members deferred the decision in relation to this application for further information to be obtained from the applicant with regards to the temporary structures, access features and justification for the proposals.

The applicant has since amended the description of the application to remove the temporary structures and so these no longer remain to be considered as part of the application.

Additional information has been provided in relation to the Bison Bridge and interpretation panel content as well as justification for the proposal.

The officer's recommendation remains to grant planning permission although, owing to the change in description the suggested conditions have been altered to remove reference to the temporary structures as follows:

- 1) The development hereby permitted shall be retained in accordance with the following approved plans and documents:
 - Map 1a Location Plan (2 May 2024)
 - Map 2a Locations: Footbridge, exist gate, boardwalk, Track 7 and Waymark (2 May 2024)
 - Map 3a Location of Waypointers
 - Map 4 Viewpoints and orientation panels (2 May 2024)

- Map 7 Location of orientation boards (2 May 2024)
 - Map 8 Location of Interpretation Panels
 - Map9 Location of Benches (2 May 2024)
 - OBS-2024-008 GA003 Rev A - Bison Bridge (29 May 2025)
 - OBS-2024-008 GA004 - Sleeper bridge (2 May 2024)
 - OBS-2024-008 GA002 - boardwalk (2 May 2024)
 - OBS-2024-008 GA001 - track sections (2 May 2024)
 - OBS-2024-008 GA005 - waymarker (2 May 2024)
 - OBS-2024-008 GA006 - bench (2 May 2024)
 - OBS-2024-008 GA008 - Orientation board (2 May 2024)
 - OBS-2024-008 GA007 Interpretation Board (2 May 2024)
 - Design and Access Statement (8 March 2024)
 - Ecological Walkover, Enfys Ecology, dated 29 Jan 2024
 - email from Gerwyn Jones to Richard Thomas 18 Aug 2024 containing letter ref OBS-2024-009/GL01
- 2) 75 No development shall take place until details of the materials and finishes of the bison bridge, boardwalk, waymarkers, interpretation panels and orientation boards and benches have been submitted to and approved by the local planning authority by means of a formal application. Development shall be carried out in accordance with the approved details.
- 3) Prior to the commencement of development, a pollution prevention plan detailing how water courses and water sources will be protected during all phases of the development shall be submitted to and approved by the local planning authority by means of a formal application, The approved plan shall be strictly adhered to.
- 4) All signage including waymarkers, interpretation panels and orientation boards shall be in both Welsh and English.
- 5) 15 Construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 09:00 to 13:00 on Saturdays and at no time on Sundays or Public Holidays.

Reasons:

- 1) To define the permission and for the avoidance of doubt.
- 2) 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.
- 3) For the avoidance of doubt and in order to protect the biodiversity, the environment of the area and the visual impact on the wider landscape in accordance with Eryri Local Development Plan Policies and in particular policies 1, A and D
- 4) To support the Welsh Language and the Social and Cultural fabric of communities in compliance with DP18
- 5) 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.

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

Date: 21-May-2025

Application Number: NP2/16/442

Date Application Registered: 10/05/2024

Community: Dolbenmaen

Grid Reference:

Case Officer: Miss Sophie Berry

Location:

Coed Hendre Ddu, Cwm Pennant,
Garndolbenmaen. LL51 9AX

Applicant:

Chris Brown
Flat 3
85 Weston Street,
London
SE1 3RS

Description:

Creation of footpath link through woodland
to include raised boardwalks, bridges,
waymarkers, benches, interpretation
panels, shelter and 'Portaloo'

Summary of the Recommendation:

To GRANT permission subject to conditions relating to:

- Accordance with approved plans.
- signage to be in English and Welsh
- submission of details of materials and finish
- submission of pollution prevention plan
- submission of details of contract for temporary toilet
- hours of construction
- limit days of temporary structures to 30 per calendar year.

Reason(s) Application Reported to Committee:

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

Land Designations / Constraints:

Outside settlement boundary.
Mineral Safeguarding Area - Sandstone
Area of Natural Beauty
Within 300m of Scheduled Ancient Monument (Castell Caerau)
Adjacent to Craig-Y-Garn SSSI
Public Rights of Way

Site Description:

The application site is located at Coed Hendre Ddu, a privately owned deciduous woodland. It is located below and east of Craig-y-Garn, a Site of Special Scientific Interest (SSSI). Cwm Pennant straddles the boundary to the west and south. Hendre Ddu quarry is located in the central part of the site, on the eastern slopes of Craig-Y-Garn

The area comprises vast areas of open grassland between woodland areas. It is traversed by several existing tracks, including Public Rights Way. Coed Hendre Ddu has been awarded National Trust Forest Status as one of 23 woodlands in Wales.

The application site is within an Area of Natural Beauty and a mineral safeguarding zone.

Proposed Development:

The proposal aims to improve connectivity between woodlands, ease of access within the woodland and to encourage community involvement through 'social forestry'. The proposed development comprises the following elements:

- The installation of a steel and plastic **foot bridge** (5m x 1.2m with a 1.4m high rail) with exit gates and a **sleeper bridge** (2.6m x .675m with a 1m high rail).
- The installation of a 84m x 1m **boardwalk** across wet ground approaching the bridge;
- The creation of a new **permissive path** (Track 7) to link with existing permissive forest maintenance tracks. Reprofilng of ground to depth of 10cm x 49x1.5m.
- The erection of 7 **Way pointers**
- The erection of 3 **orientation panels**
- The erection of a **temporary canvas canopy** within an existing sheepfold to provide shelter in inclement weather for participants at woodland experience sessions for a maximum of 30 days per year
- The erection of a **temporary Portaloo** at drop off point near Old Barracks during woodland experience sessions
- The erection of 5 **Interpretation Panels** at viewpoints
- The placing of 5 **wooden benches** at viewpoints

Development Plan Policies:

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

Eryri Local Development Plan 2016-2031:

- SP A National Park Purposes and Sustainable Development
- SP C Spatial Development Strategy
- DP 1 General Development Principles
- DP2 Development and the Landscape
- SP E (1) Minerals Safeguarding Policy
- SP D Natural Environment
- SP Ff Historic Environment
- DP 6 Sustainable Design and Materials
- DP10 Advertisements and Signs
- DP18 The Welsh Language and the Social and Cultural fabric of communities
- SP H A Sustainable Rural Economy
- DP19 New Employment and Training Development
- SP I Tourism
- DP21 Tourism and Recreation
- SP L Accessibility and Tourism

Future Wales: The National Plan 2040

- Policy 9 - Resilient Ecological Networks and Green Infrastructure

Other Policy/Guidance

Supplementary Planning Guidance:

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

National Policy/Guidance

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

Consultations:

Dolbenmaen Community Council	<p>Objects for the following reasons:</p> <ul style="list-style-type: none"> • Lack of parking • Fire Risk • A site inspection carried out in February • Lack of consultation with neighbours • It's overdevelopment in the countryside. • The road to Cwm Pennant is narrow – there is a risk of accidents. • The negative impact it can have on the local people, culture and language of the area. <p>We ask that a Planning Officer go out and visit the venue.</p>
Natural Resources Wales (NRW)	No objection
ENPA Ecology	<p>We are in receipt of a document titled 'Ecological Constraints Walkover; Hendre Ddu' by Enfys Ecology Ltd dated 29/01/2024 for which we have the following comments.</p> <ul style="list-style-type: none"> • The document confirms the works are of a low impact and will not significantly alter the site or habitats/species present. No further survey work is required. • Recommendations are made within the report in relation to INNS (Invasive Non Native Species, this should be followed and implemented in full. Please ensure this is secured by condition. • Further recommendations are made in relation to runoff into watercourses. To avoid any potential impact to water courses, during all phases of the proposed works, pollution prevention guidelines must be adhered to. These can be found at - gpp-5-works-and maintenance- in-or-near-water.pdf (netregs.org.uk) This represents established best practice, and its implementation provides confidence in preventing uncontrolled discharges to the surrounding habitats. Please ensure this is secured by condition.

	<ul style="list-style-type: none"> No formal Biodiversity Enhancement measures have been submitted in support of this application. However, the report from Enfys confirms the works will prevent further erosion of tracks within the site, which are likely to benefit the sites ecology in the 'long run'. We are in agreement with this statement and consider these preventive works to be enhancement.
ENPA Forestry	Improvements work to the existing infrastructure (i.e. the forestry access paths) have been consented under Permitted Development (Our Ref: NP2/16/C442A), and I have no objection if the same access tracks are used by pedestrian (and / or visitor to site) with new waymarking posts, information panel, bridges, boardwalks, car parking etc included as part of this planning application. I can confirm that all in all I'm comfortable with the development, and importantly, greater visitor enjoyment of the woodland should not hamper the ongoing (positive) woodland management prescription for the entire woodland
GAPS	No comments
Gwynedd Environmental Health	<p>No objection. Advises a pollution prevention plan is required to ensure methods are taken to prevent pollution (soil/mud) entering the waters sources. Also advise that contract will be required for the temporary toilets to ensure they are emptied on a regular basis and that they must be placed away from rivers and streams.</p> <p>Construction work should take place during hours 0800-1800 Monday to Friday, 0900 -1300 Saturday and at no times on Sundays and bank holidays</p>
Gwynedd Highways	No response
Gwynedd Footpaths	No response

Response to Publicity:

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

At the time of writing this report 5no. objections had been received. The concerns raised related to:

- submitted information isn't clear in terms of location of parking and there is no parking along the track
- increased parking could result in highways safety concerns as there is already a problem with parking in the area
- concern regarding the emptying of the temporary toilet and it could encourage use of the area by campers
- concern that the work is being done to promote shooting
- no indication as to regularity of forestry sessions.
- compostable toilet more preferable
- limited access along valley
- toilet will be unsightly

Assessment:

1. Background

- 1.1. There is no relevant planning history pertaining to the application site , however, the applicant did engage in the pre-application process to establish whether planning permission would be required for the development. It was confirmed it would, although works for the maintenance and repair of tracks would not. The ENPA Tree and Forestry Officer has confirmed that improvement work to the existing infrastructure (i.e. the forestry access paths) have been consented under Permitted Development (Ref: NP2/16/C442A).

2. Principle of Development

- 2.1. There are two aspects to this application: the physical works and the short-term use of areas for educational purposes and the siting of a Portaloo.
- 2.2. Improving access to woodland areas and promoting tourism and leisure to promote areas of the National Park that attract visitors and public understanding and enjoyment of the 'Special Qualities' of the National Park is in general accordance with the aims of SPA, SPC, SPD, SPI, DP21 and SPL. The proposal is therefore acceptable in principle. This is subject to compliance with the other relevant policies and guidance outlined above.

3. Planning Assessment

- 3.1. The main issues affecting the acceptability of this scheme are:
 - the impact of the physical development on the character and appearance of the area and landscape;

- the impact of the increase in use by groups for educational/training purposes
- the impact of the development on ecological features and the natural environment;
- The impact on amenity
- The impact of the development on highway and pedestrian safety

Impact of the Physical Development

- 3.2. Improvement and maintenance of the existing tracks has already been approved under permitted development. This work did not include any of the physical features proposed under this application.

Bridge

- 3.3. The proposed bridge is to be located over a watercourse on the route of a new track (track 7) which extends north-eastwards from Waymark 6. As well as plans, an image of an identical bridge at Bethesda Bach has been provided within the submitted Design and Access Statement. A sleeper bridge is proposed between the two. The result will be the linking of the Public Right of Way's Dolbenmaen 103 and 104 and allowing walkers to access Amos Bothy.

- 3.4. The proposed bridge is considered acceptable in terms of its scale and appearance and utilises appropriate materials. It will improve access between woodlands over an area where this is currently difficult and facilitate the creation of a new permissive path in accordance with the aims of SPA, SPC, SPD, SPI, DP21 and SPL whilst being compliant with the requirements of DP1, DP2 and DP6.

Boardwalk and permissive path

- 3.5. A new permissive path is proposed from the position of waymark 6. the intention is to reprofile the ground to a depth of 10cm over a distance of 49 metres. the earth will be tamped down and filled with a mix of grass and slate up to 50mm.
- 3.6. A boardwalk is proposed from the edge of the reprofiled area to the bridge, over particularly wet ground. The boardwalk will be constructed from timber decking boards supported by recycled plastic stobs in order to support the structure and prevent rot. A visual representation of the boardwalk has been provided within the submitted Design and Access Statement.
- 3.7. The proposed boardwalk and work to facilitate the permissive path are considered acceptable in terms of its scale and appearance within the landscape. The boardwalk will utilise appropriate materials. It will improve access between woodlands over an area where this is currently difficult and facilitate the creation of a new permissive path in accordance with the aims of SPA, SPC, SPD, SPI, DP21 and SPL whilst being compliant with the requirements of DP1, DP2 and DP6.

Benches, waymarkers, signs, interpretation panels

- 3.8. A total of 5 timber benches are proposed at viewpoints within the woodland, positioned in the northern part of the woodland. These are to be of a simple backless design measuring 2m in length with a depth of 0.31m and seat height of 0.45m.
- 3.9. At the site of each bench, there is to be an interpretation panel. These panels are to comprise a ground level timber base with board mounted on top providing information on the views but also relating to archaeological, ecological, cultural and arboreal points of interest in the vicinity of the viewpoint.
- 3.10. The new waymarkers will be placed along the routes of PROW's and permissive paths and will comprise of timber posts measuring 1.8m in height.
- 3.11. The three orientation panels are to be located at: Panel Tyn Lan entrance, Panel main entrance and the existing car park. An image of an example panel has been provided within the submitted Design and Access Statement.
- 3.12. These features are all small in scale and are proposed to be located at strategic points to provide information about the area and improve accessibility. A condition will be attached to any permission granted to ensure that all text is in both English and Welsh. The features are considered to be compliant with SPA, SPC, SPD, SPI, SPL DP21, DP1, DP2 and DP6.

Temporary structures

- 3.13. Both the temporary class room and Portaloo are to be positioned along the route of Track 4. The classroom is to comprise a canvas tent which is to be erected over the remains of a sheep fold. It is proposed to measure 10m in length by 6m in width. It is proposed to be erected for a maximum period of 30 days per year. Participants (in groups of up to 10) in educational sessions will be taught woodland skills, engage in painting or be given information about the area.
- 3.14. The temporary toilet is proposed to be installed during the forestry sessions and is to be located at the position of the Old Barracks which is within 5m of the drop of point. At the end of each event the Portaloo will be removed from the site, complete with its contents.
- 3.15. Permitted development rights would allow the structures to be erected for a period of 28 days per year. The proposal seeks to allow their retention for just 2 days longer than this (confirmed *via* email 18 Aug 2024). In some instances they may be present for a period of days and then removed at the end of the block of educational sessions. The

temporary classroom canvas would be confined to the area of the existing sheepfold and it is possible to attach a condition to any planning permission granted to control its colour. The temporary toilet would be positioned near the existing old barrack structure and would therefore be well screened against it for the short time it is in situ. In visual terms therefore, the impact of these structures for this period of time would not have a permanent impact upon the character of appearance of the wider landscape or immediate area. SPA, SPC, SPD, SPI, SPL DP21, DP1, DP2 and DP6. A condition will be attached to any planning permission granted to limit the use of temporary structures to a period of 30 days per calendar year and to require the submission of a scheme for emptying the loo.

Impact of the Temporary Uses

- 3.16. The appearance of the temporary structures on the location and wider landscape has been considered acceptable. Objections have been received with regards to the nature of the uses and the impact of vehicle safety and parking. The applicant has confirmed that the structures are not to facilitate shoots but will be run by Non-Governmental Organisations to target ramblers, low-level recreational users and the general public who want to improve their well-being through nature. However, it is difficult to control the use of the areas for lawful purposes during the times the structures are present. Notwithstanding this, the structure will only be permitted to be present for 30 days per year to facilitate educational classes, which could occur within the open for either 28 days or a longer period if considered to be ancillary/incidental to the wider woodland use.
- 3.17. In terms of increased impact on traffic and congestion, there has been no formal response from Highways or the Public Rights of Way Officer. However, given the scale of the proposed temporary classroom, the low numbers of participants and the length of time for which it is sought, it is not anticipated that there will be any adverse impact on highways safety in terms of a significant increase in traffic or impact on vehicle parking within existing parking areas.
- 3.18. Objectors have also raised concerns with regards to the use of the temporary toilet by campers. The applicant confirmed that this is not a problem but if it does become a problem, they will address it through incursion measures. There is no intention for the temporary structures to be used for overnight stays.
- 3.19. It is worth noting that this application is not for a change of use of land but includes proposals for temporary structures for educational activities which could be held on the land, at the same intensity, without planning permission. The use of the temporary structure will help to encourage and facilitate these recreational activities which will enhance the understanding of the Special Qualities of the National Park, in compliance with the overriding principles of the LDP and in particular policies, SPA, SPH, SPI and SPL. There is considered to be no conflict with Policy DP1 in terms of any adverse impact upon the character of the area or traffic implications.

Other Matters

- 3.20. Neither NRW nor the ENPA Ecologist have objected to the proposals. The submitted ecological report confirmed that the works are of low impact and will not significantly alter the site habitats/species present with no further surveys recommended. Pollution prevention guidelines are recommended to ensure there is no impact on any water courses. Although no formal biodiversity enhancement measures have been proposed, a Green Infrastructure Statement has been submitted and it is agreed that the proposed works are likely to benefit the site ecology in the long run through prevention of the further erosion of the tracks, and can therefore be considered enhancement.
- 3.21. Environmental Health Officers have recommended that a pollution prevention plan should be put in place to ensure that no pollution (soil/mud) enters water sources. A condition will be attached to any planning permission granted. There will also have to be a contract in place regarding the temporary toilets. A condition will be attached to any planning permission granted to prevent the installation of the toilet until details of the contract and name of the contractor/regime for emptying has been submitted formally for consideration. Hours of construction work will also be limited by condition.
- 3.22. The community Council has objected on several grounds. Parking and access have been addressed above and it has been considered that there will be no adverse impact, with the proposal enhancing access to the woodland for users. Other concerns include:
- Fire Risk
 - Lack of consultation with neighbours
 - Overdevelopment in the countryside.
 - The negative impact it can have on the local people, culture and language of the area.
- 3.23. In terms of fire risk, this is considered low. Should campfires be set up then the organisers will be bound by health and safety requirements.
- 3.24. Adequate consultation has been carried out as part of the planning application and not required to be carried out by the applicant in this instance.
- 3.25. The proposal is not considered to be overdevelopment., but low-impact and facilitating enjoyment and recreation within the area.
- 3.26. It is not perceived that the proposal will have a negative impact on culture or the Welsh language. The aim is to facilitate recreational enjoyment of the area and enhance knowledge and understanding. A condition will be attached to any planning permission granted to require signs to be in Welsh as well as English.

3.27. The proposal is within a mineral protection zone. However, the proposal is not considered to be incompatible with safeguarding this resource. It would not prevent its extraction in the future. Therefore, it is considered to comply with SPE(1).

4. Conclusion

- 4.1. The decision to recommend planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises Future Wales and the Eryri Local Development Plan 2016-2031.
- 4.2. Having regard to Eryri Local Development Plan policies SP A, SP D, SP E(1), SP H, SP Ff, SP I, SPL, DP 1, SP D, DP6, DP10, DP18, DP19 and DP21. The development is compatible with the capacity and character of the site and locality within which it is located, is not unduly prominent and will use materials that are sympathetic to or enhance their surroundings. Furthermore, the proposal as a whole will encourage sustainable recreation within the area and enjoyment and understanding of the Special Qualities of the National Park. As such, the development is considered acceptable subject to compliance with the relevant conditions.
- 4.3. It is considered that the decision complies with the Authority's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

Background Papers in Document Bundle No.1: No

RECOMMENDATION: To GRANT permission subject to the following conditions:

- 1) The development hereby permitted shall be retained in accordance with the following approved plans and documents:
 - Map 1a Location Plan (2 May 2024)
 - Map 2a Locations: Footbridge, exist gate, boardwalk, Track 7 and Waymark (2 May 2024)
 - Map 3a Location of Waypointers
 - Map 4 Viewpoints and orientation panels (2 May 2024)
 - Map 7 Location of orientation boards (2 May 2024)
 - Map 8 Location of Interpretation Panels
 - Map9 Location of Benches (2 May 2024)
 - Map 10 Location of Classroom and Portaloo Toilet
 - OBS-2024-008 GA003 - Bison Bridge (2 May 2024)
 - OBS-2024-008 GA004 - Sleeper bridge (2 May 2024)
 - OBS-2024-008 GA002 - boardwalk (2 May 2024)

- OBS-2024-008 GA001 - track sections (2 May 2024)
 - OBS-2024-008 GA005 - waymarker (2 May 2024)
 - OBS-2024-008 GA006 - bench (2 May 2024)
 - OBS-2024-008 GA008 - Orientation board (2 May 2024)
 - OBS-2024-008 GA010 - Portaloo (2 May 2024)
 - OBS-2024-008 GA009 Rev A - Shelter (10 May 2024)
 - OBS-2024-008 GA007 Interpretation Board (2 May 2024)
 -
 - Design and Access Statement (8 March 2024)
 - Ecological Walkover, Enfys Ecology, dated 29 Jan 2024
 - email from Gerwyn Jones to Richard Thomas 18 Aug 2024 containing letter ref OBS-2024-009/GL01
- 2) ~~75~~ No development shall take place until details of the materials and finishes of the temporary classroom, bison bridge, boardwalk, way markers, interpretation panels and orientation boards and benches have been submitted to and approved by the local planning authority by means of a formal application. Development shall be carried out in accordance with the approved details.
 - 3) Prior to the commencement of development, a pollution prevention plan detailing how water courses and water sources will be protected during all phases of the development shall be submitted to and approved by the local planning authority by means of a formal application. The approved plan shall be strictly adhered to.
 - 4) Prior to the first siting of the temporary toilet details of an agreed contract for its emptying and maintenance and confirming the name of the relevant contractor shall be submitted to and approved by the local planning authority by means of a formal application. Emptying and maintenance shall be carried out in accordance with the approved details.
 - 5) All signage including waymarkers, interpretation panels and orientation boards shall be in both Welsh and English.
 - 6) The temporary structures hereby approved shall only be erected/installed for a period not exceeding 30 days per calendar year. They shall be removed from site as soon as practicable after an associated event has concluded.
 - 7) 15 Construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 09:00 to 13:00 on Saturdays and at no time on Sundays or Public Holidays.

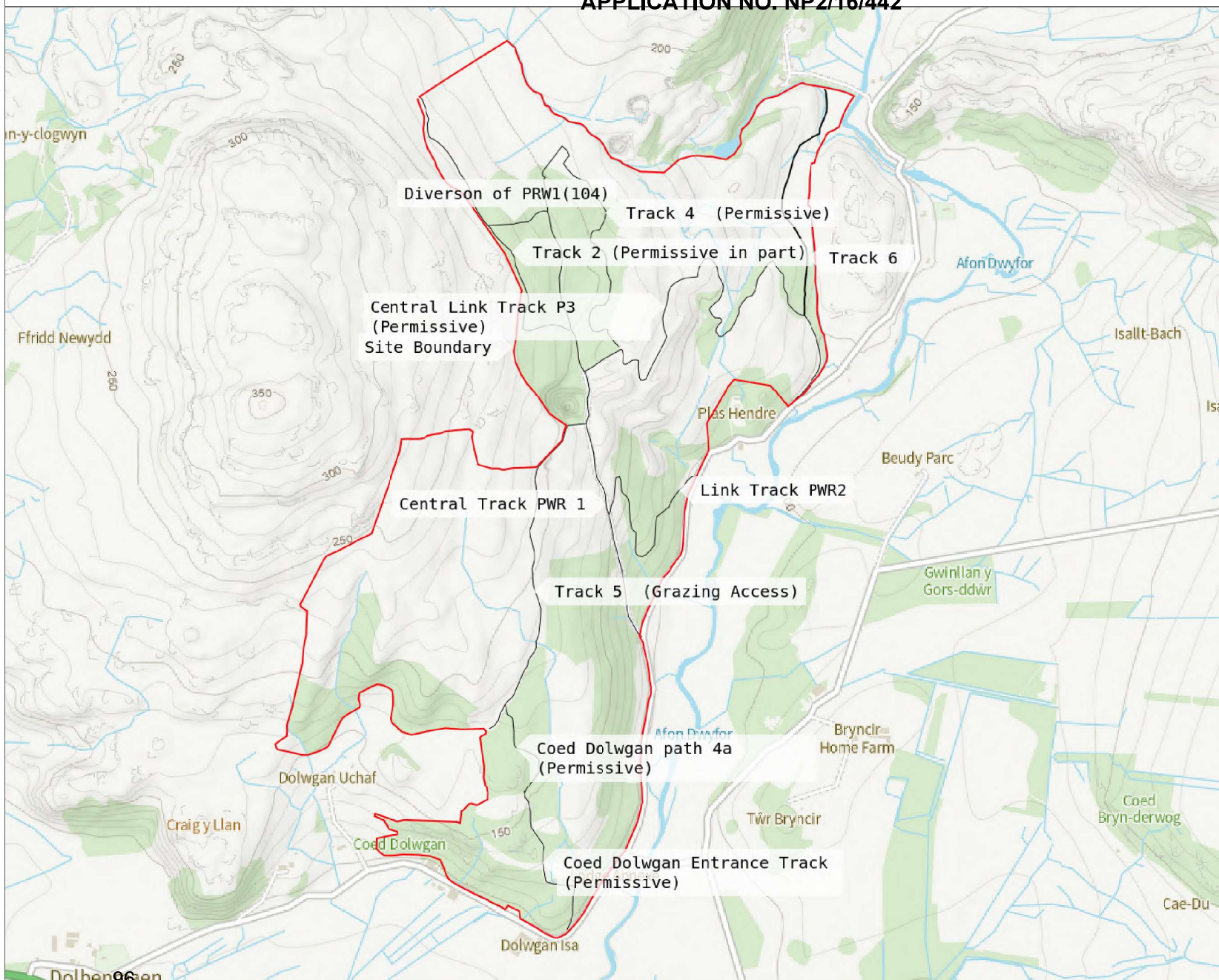
Reasons:

- 1) To define the permission and for the avoidance of doubt.
- 2) 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.
- 3) For the avoidance of doubt and in order to protect the biodiversity, the environment of the area and the visual impact on the wider landscape in accordance with Eryri Local Development Plan Policies and in particular policies 1, A and D
- 4) For the avoidance of doubt and in order to protect the biodiversity, the environment of the area and the visual impact on the wider landscape in accordance with Eryri Local Development Plan Policies and in particular policies 1, A and D
- 5) To support the Welsh Language and the Social and Cultural fabric of communities in compliance with DP18
- 6) In order to protect the visual impact on the wider landscape in accordance with Eryri Local Development Plan Policies and in particular policies 1 and A
- 7) 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.

Map 5 Coed Hendre Ddu All Existing Tracks

**RHIF CAIS NP2/16/442 /
APPLICATION NO. NP2/16/442**

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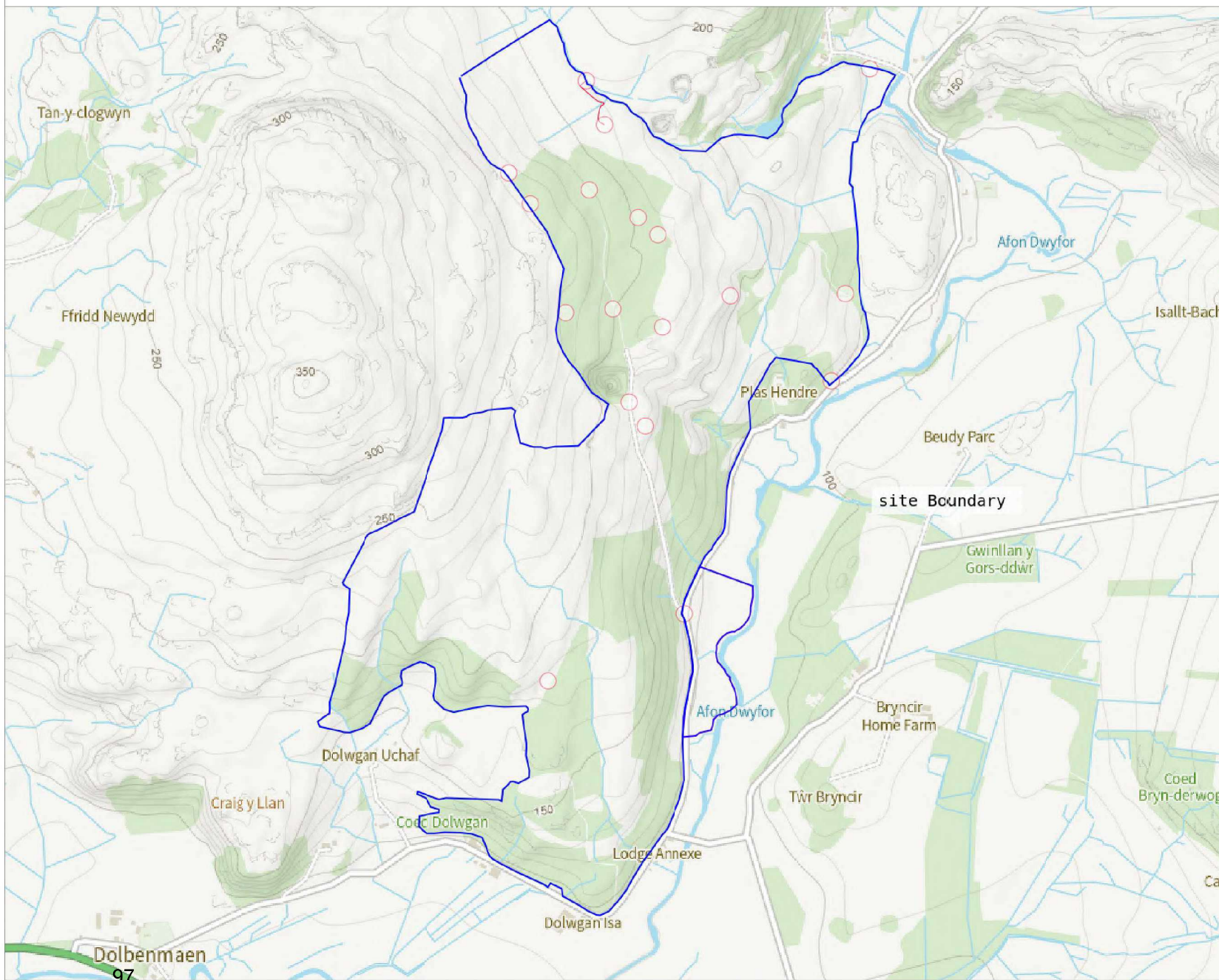
- Site Boundary
- PRW and Tracks
- Track 4
- Track 6

Map 1a Location Plan Coed Hendre DDU

1:12,500



- site boundary
- revised bottom land boundary



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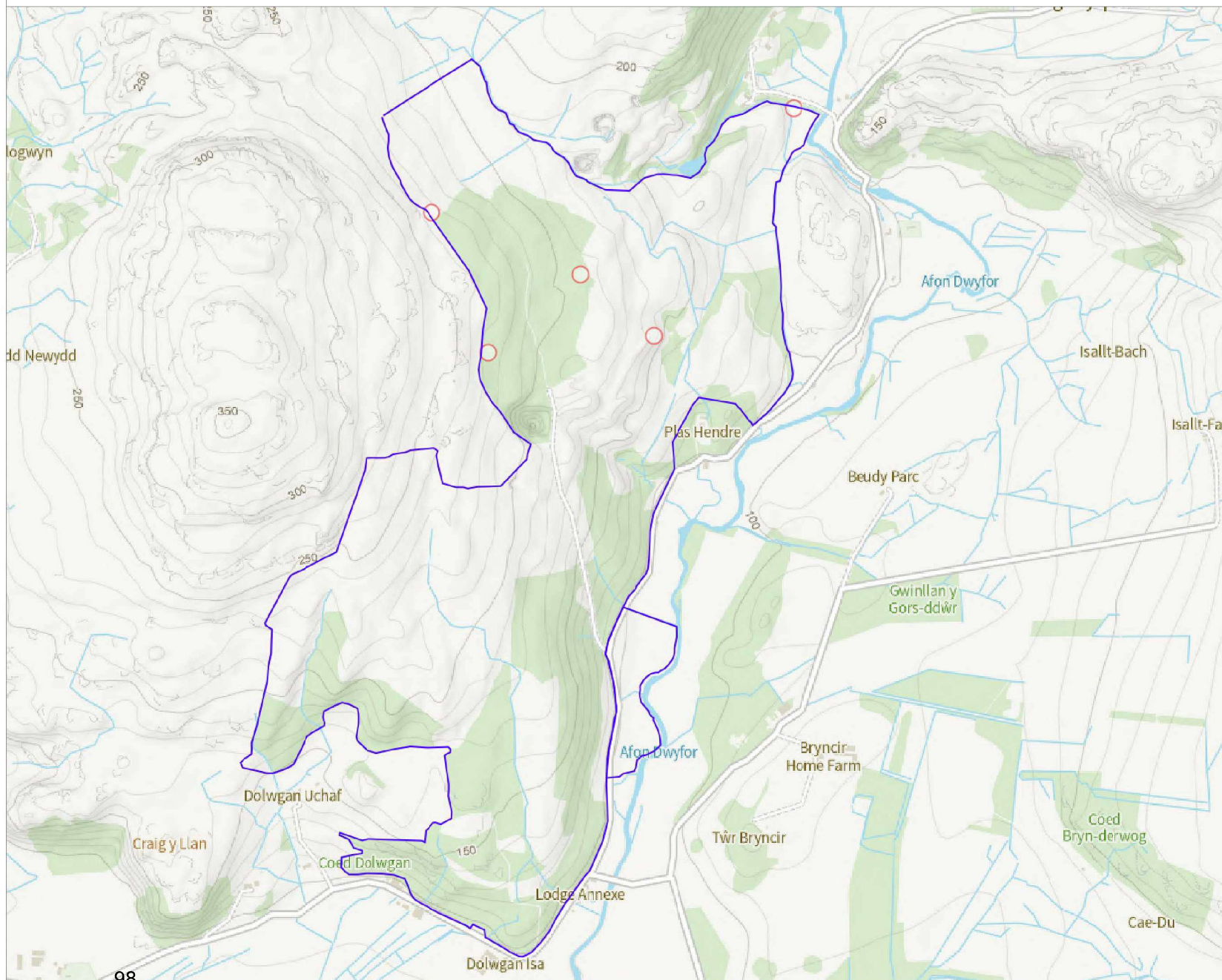


Map 9 Location of Benches

1:12,500



- Site Boundary
- Benches



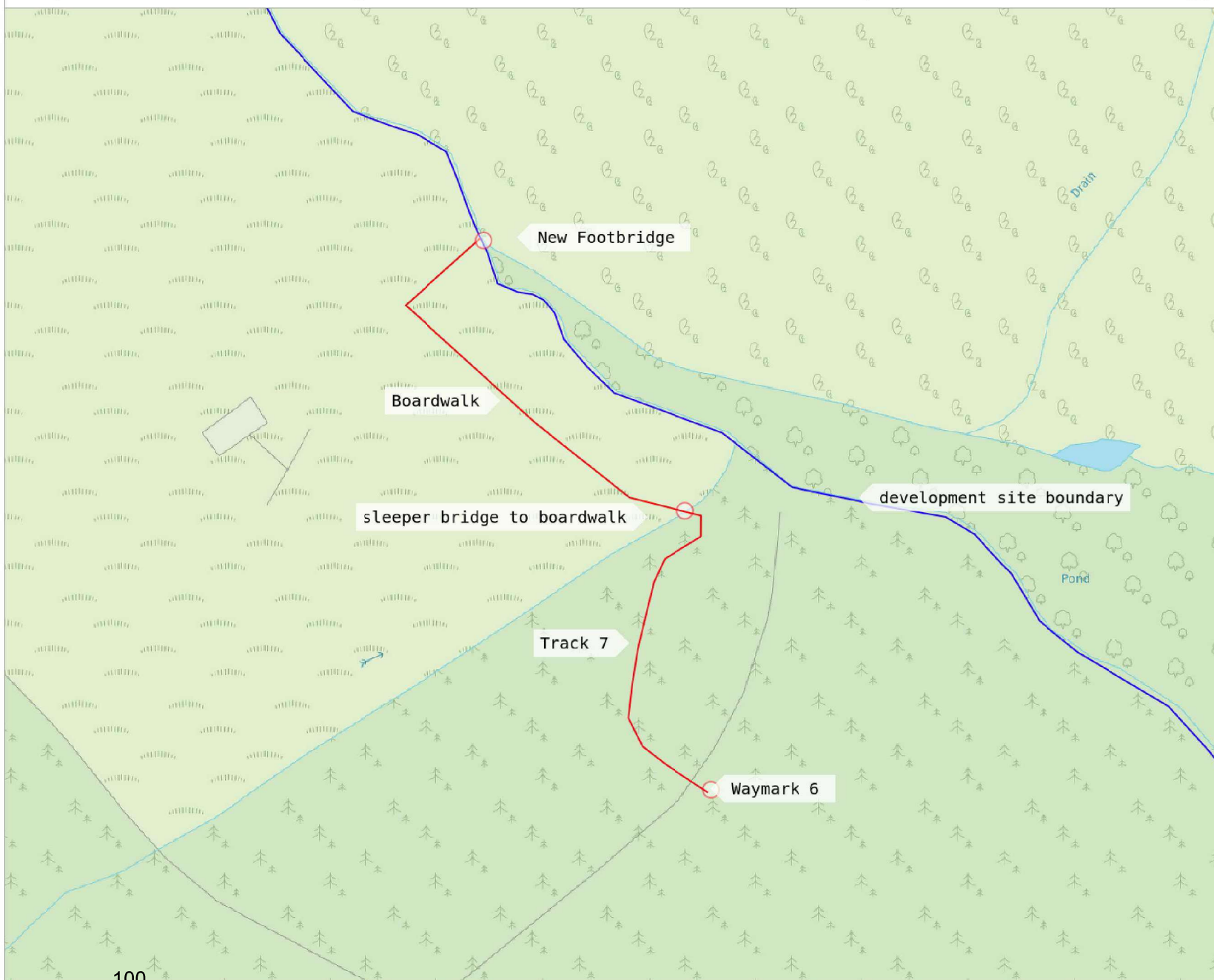
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Map 2a Locations: Footbridge, Exit Gate, Boardwalk, Track 7 and Waymark

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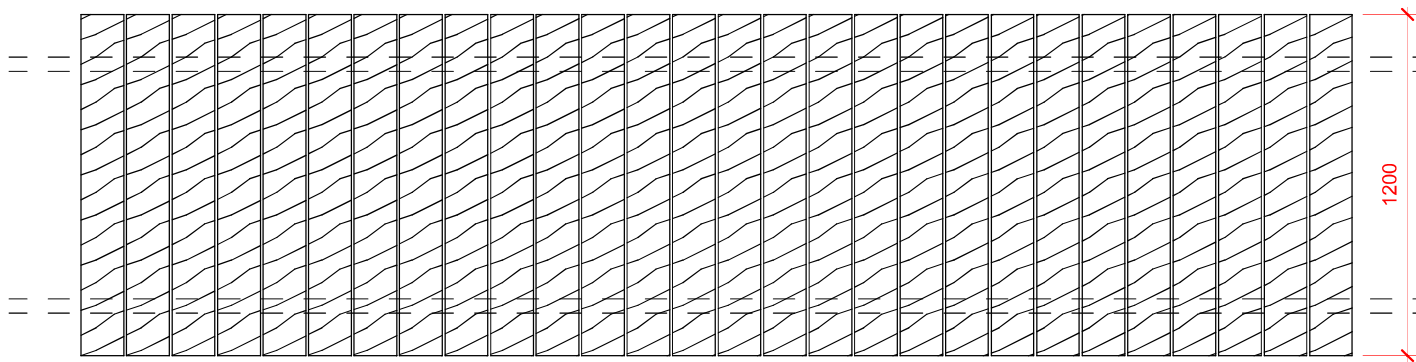
- Track 7
- Boardwalk
- Waymark6
- Site Boundary
- sleeper bridge to boardwalk



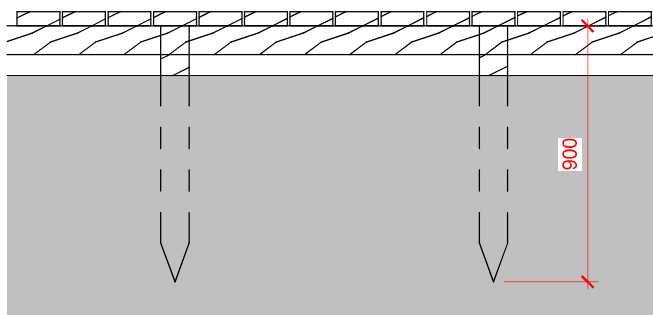
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Size: A4 | Background Layer: OS MasterMap Topography | Projection: EPSG:3857 | Centre of map: OSGB SH 51802 45096, Lat/Lng: 52.9827, -4.2089

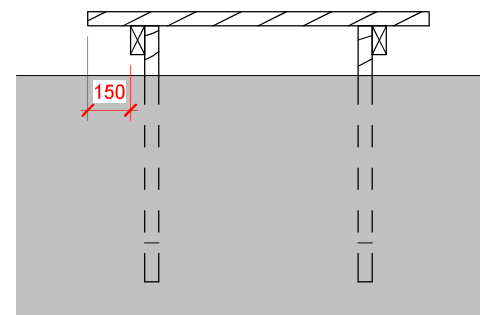




Plan

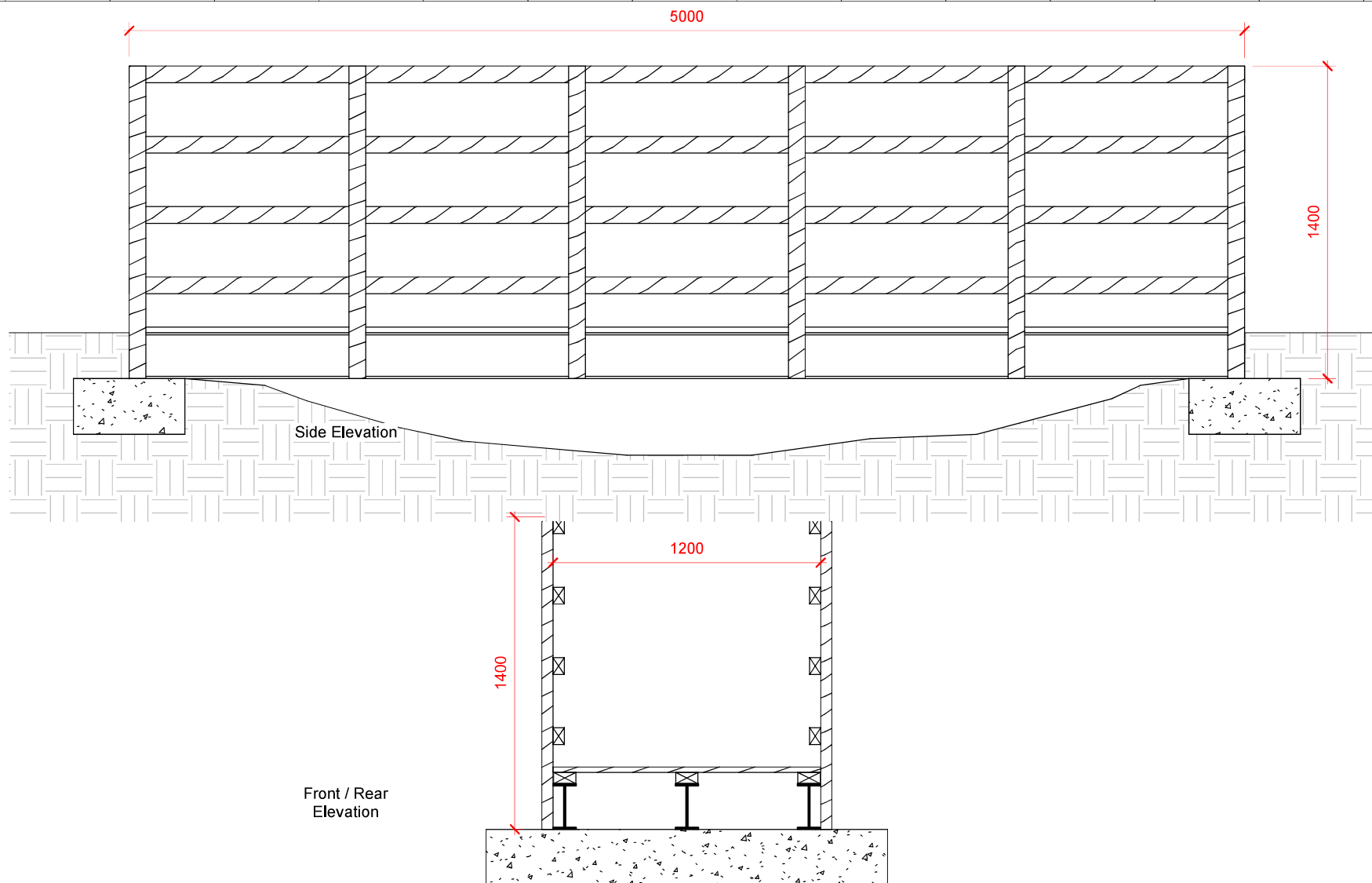


Side Elevation



Cross Section

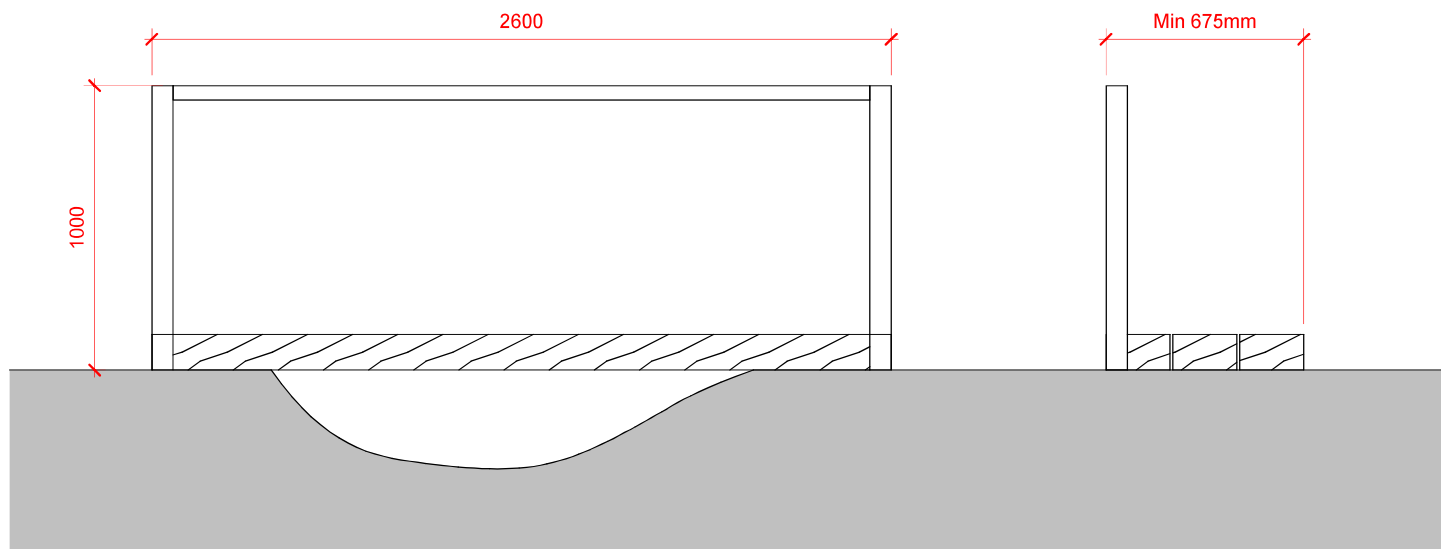
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					CHECK ALL DIMENSIONS ON SITE			
					<u>Drawn by</u> GLJ	<u>Date</u> Ebrill 2024		
					<u>Drawing No</u>	<u>Rev</u>		
Scale @ A4 1 : 25				Boardwalk Drawing	OBS-2024-008 GA002			



A	Earth added	Mai '25
No.	Description	Date
Tel: 07584570479		
E-mail: info@obscof.co.uk		
Scale @ A4	102	1 : 25



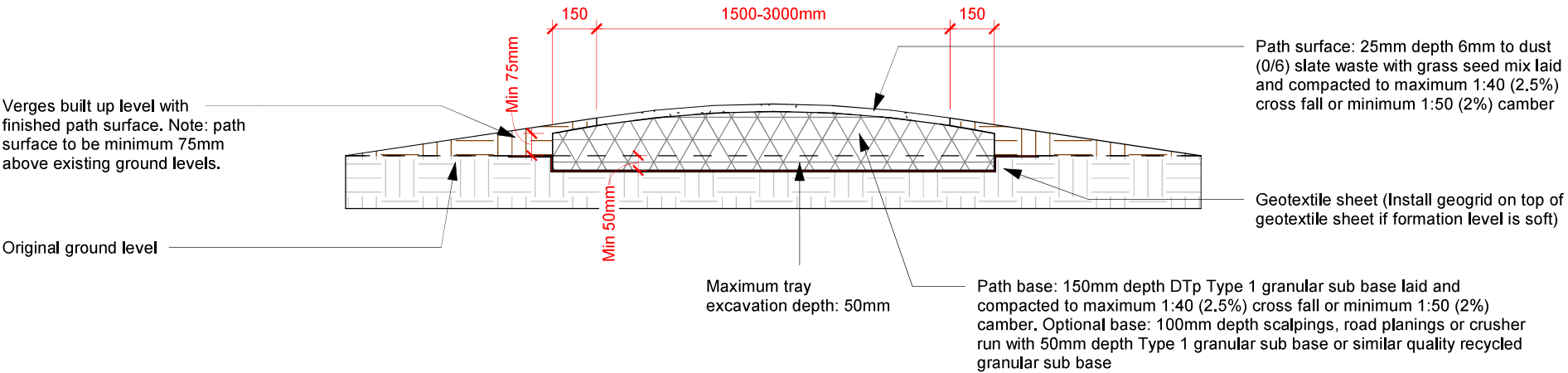
Coed Hendre Ddu, Cwm Pennant, Garndolbenmaen, Gwynedd, LL51 9AX		DO NOT SCALE FROM DRAWING	
Bison Bridge Drawing		CHECK ALL DIMENSIONS ON SITE	
Drawn by	GLJ	Date	Ebrill 2024
Drawing No	OBS-2024-008 GA003		Rev
			A



					Coed Hendre Ddu, Cwm Pennant, Garndolbenmaen, Gwynedd, LL51 9AX	DO NOT SCALE FROM DRAWING						
No.	Description	Date				CHECK ALL DIMENSIONS ON SITE						
Tel: 07584570479 E-mail: info@obscoyf.co.uk						<u>Drawn by</u>	GLJ	<u>Date</u>	Ebrill 2024			
Scale @ A4 103						<u>Drawing No</u>		<u>Rev</u>				
1 : 25			Sleeper Bridge Drawing			OBS-2024-008 GA004						

Construction notes:

- 1. Stripped turf and excavated soil to be re-used to form verges and stabilise path edges.
- 2. Lay path base and surface with drag box if available.
- 3. Path base and surface to be laid to maximum 1:40 (2.5%) cross fall or minimum 1:50 (2%) camber and compacted to refusal using heavy vibrating roller (minimum 120 type roller recommended).
- 4. Surface regularity - maximum 10mm gap under 3.0 metre straight edge placed along the base surface and maximum 5mm gap for path surface.
- 5. Soft spots to be excavated and filled with lower quality sub base e.g. scalpings, crusher run, crushed demolition waste.



Note:

This detail is indicative only and not intended to be relied upon in specific site cases. A designer should satisfy themselves of site conditions and vary details and dimensions to suit. OBS Cyf accept no liability for any inaccuracies or for any loss, expense, damage or injury or accident arising from the use or application of information contained here in.

			DO NOT SCALE FROM DRAWING	
			CHECK ALL DIMENSIONS ON SITE	
No.	Description	Date	Drawn by GLJ	Date Chwef 2024
Tel: 07584570479			Drawing No	
E-mail: info@obscoyf.co.uk			Rev	
Scale @ A4 104 1 : 20			OBS-2024-008 GA001	

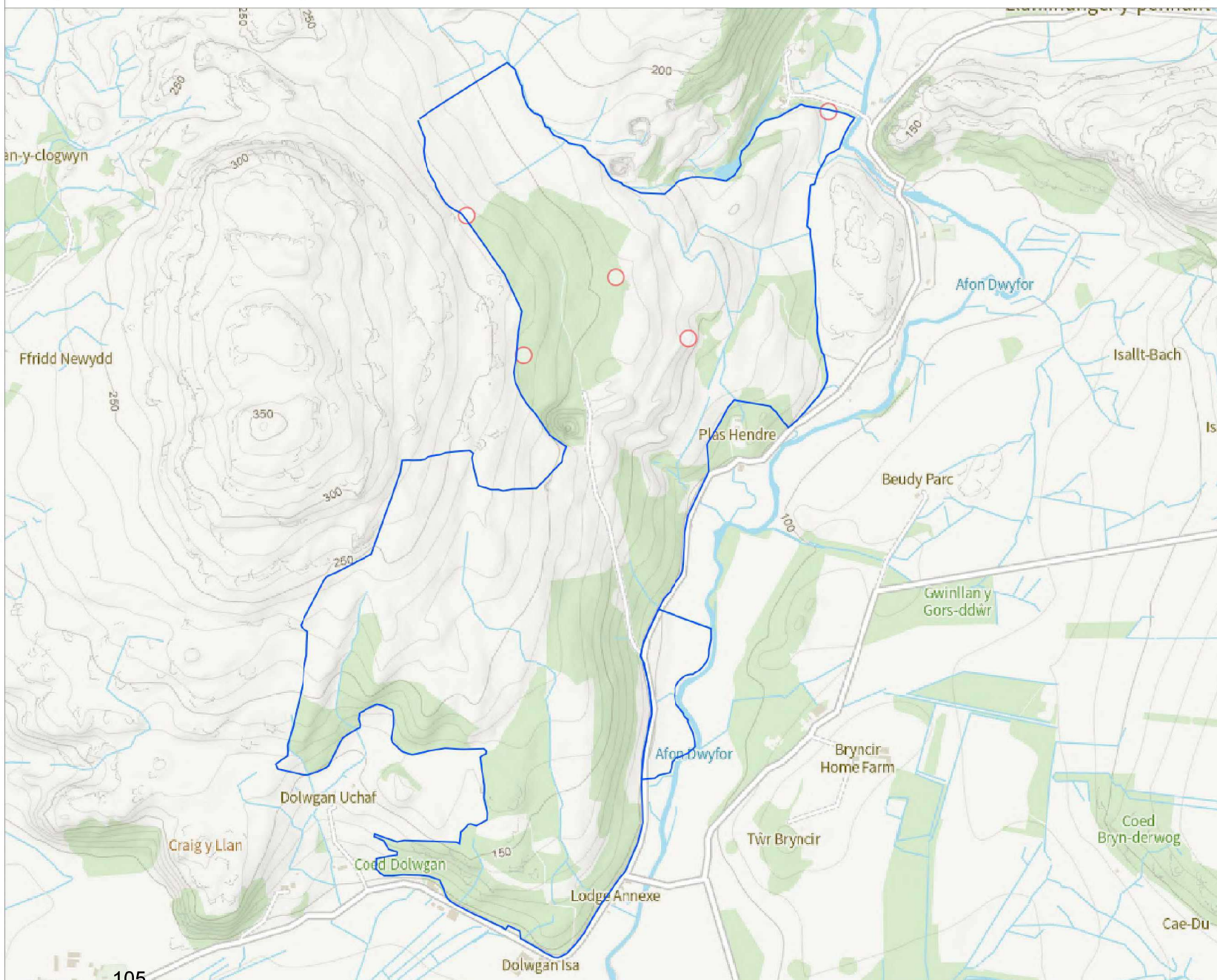
		Coed Hendre Ddu, Cwm Pennant, Garndolbenmaen, Gwynedd, LL51 9AX
CHARTERED PRACTICE		Track Details

Map 8 Location of Interpretation Panels

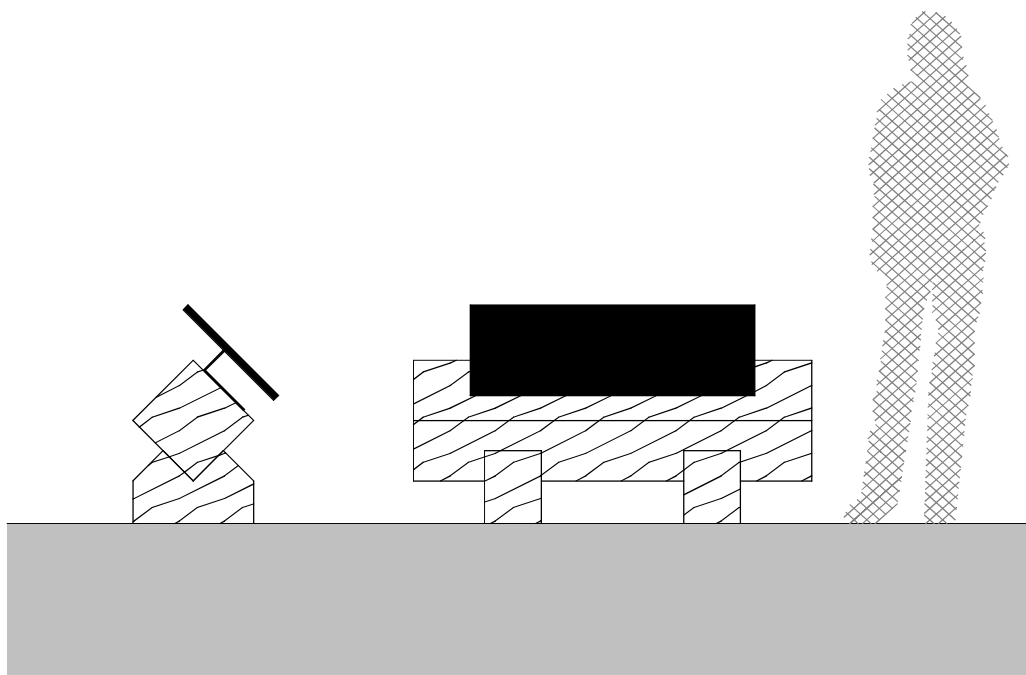
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- site boundary
- Interpretation Boards



Size: A4 | Background Layer: OS OpenData | Projection: EPSG:3857 | Centre of map: OSGB SH 51922 44257, Lat/Lng: 52.9752, -4.2067



					Coed Hendre Ddu, Cwm Pennant, Garndolbenmaen, Gwynedd, LL51 9AX	DO NOT SCALE FROM DRAWING			
CHECK ALL DIMENSIONS ON SITE									
					Interpretation Board Drawing	<u>Drawn by</u> GLJ	<u>Date</u> Ebrill 2024		
						<u>Drawing No</u> OBS-2024-008 GA007	<u>Rev</u>		
No.	Description	Date							
Tel: 07584570479 E-mail: info@obscoyf.co.uk									
Scale @ A4 106		1 : 25							

Mae eich proflen yn barod i'w gwirio!

Defnyddiwch y nodiadau melyn yn Adobe Acrobat i nodi'r cywiriadau

Your proof is ready for checking!

Please use the Adobe Acrobat 'Sticky Note' feature to mark-up any corrections



Croeso i Goedwig Genedlaethol Cymru / Welcome to the National Forest for Wales

Coed Hendre Ddu

In 2020, ymrwymodd Llywodraeth Cymru i greu Coedwig Genedlaethol Cymru.







Coedwig amrywiol o goetiroedd o bob oed a phob maint, oll yn cael eu defnyddio mewn gwahanol ffyrdd.

Mae creu Coedwig Genedlaethol yn cynnig buddion cymdeithasol, economaidd ac amgylcheddol i Gymru.

Mae'n darparu ardaloedd hamdden a choridorau bioamrywiaeth, yn helpu i ddal a storio carbon, a chynhyrchu pren.

Mewn amser, bydd yn ffurfio rhwydwaith o goetiroedd ledled Cymru.

Mae Coedwig Genedlaethol Cymru yn cynnwys coetiroedd sydd:

-  O ansawdd uchel, wedi'u dylunio a'u rheoli'n dda.
-  Yn hygyrch i bobl.
-  Yn cynnwys y gymuned.
-  Yn gysylltiedig â'i gilydd ac â'r amgylchedd ehangach.
-  Yn ddeinamig ac amlbwrpas.
-  Yn arddangos dysgu, ymchwil, ac arloesi.

In 2020, Welsh Government made a commitment to create a National Forest for Wales.







A diverse forest made up of woodlands of all ages and sizes, all utilised in different ways.

Creating a National Forest brings social, economic and environmental benefits to Wales.

It provides spaces for leisure and corridors for biodiversity, helps to capture and store carbon, and produces timber.

In time, it will form a network of woodlands throughout Wales.

The National Forest for Wales is made up of woodlands that:

-  Are good quality, well designed and managed.
-  Are accessible to people.
-  Involve the community.
-  Are connected to each other and the wider environment.
-  Are dynamic and multi-purpose.
-  Demonstrate learning, research and innovation.

Ynglŷn â'r safle hwn

Cafodd Coed Hendre Ddu statws Coedwig Genedlaethol ym mis Tachwedd 2023.

Mae'r safle'n 'goetir enghreifftiol' am ei fod yn cael ei reoli'n dda, am ei amrywiaeth ac am ei gysylltiedig â chynefinoedd eraill.

Cafodd ei greu yn 2006 ac mae'n cynnig cyfleoedd dysgu ac ymchwil i adfer coedwigoedd glaw tymherus, gan ddefnyddio dulliau plannu coed confensiynol.

Mae dyluniad y safle ac amrywiaeth y rhywogaethau ynddo yn ei helpu i wrthsefyll bygythiadau'r newid yn yr hinsawdd, plâu a chlefydau.

Mae'n gartref i amrywiaeth o rywogaethau brodorol sydd wedi addasu i hinsawdd cefnforol unigryw Gorllewin Prydain, lle ceir coedwigoedd glaw tymherus.

Gall ymwelwyr ddefnyddio'r rhwydwaith o draciau hygyrch i brofi ehangder y coetir a thirwedd hanesyddol Cwm Pennant o'i gwmpas.

Mae'r safle wedi'i gysylltu â sawl cynefin, â choetir cyfagos ac â 'Friddoedd' agored y bryniau.

About this site

Coed Hendre Ddu was given National Forest Status in November 2023.

This site was recognised as an exemplar woodland because of its good management, diversity and connectivity.

Established in 2006, it provides opportunities for learning and research into the restoration of temperate rainforests, using conventional tree planting.

The design and species diversity of this site enables resilience to threats from climate change, pests and diseases.

It hosts a wide range of native species suited to the unique hyper-oceanic climate here and across Western Britain, where temperate rainforests are found.

Visitors can use the network of accessible tracks to experience both the woodland's full extent and the surrounding historic landscape of Cwm Pennant.

This site provides connectivity across habitats, to neighbouring woodland and open higher elevation 'Fridd' land.

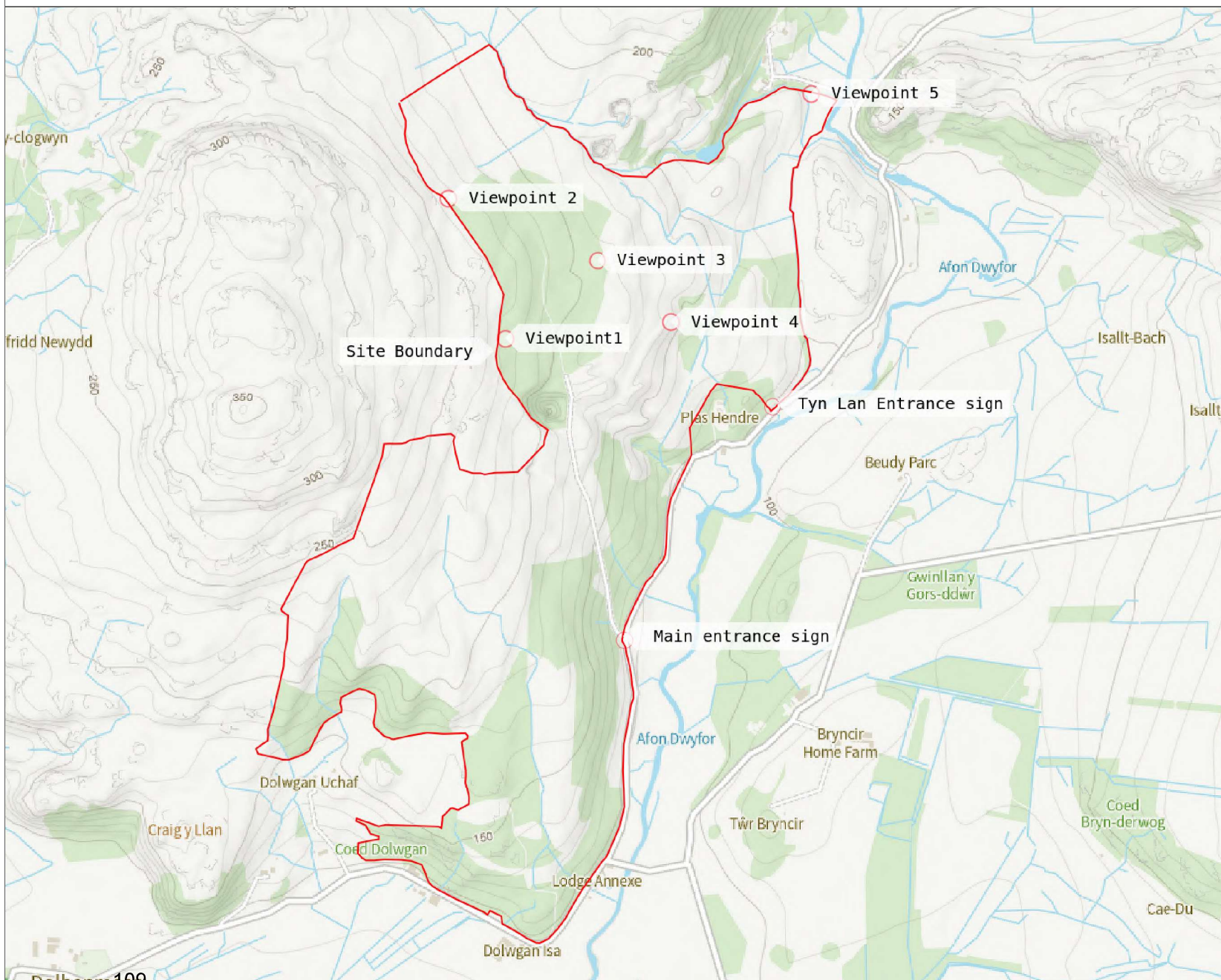
Am ragor o wybodaeth / For more information
Cymraeg English



Dyluniwyd a chynhyrchwyd gan MTIB, elusen sy'n cefnogi pobl anabl a difreintiedig ledled De Cymru. Defnyddiwyd pren o Gymru ag ardystiad FSC® neu bren rheoledig arall o Gymru. Cyflenwyd y pren gan Llandre Sawn Wood, Llandrindod. Designed and manufactured by MTIB, a charity supporting disabled and disadvantaged people throughout South Wales, using FSC® – certified and other controlled Welsh wood supplied by Llandre Sawn Wood in Llandrindod Wells.

Map4 Coed Hendre Ddu View Points and orientation panels

1:12,500



- Site Boundary
- Viewpoints
- Orientation Panels

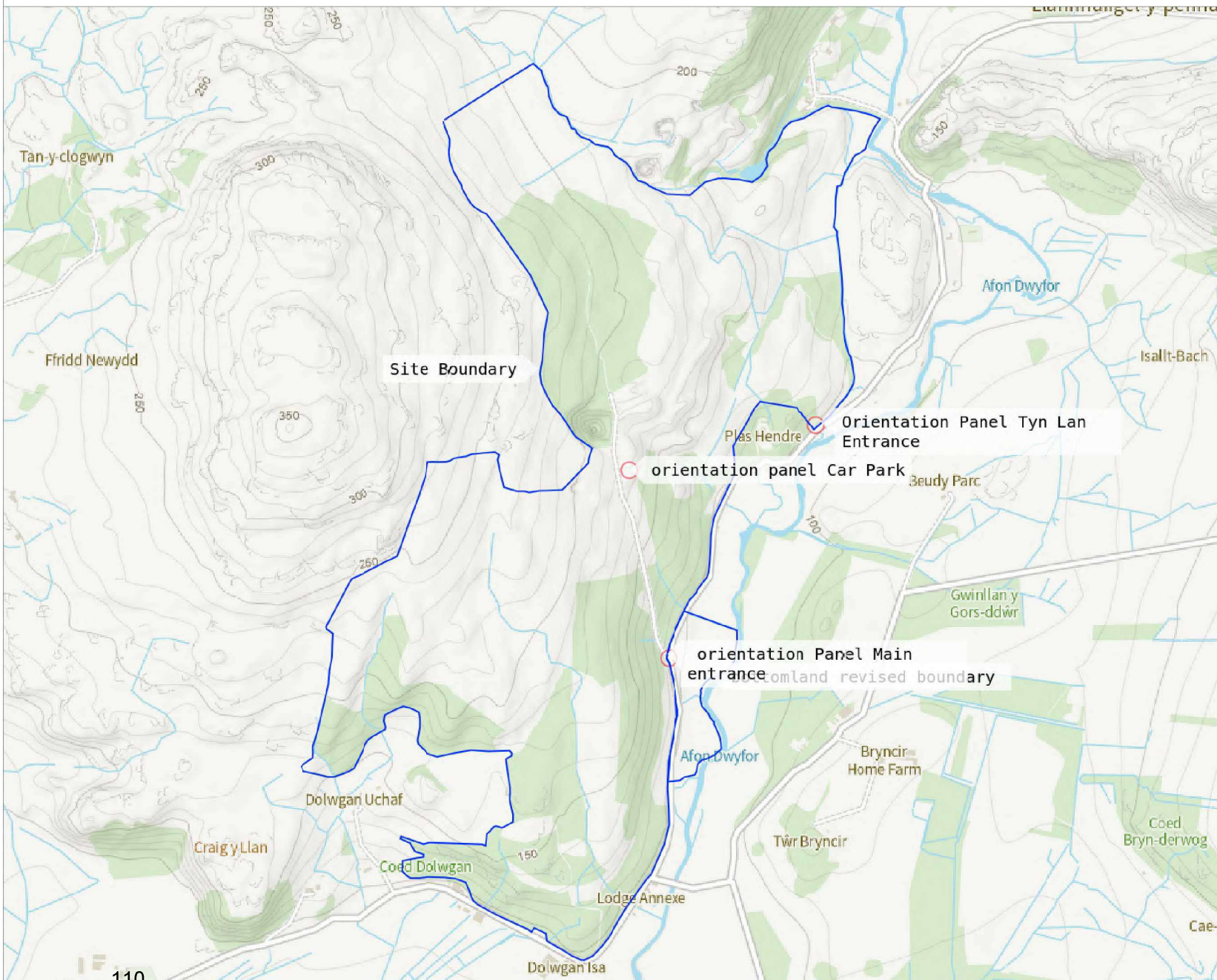
250m

Size: A4 | Background Layer: OS OpenData | Projection: EPSG:3857 | Centre of map: OSGB SH 51967 44217, Lat/Lng: 52.9748, -4.2060



Map 7 Location of orientation boards

1:12,500

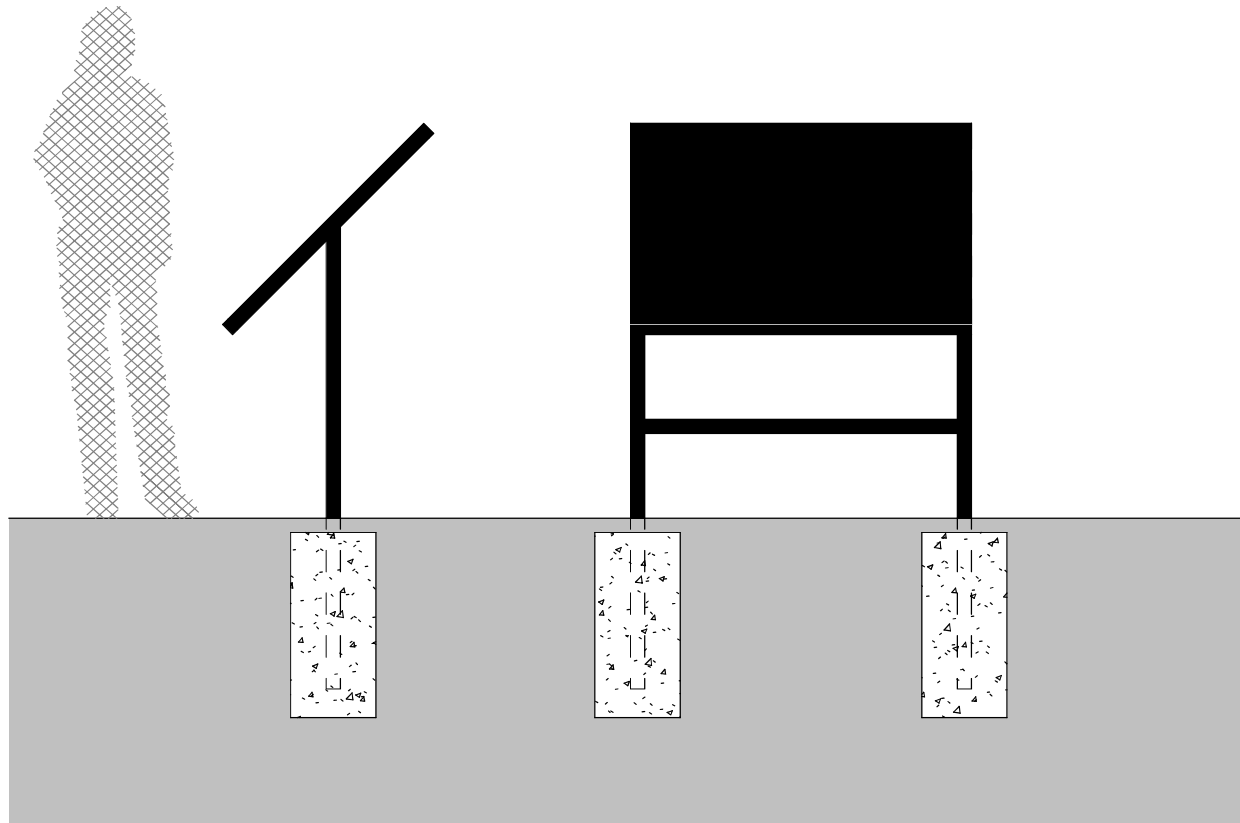


- site Boundary
- Orientation Boards

110
250m

Size: A4 | Background Layer: OS OpenData | Projection: EPSG:3857 | Centre of map: OSG SH 51859 44265, Lat/Lng: 52.9752, -4.2077





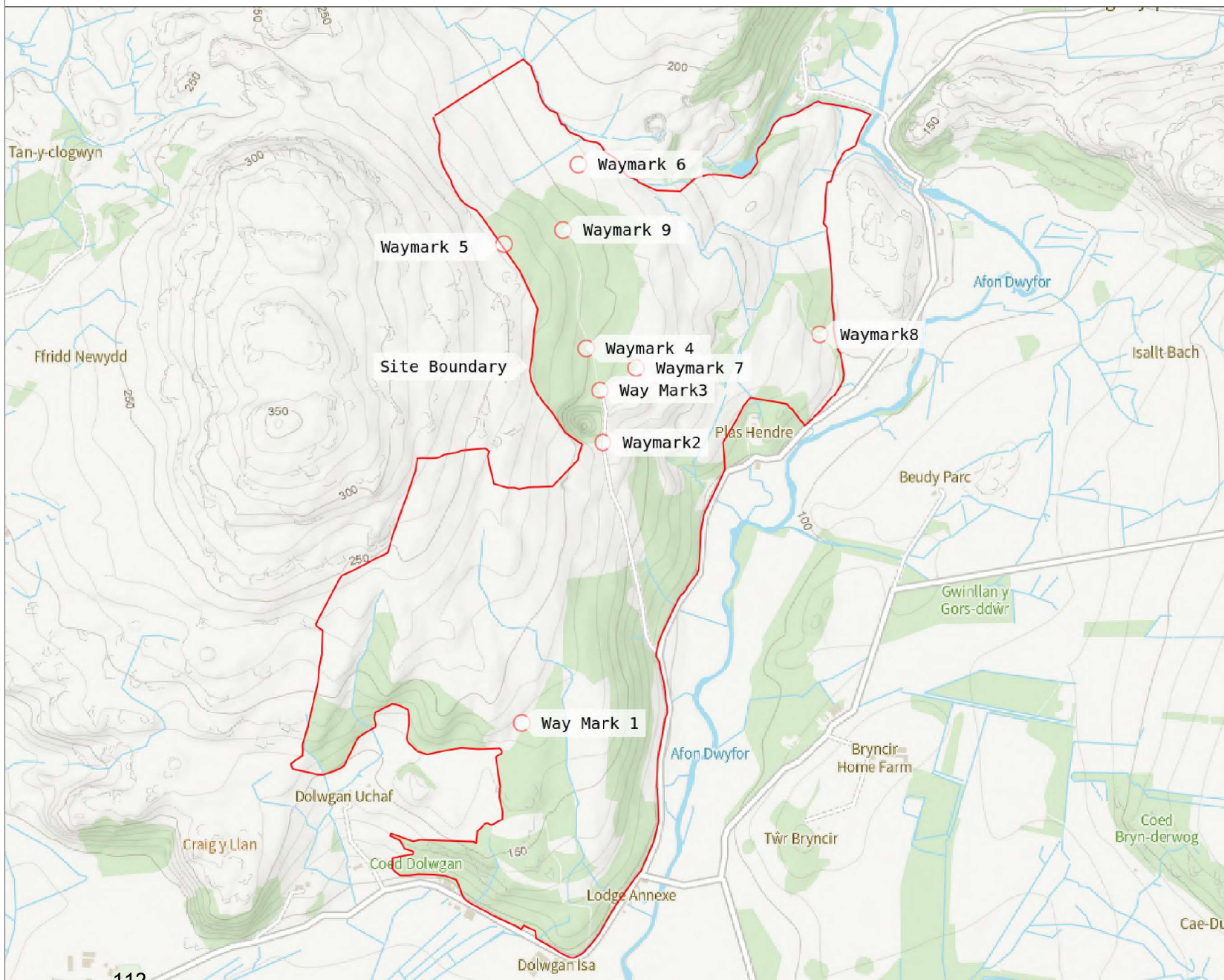
			 	Coed Hendre Ddu, Cwm Pennant, Garndolbenmaen, Gwynedd, LL51 9AX		DO NOT SCALE FROM DRAWING	
No.	Description	Date		Orientation Board Drawing		CHECK ALL DIMENSIONS ON SITE	
Tel: 07584570479 E-mail: info@obscoyf.co.uk						Drawn by GLJ Date Ebrill 2024	
Scale @ A4 1 : 25						Drawing No OBS-2024-008 GA008 Rev	

Map 3 Location of Waypointers

1:12,500



Way Pointers

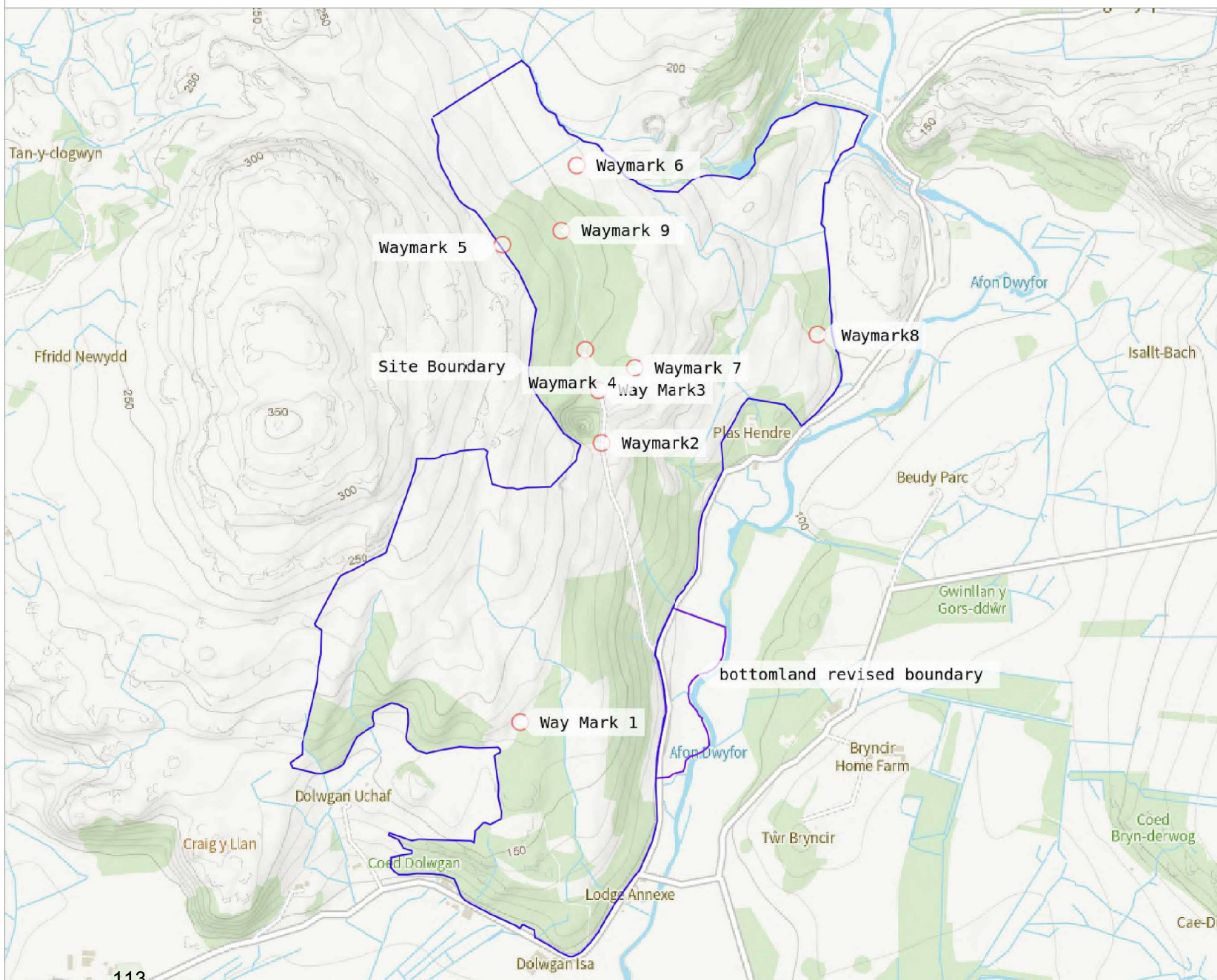


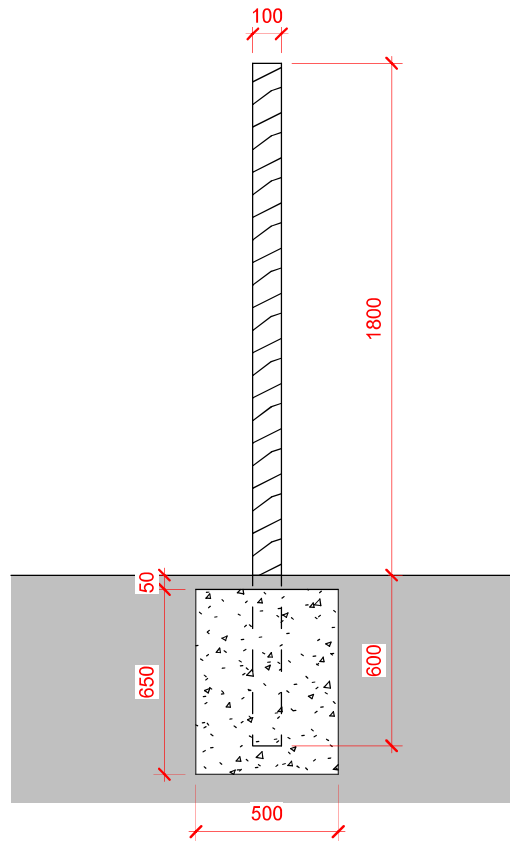
Map 3a Location of Waypointers

1:12,500



- Way Pointers
- site boundary
- revised bottom land boundary





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Tel: 07584570479 E-mail: info@obscoyf.co.uk				Drawn by GLJ	Date Ebrill 2024
Scale @ A4 1 : 25				Drawing No OBS-2024-008 GA005	Rev
			Coed Hendre Ddu, Cwm Pennant, Garndolbenmaen, Gwynedd, LL51 9AX		Waymarker Drawing

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

Date: 25-06-25

Application Number: NP4/29/527

Date Application Registered: 06/12/2024

Community: Penmachno

Grid Reference: 261428 295923

Case Officer: Mr Richard Thomas

Location:

Land adjoining Tryfan, Penmachno

Applicant:

Dylan & Dafydd Huws
Tryfan,
Penmachno
Betws y Coed
Conwy
LL24 0YE

Description:

Construction of one open market dwelling
Land adjoining Tryfan, Penmachno. LL24
0YE

Summary of the Recommendation:

To **GRANT** permission subject to conditions relating to:

- Start work within 5 years.
- Accordance with approved plans
- Use as primary/main residence only
- Appropriate materials
- Accordance with landscaping plan
- Accordance with Preliminary Ecological Survey

Reason(s) Application Reported to Committee:

Community Council requesting local/affordable Section 106 Agreement

Land Designations / Constraints:

Within housing development boundary
Grade II Listed Buildings within 25m

Site Description:

The site subject to this application currently forms a part of the curtilage to the dwelling Tryfan. It is generally of an unkempt nature of large non-native trees and shrubs.

Falling within the housing development boundary (HDB) for Penmachno it has existing dwellings on both sides and the Bron y Waen and Maes y Waen housing estates to the rear and east. The western boundary is defined by a 1.5m high stone wall with the village B4406, Llewelyn Street through road beyond with existing terraced housing opposite.

The ground level of the site is approximately 1.5m above the ground level of the adjacent road and then rises away from the road boundary to the rear boundary by approximately 3m.

There is an existing vehicular access to the B4406 to the site at its northern boundary.

Proposed Development:

It is proposed to erect a two-storey detached dwelling on this plot utilising an existing vehicular access to the B4406.

The proposed dwelling is shown with a general open plan ground floor and three bedrooms on the first floor. With an overall height to ridge of 7m it will be the same height as the neighbouring Tryfan.

The proposed site plan shows the dwelling set back from the highway by 12.5m with grassed areas and soft landscaping to front and rear. Sufficient hardstanding space around the dwelling has been provided for three parking spaces with vehicular turning area, a rear patio and pathway around the dwelling.

The design is a contemporary interpretation of vernacular design with appropriately scaled dormer windows to the first floor and is shown as being stone clad to all exterior elevations. A natural mineral slate roof is proposed.

Relevant Planning Policies:

Eryri Local Development Plan 2016-2031 (ELDP)

- SP C: Spatial Development Strategy
- DP1: General Development Principles
- SPD: Natural Environment
- DP6: Sustainable Design and Materials
- SP G: Housing
- DP 30: Affordable Housing

Consultations:

Community Council	Support, provided that dwelling subject to s.106 affordable/local occupancy
Local Member	No comments received
Highways	No comments received
Dŵr Cymru	No objection, advice provided
SAB	No comments received
APCE Ecologist	No objections, conditions suggested

Response to Publicity:

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

One letter of objection has been received as a result of publicity. The respondent holds the opinion that the development would have a negative impact on amenity.

Assessment:

1. Principle of Development

1.1 The key housing policy in this case will be ELDP Policy DP30: Affordable Housing, which states that in Secondary Settlements, such as Penmachno, affordable housing will be a requirement on sites of 2 or more dwellings.

1.2 For single dwelling plots as is the case in this application there is no requirement for a contribution to the affordable housing stock. As such the principle of a single dwelling for open market housing on this plot can be considered to be in conformity with this policy.

2. Planning Assessment

2.1 The principle of a single open market dwelling on this plot of land is in conformity with ELDP housing policy has been established.

2.2 Given the above, the design, layout and impact on surroundings is to be considered.

2.3 The applicants did engage with the Authority with a pre-application enquiry when it was established that a single open market dwelling could be considered favourably. The design and layout were also considered and the applicant made amendments in line with Authority Planning Officer recommendations.

2.4 The design of the dwelling is considered to follow appropriate design principles and is finished in stone with slate roof. It is proposed to utilise an existing vehicular access to the site from the adjacent through road.

2.5 The applicants have submitted a Green Infrastructure Scheme which shows biodiversity enhancements in the form of bat boxes and bird nesting to be attached to the dwelling along with measures within the grounds for appropriate planting and habitat creation.

2.6 The Community Council have commented on this application stating that:

- The site is within the boundaries of the Penmachno housing development area
- The house would be located between other buildings so it would not have a negative visual impact
- The house would meet the demand for family homes within the village. There is a shortage of this type of house which is affordable for local young families.

The community council have expressed support for the application but that there should be a section 106 agreement to ensure affordability and local occupancy.

However, as this is a single dwelling plot, I am satisfied that the proposal to offer an open market dwelling, rather than an affordable local house, complies with the Local Development Plan (LDP) in this instance. To ensure that the dwelling makes a contribution to the housing needs of Penmachno as required by Strategic Policy G of the LDP, it is proposed that a condition restricting the residential use to C3 sole or main residence is applied – which will preclude holiday or second home use.

2.7 One letter of objection from a near neighbour has been received on the following basis:

- Loss of Privacy: The New development would directly overlook my home
- Impact on Light and Views
- Increased Traffic and Parking Issues
- Effect on Local Character
- The proposed design does not appear to be in keeping with the existing character of the neighbourhood.

2.8 The front elevation of the proposed dwelling is over 20m from the neighbouring dwelling, as such it is not considered that a loss of amenity through overlooking, light or views would result. The proposed development shows off-street parking for the occupiers of the proposed dwelling; this will not create any increase in traffic or on street parking. The proposed design and use of materials follows general design principles and will not result in any loss of local character.

3. Conclusions

3.1 I am of the opinion that this proposal conforms to ELDP housing policies in terms of location within the Penmachno housing development boundary and type of housing.

3.2 The design and use of materials conforms with design principles and no loss of neighbouring amenity will result.

Background Papers in Document Bundle No.1: No

RECOMMENDATION: To **APPROVE** subject to the following conditions:

1. (01) The development hereby permitted shall be commenced before the expiration of FIVE years from the date of this decision.
2. (02) The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Ty/1426/SU01: Location plan
 - Ty/1426/PL1A: Proposed site plan
 - Ty/1426/PL02: Proposed ground floor and first floor plans
 - Ty/1426/PL03: Proposed front (northeast) and side (northwest) elevations
 - Ty/1426/PL04: Proposed rear (southeast) and side (southwest) elevations
 - Ty/1426/PL05: Proposed section
 - Preliminary Ecological Appraisal, P J Ecological Solutions, October 2024
3. (99a) The dwellinghouse hereby approved shall not be occupied other than in strict accordance with the Town and Country Planning (Use Classes) (Amendment) (Wales) Order 2022, Use Class C3: Dwellinghouse, i.e., as sole or main residence for more than 183 days in a calendar year and for no other purpose within Use Class C.
4. (29) The roof of the dwellinghouse 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 and retained thereafter.

5. (34) 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 building shall be built in accordance with the approved sample.
6. (106) Notwithstanding the provisions of Section 55 (2)(d) of the Town and Country Planning Act 1990, no caravan shall be positioned within the curtilage of the dwellinghouse hereby approved without the express grant of permission by the local planning authority.
7. (69) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is sooner; and any trees or plants which within the period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
8. (110) The applicant/developer shall ensure that the mitigation and biodiversity enhancement recommended in the bat survey report (name of consultant and date of report) are followed and implemented in full.
9. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reasons:

1. To Comply with Section 91 (as amended) of the Town and Country Planning Act 1990.
2. To define the permission and for the avoidance of doubt.
3. To ensure that the dwellinghouse is 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 appearance of the development and the use of appropriate local building materials, in accordance with Eryri Local Development Plan Policies and in particular policies 1, 6 and A.
5. To ensure 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.
6. To preserve and enhance the visual amenities of the area, in accordance with Eryri Local Development Plan policies and in particular Policy 1.
7. 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.
8. To ensure a satisfactory standard of development, secure biodiversity enhancement 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.
9. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Advisory Notes:

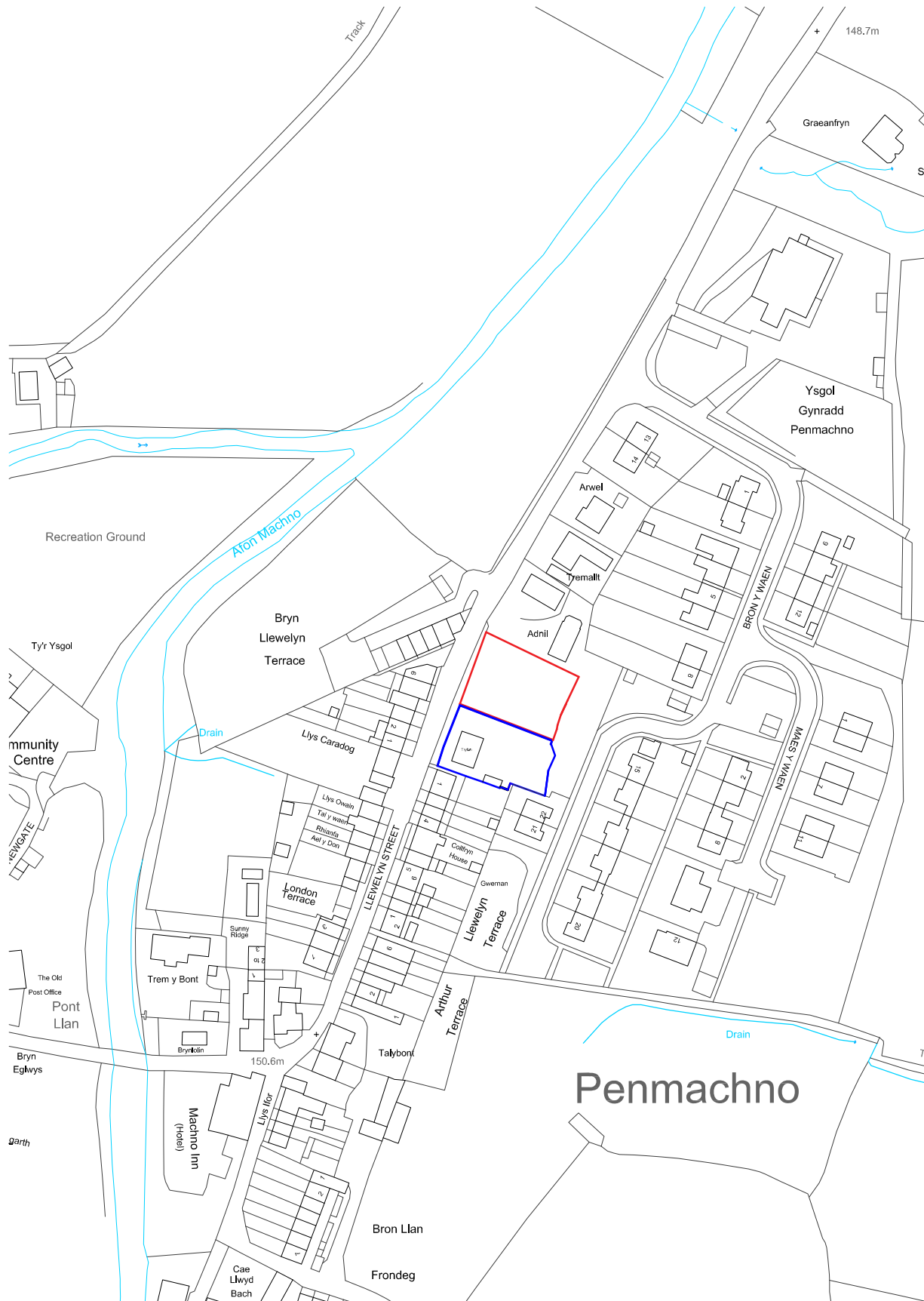
1. Sustainable Drainage Systems

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

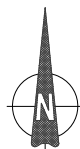
Sustainable drainage systems are a mandatory requirement on new development where the construction area is 100sqm or more. It is considered that this development exceeds the above identified threshold and may require Sustainable Drainage Systems (SuDS) consent from the relevant Sustainable Drainage Systems Approval Body (SAB). Consequently, you are advised to contact the relevant Sustainable Drainage Systems Approval Body (SAB) at Conwy Council for advice and guidance on this matter.

PLEASE NOTE: If SUDS consent is required this will need approval from the SAB prior to the commencement of any works on site.

2. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.
3. The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.
4. In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.




EXISTING LOCATION PLAN





EXISTING SITE PLAN 1:200

122



TY ARCHITECTURE
LL24 0YE

Project Proposed New Residential Dwelling
- Topographical Survey Drawings

Address Land Adjoining Tryfan, Penmachno, Betws Y Coed, LL24 0YE

Client Mr Dylan Huws

Scale 1:200 @A3

Drawing:- Ty/1426/SU01

100% Client
100% Survey
100% Design
100% Construction

100% Client
100% Survey
100% Design
100% Construction



PROPOSED BAT AND BIRD BOXES

2. Location of 2 x Vivara Pro Seville Nest Boxes ■



External Finishes:

Roof: Grey Natural Slates

Walls: Natural Stone Cladding

Windows and Doors: Grey/Black Upvc

Rwg's: Black/Grey Upvc

Fascia and Bargeboards: Black/Grey Upvc



Project Proposed New Residential Dwelling

Address Land Adjoining Tryfan, Penmachno, Betws Y Coed, LL24 0YE

Client Mr Dylan Huws

Scale 1:100 @A3

- Planning Drawings

Drawing:- Ty/1426/PL03





PROPOSED BAT AND BIRD BOXES

1. Location of 1 x Vivara Pro Beaumaris Woostone Bat Box (Midi) shown with blue dot
2. 2x Interconnected Vivara Pro Build-In Bat Tubes are to be incorporated into the fabric of the proposed dwelling.



External Finishes:

Roof: Grey Natural Slates
Walls: Natural Stone Cladding
Windows and Doors: Grey/Black Upvc
Rwg's: Black/Grey Upvc
Fascia and Bargeboards: Black/Grey Upvc



Project: Proposed New Residential Dwelling
 Address: Land Adjoining Tryfan, Penmachno, Betws Y Coed, LL24 0YE
 Client: Mr Dylan Huws
 Scale: 1:100 @A3
 Drawing: Ty/1426/PL04



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Proposed Section Through Site

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

Date: 25-06-25

Application Number: NP5/50/532J

Date Application Registered: 27/03/2025

Community: Aberdyfi

Grid Reference: 295923 261428

Case Officer: Mr. David Jones

Location:
Unit 2, Wharf Gardens, Aberdyfi. LL35 0EE

Applicant:

Mr. Sam Woodward
Aberdyfi Ice Cream Limited
The Sweet Shop,
2 Sea View Terrace,
Aberdyfi,
Gwynedd,
LL35 0EE

Description:

Removal of Condition 3 (Restriction retailing hot food off premises) attached to Planning Permission NP5/50/532C dated 11/03/2016

Summary of the Recommendation:

To GRANT permission subject to conditions relating to:

- 1) Approved Plans.
- 2) Restriction of Hours

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

The planning application relates to a building which is within the ownership of Eryri National Park Authority.

Land Designations / Constraints:

Within settlement boundary.
Within Conservation Area

Site Description:

The application site comprises Unit 2 Wharf Gardens (Unit 2), and it is located centrally in Aberdyfi. Unit 2 is situated in the wharf where land and other uses present here are primarily municipal and commercial.

Unit 2 forms part of the Aberdyfi Tourist Information Centre (TIC) building owned by Eryri National Park Authority. Unit 2 is leased from the National Park by the tenant for commercial use (A3 - Food and drink). The rest of the building is operated by the National Park Authority as a TIC.

The TIC is a predominantly single-storey modern building. Unit 2 is located at the southwest end of the building and is accessed from Sea View Terrace via a glazed door on its northwest (front) elevation. It has a sliding window hatch on its southeast (rear) elevation facing the harbour. Both elevations have commercial signage.

Planning permission was granted to change the use of part of TIC to an A3 (Café) on the 11/03/2016 under reference NP5/50/532C. Condition 3 of this permission restricted the consumption of food off the premises. The hours of operation of the café use were also restricted by condition 4 to between 07.00 am and 11.00 pm.

An exterior seating for the consumption of food from the café was granted on 26/06/2024 under reference NP5/50/532H. This area is to the rear, facing the harbour.

Proposed Development:

This is an application under section 73 of the Town and Country Planning Act 1990 to delete condition 3 which restricts the consumption of food off the premises, as follows:

Notwithstanding the provisions of Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, no hot food for consumption off the premises shall be retailed from the premises at any time.

The planning condition was imposed to safeguard the amenities of the area, including neighbouring residents.

The planning condition restricts the café from selling food on take way basis, such that customers can only eat food purchased within the premises or the outside seating area.

Development Plan Policies:

Future Wales 2040

It appears there are no relevant policies in relation to this application.

Eryri Local Development Plan 2016-2031:

- DP1 General Development Principles

Future Wales: The National Plan 2040

It appears there are no relevant policies in relation to this application.

Other Policy/Guidance

Supplementary Planning Guidance:

- SPG 1 Sustainable Design in National Parks
- SPG 2 General Development Considerations

National Policy/Guidance

- Planning Policy Wales (PPW), Edition 12

Consultations:

Community/Town Council:	No observations received.
Gwynedd Council Environmental Health	<p>It is noted that the proposal seeks to remove the planning condition restricting the consumption of hot food off the premises. The proposal will use a pizza oven, and as such, no external extraction will be required. If any other methods of cooking are employed, external extraction will be required.</p> <p>No objections are raised, subject to conditions restricting opening hours to between 09.00 and 22.00, a requirement for a risk assessment on noise/odour and a restriction on noise emitted from plant and machinery used in the café.</p>

Response to Publicity:

The application has been publicised by way of a site notice, observations were received.

Assessment:

1. Principle of Development

- 1.1. The principle of using the property as a café, including an outside seating area, has been established by the planning permissions granted under references NP5/50/532C and NP5/50/532H.
- 1.2. The scope for the assessment of this application under section 73 of the Planning Act is restricted to the acceptability of deleting condition 3. The condition prevents the sales of hot food from the café on a takeaway basis. It is necessary to consider the acceptability of this in planning terms.

2. Planning Assessment

2.1. Amenity

- 2.2. Planning condition 3 was imposed to protect the amenities of the area, including residences in the area. Policy DP 1 of the Eryri Local Plan is most relevant, and this seeks to ensure that development does not cause significant harm to the amenity of the area or neighbours by way of, for instance, noise, odour and general disturbance.
- 2.3. This part of the TIC has an existing A3 - Food and drink use as a cafe, which already permits the sale and consumption of hot food in an outside seating area. The cafe is within a detached building adjacent to municipal and commercial uses. It is also close to the commercial centre of Aberdyfi, where there are other A3 - Food and drink uses present which operate on a takeaway basis. In this context, it is not considered that allowing the café to sell food on a takeaway basis would unacceptably harm the amenity of the area or residents in the vicinity.
- 2.4. It is also material that condition 4 of planning permission NP5/50/532C restricts opening times up to 11.00 pm in the evening. The condition therefore, mitigates the potential for disturbance late at night from the takeaway use.
- 2.5. In terms of litter, the submission explains that packaging will be recyclable, and any litter arising will be monitored and picked up by the staff of the café. This is also a matter which would be the subject of separate legislation under the Workplace Recycling Regulation, which will require the operator to dispose of and recycle waste accordingly.

2.6. Other Matters

- 2.7. Conditions have been recommended by Gwynedd Council Environmental Health. As explained earlier, the proposal relates to an existing café and the scope of the assessment for this section 73 application is limited to the acceptability of removing the condition. There is already a condition restricting opening times, there is no extraction system or machinery proposed. On this basis, conditions recommended by Gwynedd Council Environmental Health are not recommended to be attached.
- 2.8. A new planning permission is issued with a section 73 approval. On this basis, it is necessary to delete condition 1 (development to commence within 5 years) as the development already operates from the premises. Conditions 2 (approved plans) and 3 (restriction of hours) also require amendment to meet the circular tests, and due to planning permission having been granted for an external seating area connected with the café more recently.

4. Conclusion

- 4.1 Given the location of the development, it is not considered that allowing this existing A3 - Food and drink to also sell hot food on a takeaway basis would unacceptably harm the amenity of the area or residents in the vicinity
- 4.2 It is recommended that condition 3 be deleted. A new planning permission would then be granted with the conditions listed in the recommendation.

Background Papers in Document Bundle No.1: Yes/No

RECOMMENDATION: To GRANT permission subject to the following conditions:

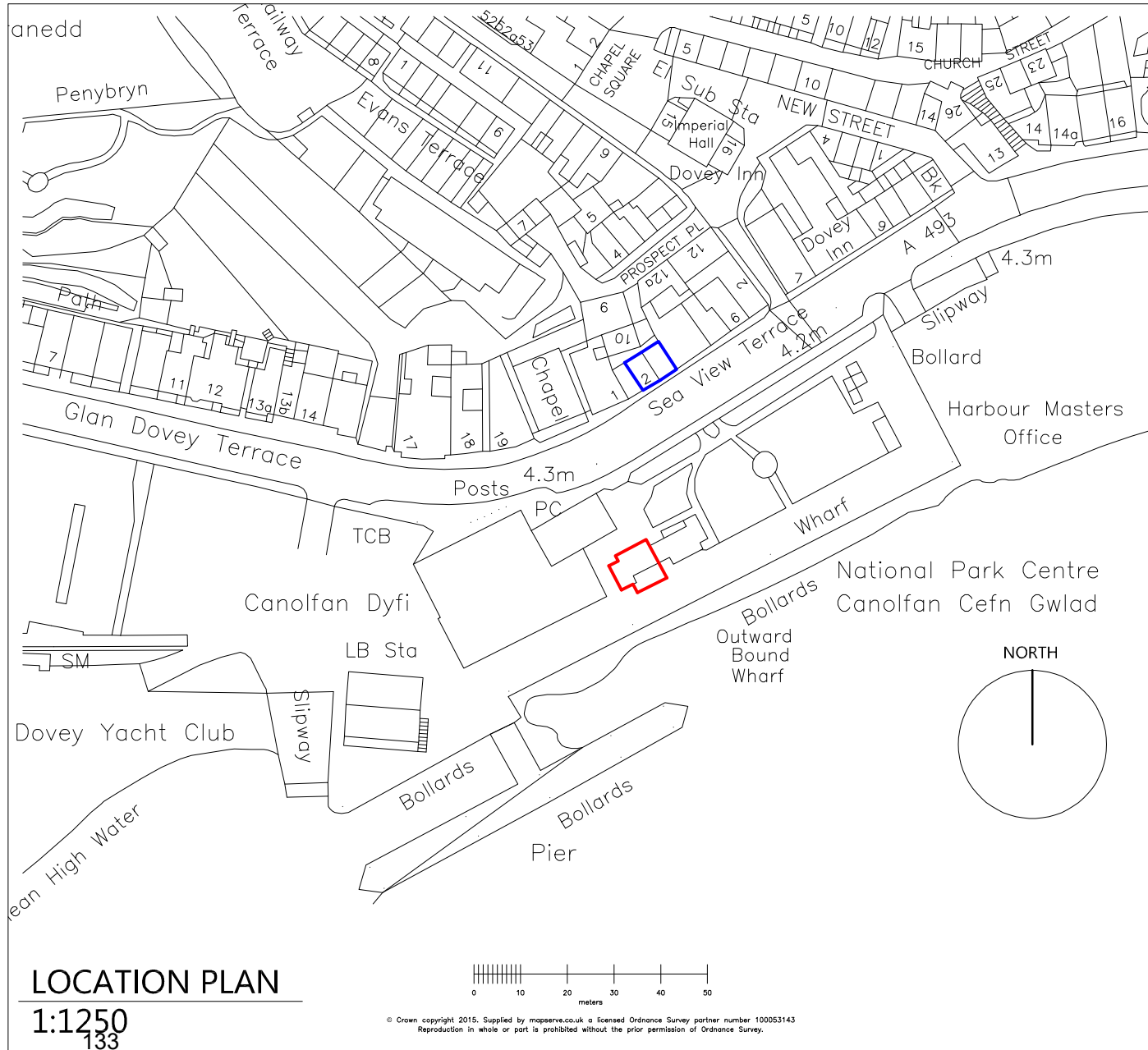
- 1) **The development hereby permitted shall be carried out in accordance with the following approved plans:**

Existing and proposed plans & elevations 1514/01 Rev C
- 2) **The development shall not be used for the permitted purposes outside the hours of 09.00 am to 11.00 pm.**

Reasons:

- 1) Reason: To define the permission and for the avoidance of doubt.**
- 2) Reason: To safeguard the amenities of the area, including neighbouring residents, in accordance with policy 1 of the Eryri Local Development Plan 2016-2031.**

**CAIS RHIF NP5/50/532J /
APPLICATION NO. NP5/50/532J**



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

Date: 25-06-25

Application Number: NP5/53/130H

Date Application Registered: 13/05/2025

Community: Y Bala

Grid Reference: 292121 335512

Case Officer: Mr. Richard Thomas

Location:

Warden Centre and Car Park, Llyn Tegid,
Bala. LL23 7SR

Applicant:

Pennaeth Gwasanaeth Eiddo,
Awdurdod Parc Cenedlaethol Eryri,
Swyddfa'r Parc Cenedlaethol,
Penrhyndeudraeth,
Gwynedd,
LL48 6LF

Description:

Insulate and affix new cladding and solar panels to the ENPA Warden Centre, install ANPR and CCTV cameras, and erect new entrance gate.

Summary of the Recommendation:

To **GRANT** permission subject to conditions relating to:

- Start work within 5 years.
- Accordance with approved plans
- Accordance with Green Infrastructure Plan

Reason(s) Application Reported to Committee:

Located on land owned and operated by ENPA

Land Designations / Constraints:

Open Countryside
Within C2 Flood Risk Zone
Adjacent to Public Right of Way (footpath)
Within SAC (Afon Dyfrdwy a Llyn Tegid (Wales))
Within Llyn Tegid Special Protection Area (SPA)
Within SSSI (Llyn Tegid)
Within Ramsar Site (Llyn Tegid)
Within the catchment of the Afon Dyfrdwy a Llyn Tegid SAC

Site Description:

The site subject to this application is located within the ENPA car park at Llyn Tegid, Y Bala. Situated on the northern shore of Llyn Tegid, just one third of a mile from the centre of Y Bala. This area of land is owned by the ENPA and operated as a carpark with a warden's centre building which also incorporates public toilets and a watersports hire and teaching enterprise.

The carparking at this location is extensive extending to over 1.2ha with a limited number of regulated spaces and large areas of unregulated parking with no demarcation of bays and unbound surfaces. The warden's building is of two storey construction with the warden's office and toileting facility at upper ground floor and the watersports enterprise on the lower ground floor.

The building currently has a painted render finish to the upper ground floor over a stone finish to walls at lower ground floor level and a natural mineral slate roof.

The carpark is a very popular stopping place for visitors to enjoy and access Llyn Tegid.

Proposed Development:

This application proposes to install Automatic Number Plate Recognition (ANPR) and CCTV cameras and to erect 1.285m high gates at the entrance to the carpark.

In addition, this application proposes the application of external insulation and timber cladding to the upper ground floor of the warden's building.

Relevant Planning Policies:

Eryri Local Development Plan 2016-2031 (ELDP)

- DP1: General Development Principles
- SPD: Natural Environment
- DP6: Sustainable Design and Materials

Consultations:

Community Council	No response received
Local Member	No response received
Cyfoeth Naturiol Cymru	No objections, advice provided
Highways	No response received
SAB	No response received
APCE Ecologist	No ecological concerns

Response to Publicity:

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

No comments were received as a result of this publicity.

Assessment:

1. Principle of Development

1.1 The key policy in this case will be the consideration of the use of appropriate materials for the setting of the building and the car park. In this case the use of timber to clad the Wardens building would comply with policy DP6.

1.2 Consideration must also be afforded to the potential impact of the proposed development on the SAC, SPA, Ramsar sites and SSSI within which it is located.

2. Planning Assessment

- 2.1 Careful consideration must be afforded to the use of appropriate materials to ensure that they are compatible with the setting of this heavily used car park and associated facilities.
- 2.2 The use of timber cladding as an external finish over the proposed installation of external insulation to buildings of this nature is considered to be an appropriate use of materials and in this case would not be seen as out of place given its location. Given this, ELDP policy DP6 is considered to be satisfied.
- 2.3 Of concern when applying any cladding to a building would be to ensure no harm to any protected species. In this case the Authority ecologist has concluded that there would be no harm and has raised no objections to the proposal. Policy SPD is satisfied.
- 2.4 The installation of a 4.9m pole with ANPR and CCTV cameras will not be seen as incongruous or out of context within a functioning carpark. The camera pole would be seen in close proximity and in the context of the existing small entrance building.
- 2.5 Placing a gate across the entrance would not be seen as being out of context as this would mirror numerous field gates along this road.
- 2.6 Natural Resources Wales have commented that the site falls within the Afon Dyfrdwy a Llyn Tegid SAC, SPA and Ramsar sites. NRW have, in consideration of this application, concluded that the proposal is not likely to have a significant effect on the SAC/SPA/Ramsar sites due to the nature of the proposed development and as there are no potential pathways to the protected site.
- 2.7 NRW have also commented that the application site is within the catchment of the Afon Dyfrdwy Special Area of Conservation (SAC). As such and under the Habitats Regulations this Authority must consider the impact of proposed developments on water quality within SAC river catchments and under the terms of those regulations to carry out the test of Likely Significant Effects for the proposed development.
- 2.8 The Authority have undertaken an assessment under the terms of the Regulations and have concluded that no significant effects on the SAC/SPA/Ramsar site either alone or in combination with other plans or projects will result.
- 2.9 Natural Resources Wales have concluded that whilst the proposed site is located within the Llyn Tegid SSSI there will be no resultant damage to the site.

3. Conclusions

- 3.1 On balance it is considered that the proposed works to the building and the introduction of ANPR and CCTV cameras and a gated entrance can be regarded as non-intrusive in this setting and the use of materials will not harm any protected species or site.
- 3.2 The applicants have submitted a Green Infrastructure and Biodiversity enhancement plan which shows the introduction of bat boxes, swift nesting box, a sparrow terrace nesting box and refuge creation along with additional tree planting (ash, birch & alder) and bushes (rowan, hazel & hawthorn). These measures are considered to be net benefits to the biodiversity infrastructure of the site.

Background Papers in Document Bundle No.1: No

RECOMMENDATION: To **APPROVE** subject to the following conditions:

1. (01) The development hereby permitted shall be commenced before the expiration of FIVE years from the date of this decision.
2. (02) The development hereby permitted shall be carried out in accordance with the following approved plans:
 - SP1+01 Site and Location Plan
 - B1+01 01 Proposed Warden's Centre Elevations and Floor Plans
 - SB1+01 01: Proposed Site Plan
 - B1+02: Gate elevations
 - B1+03 Camera elevations
 - Green Infrastructure Statement and Biodiversity Enhancement Scheme, Dobson Owen, 14.05.25
 - SB1+02 Green Infrastructure & Biodiversity Plan

Reasons:

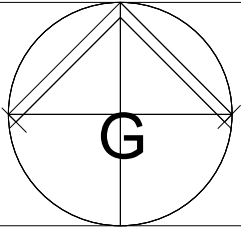
1. To Comply with Section 91 (as amended) of the Town and Country Planning Act 1990.
2. To define the permission and for the avoidance of doubt.

OS

Atgynhychwyd drwy ganiatad arolwg ordnans - hawftraint y Goron
Rhif Cyfres : Serial number 100035207
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All domestic uses and finishes to be confined to areas within the area delineated by the red line to the South and East of the buildings - no domestic uses or finishes to be located within the areas to the West and North of the buildings

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PROSIECT • PROJECT

CANOLFAN WARDEN LLYN TEGID WARDEN CENTRE

2025-01C

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Mawrth/March 2025

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SITE + LOCATION PLANS

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SP1+01 00

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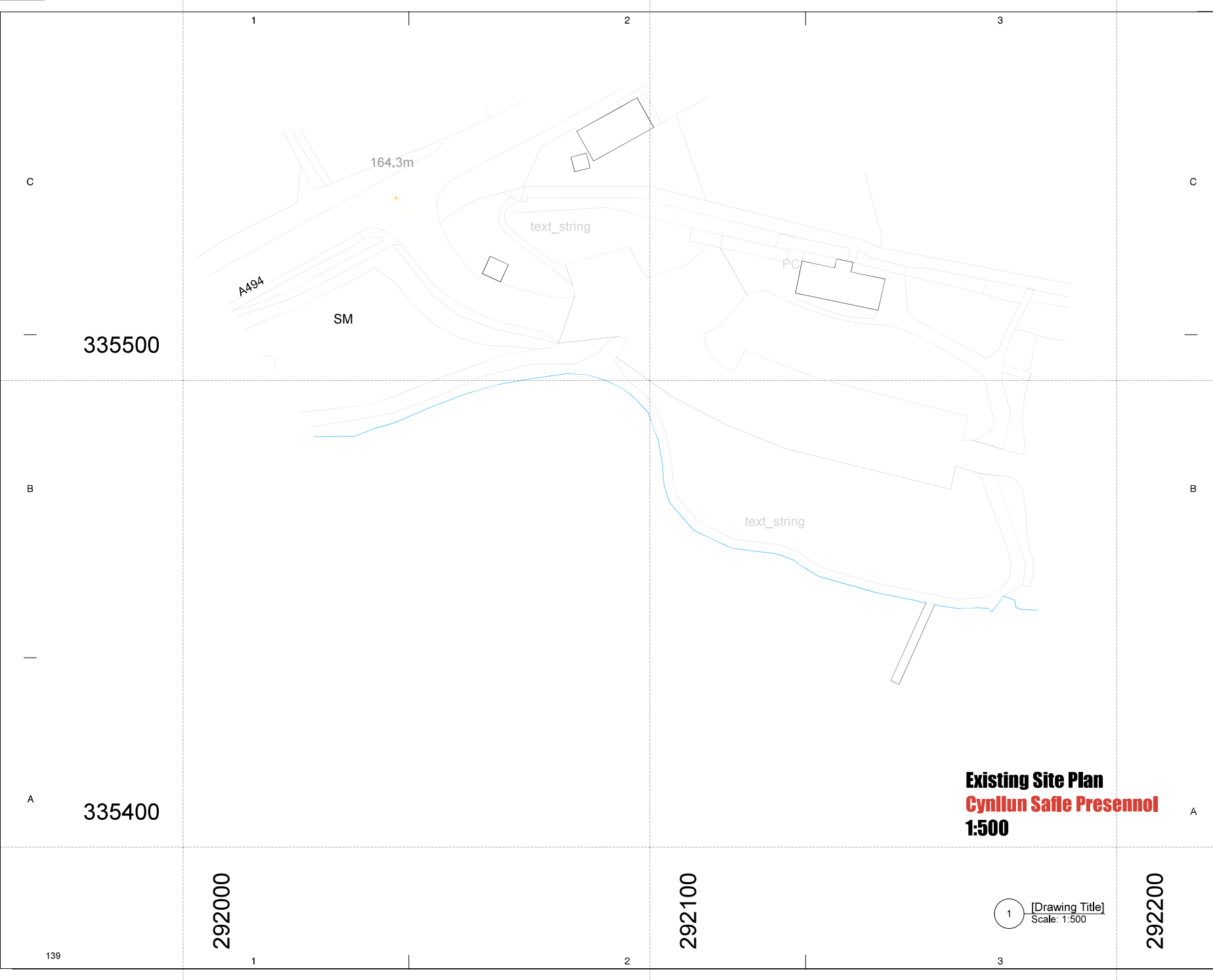
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Location Plan
Cynllun Lleoliad
1:1250



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PARC CENEDLAETHOL ERYRI
NODIADAU • NOTES



PROJECT • PROJECT

CANOLFAN WARDEN LLYN TEGO WARDEN CENTRE

2025-01C

1:500 at A2

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Mawrth/March 2025

ISSUED FOR : CYNLLUNO / PLANNING

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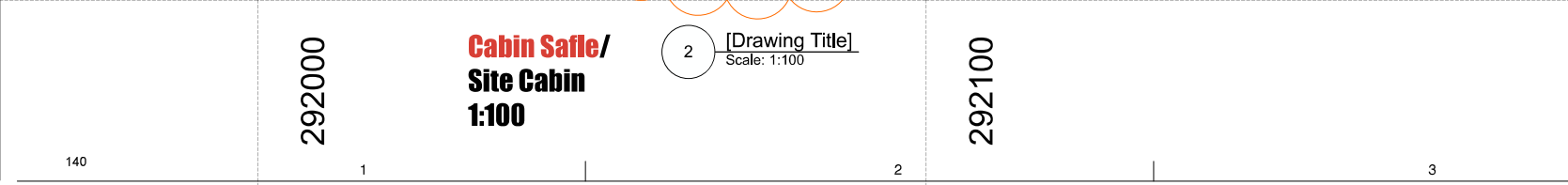
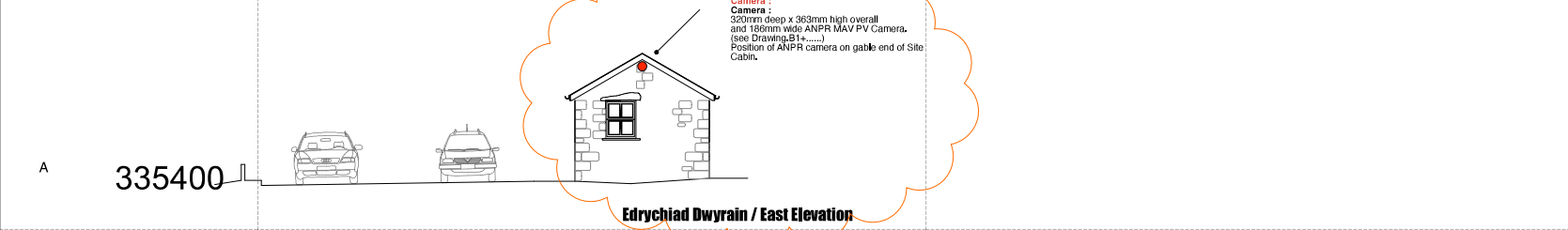
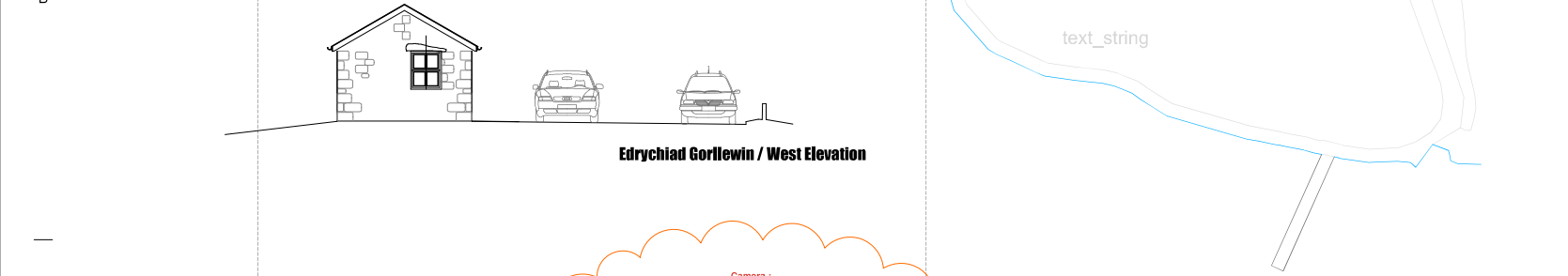
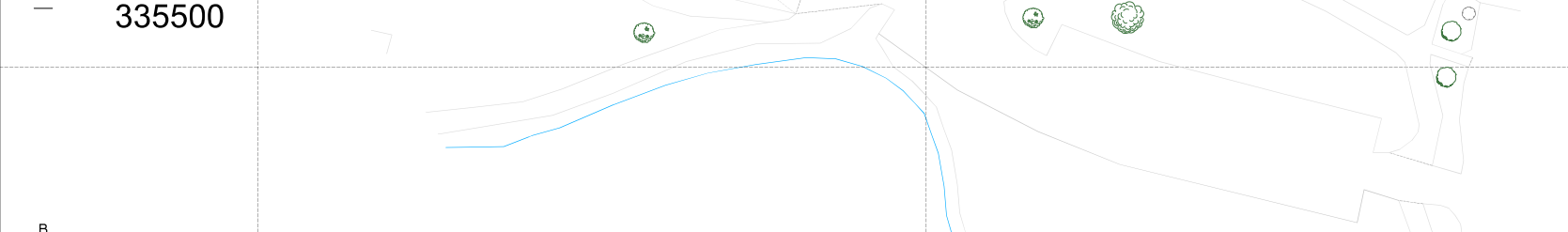
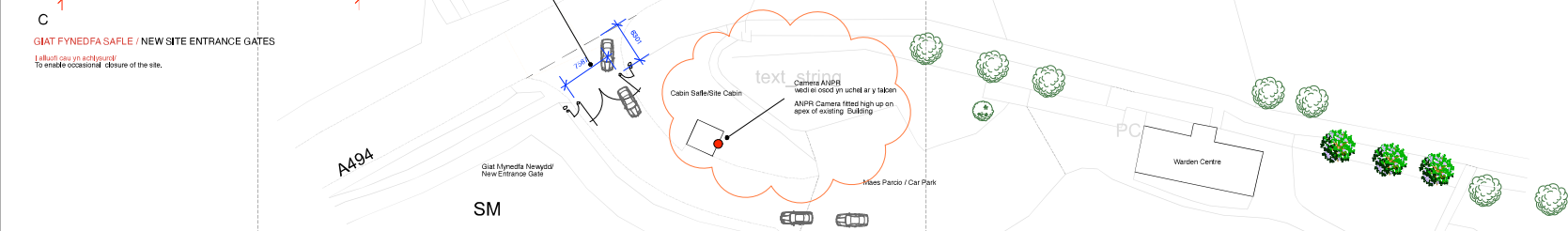
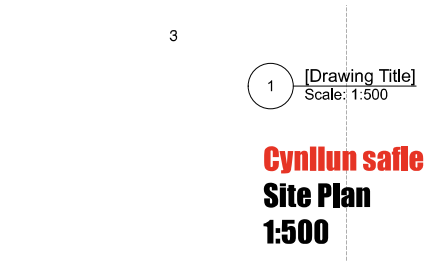
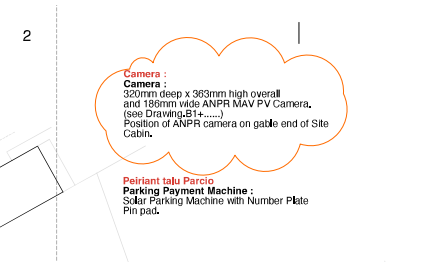
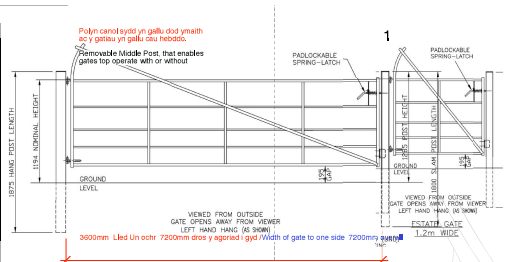
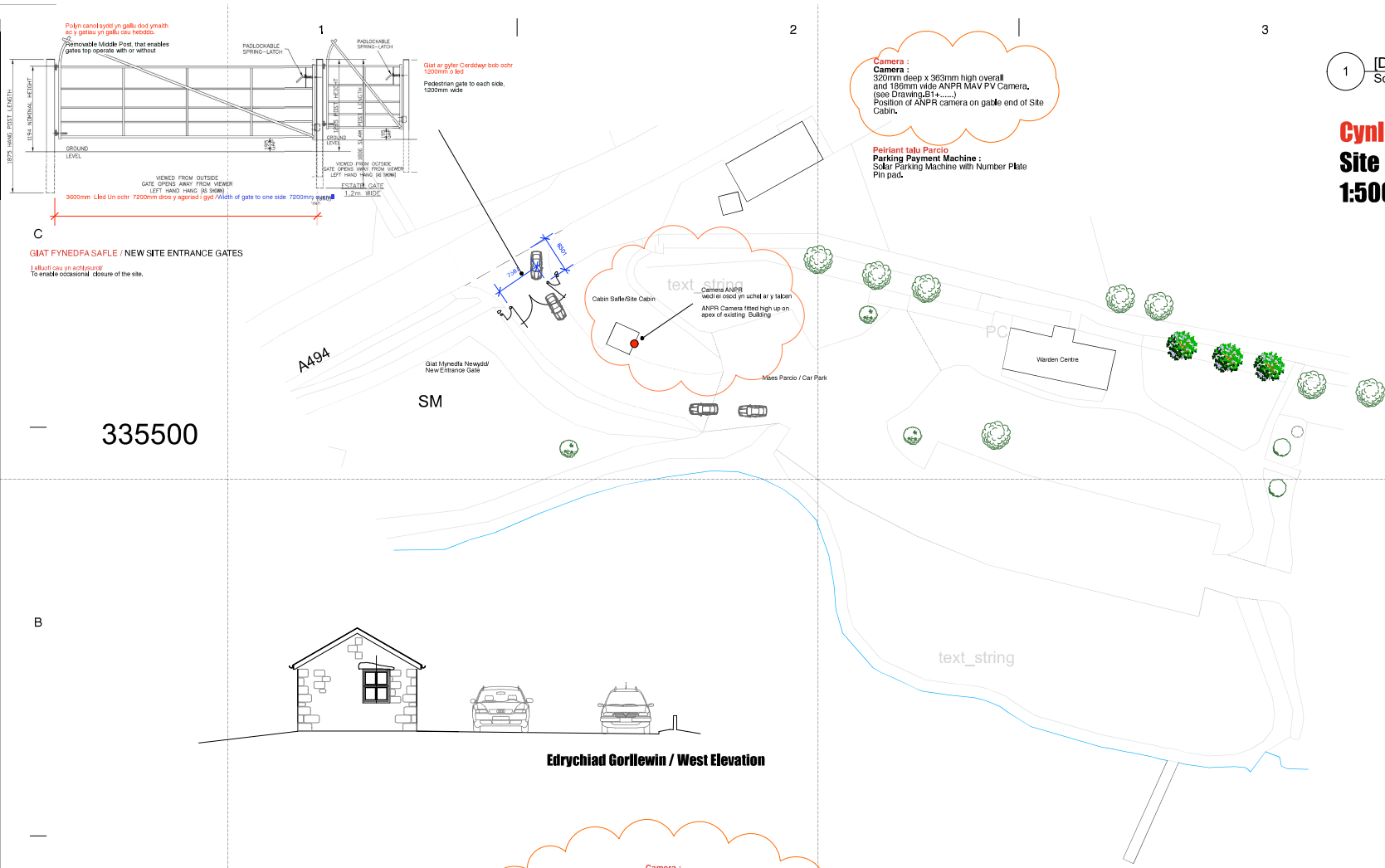
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**Cynllun safle /
Site Plan
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PABC CENDELAETHOL ERYRI
NODIADAU • NOTES

PROSPECT • PROJECT
CANOLFAN WARDEN LLYN TEGID WARDEN CENTRE
2025-01C
1:500 at A2
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March/March 2025
ISSUED FOR: CYNLLUNIO/ PLANNING

01	250311	Giat fynedfa a nodiadau
02	250610	ANPR camera on East gable

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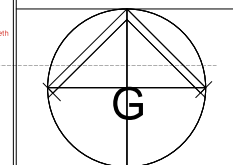
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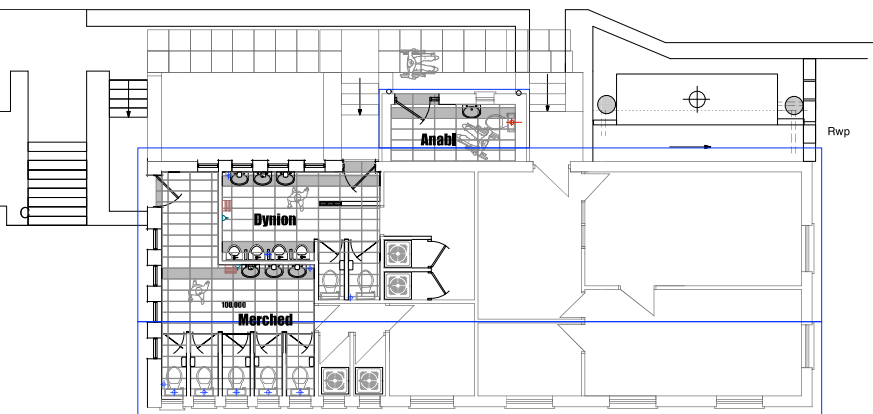
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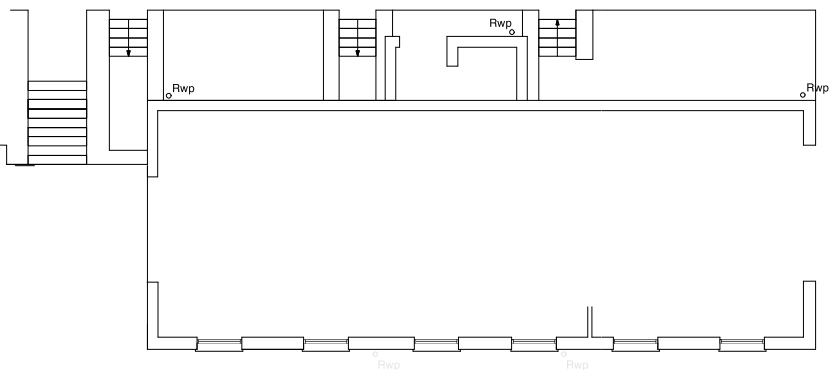


GREEN INFRASTRUCTURE & BIODIVERSITY PLAN



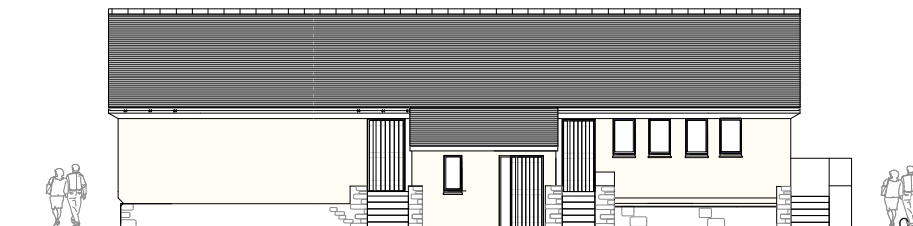
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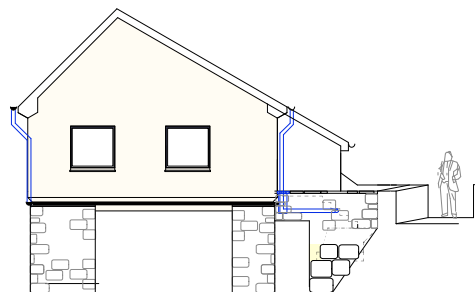


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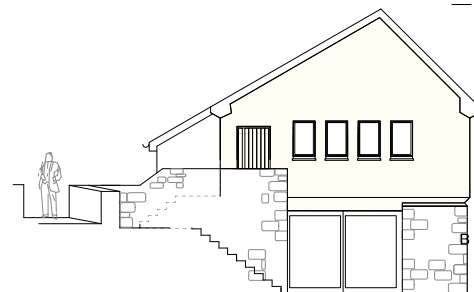
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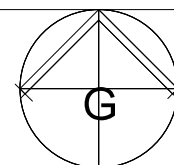


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NODIADAU • NOTES



PROJECT • PROJECT
CANOLFAN WARDEN LLYN TEGID WARDEN CENTRE

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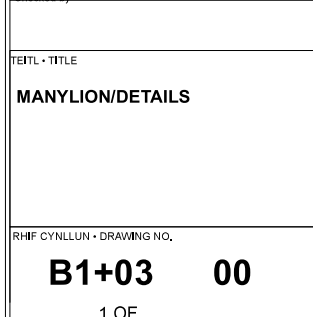
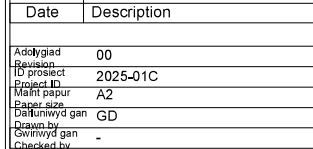
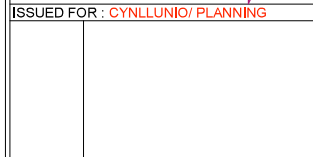
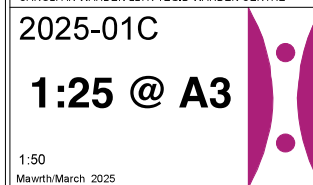
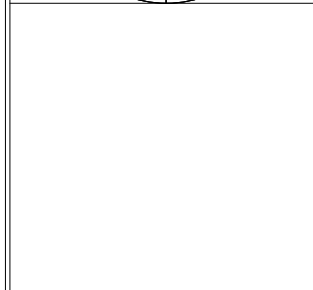
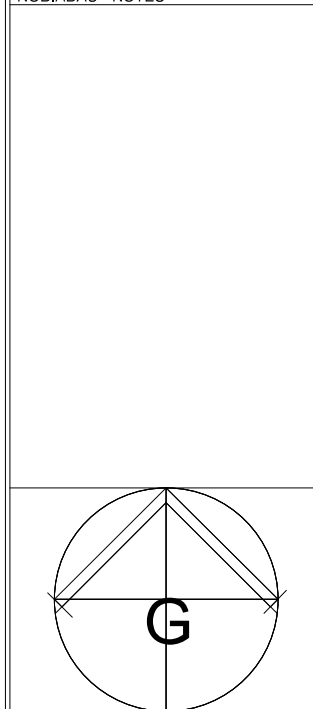
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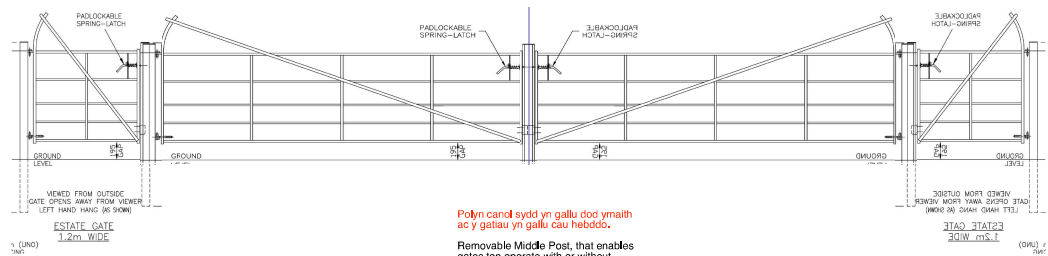
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1 OF



Glat ar gyfer Cerddwyr Un ochr
1200mm o led

Pedestrian gate to one side,
1200mm wide



Polyn canol sydd yn gallu dod ymaith
ac y galiau yn gallu cau hebodd.
Removable Middle Post, that enables
gates to operate with or without

1200mm

7500mm

1200mm

Glat Cerddwyr / Pedestrian Gates

7500mm dros y ddwy brif giat gyd / Width of Two main gates 7500mm overall

Glat Cerddwyr / Pedestrian Gates

Front Elevation

GIAT FYNEDFA SAFLE / NEW SITE ENTRANCE GATES

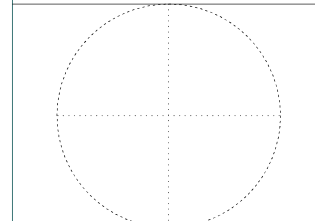
I alluogi cau yn achlysurol
To enable occasional closure of the site.

PENSEIRI ARCHITECTS

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e : post@dobsonowen.com

NODIADAU • NOTES



TEITL PROSIECT • PROJECT TITLE

CANOLFAN A MAES PARCIO LLYN TEGID

2025-01C

NTS @ A3

03, 2025

DOSBARTHWDYD | ISSUED FOR: **DRAFT**

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Project ID

Manif papur A3

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Gwirwyd gan

Checked by

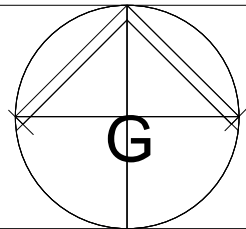
TEITL • TITLE

MANYLION/DETAILS

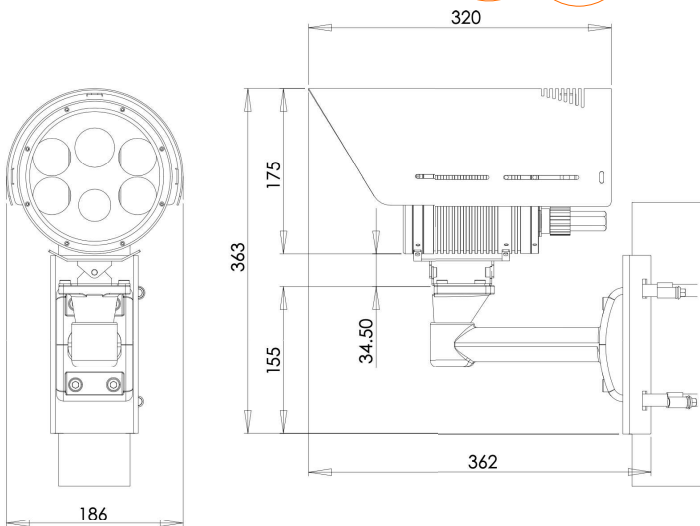
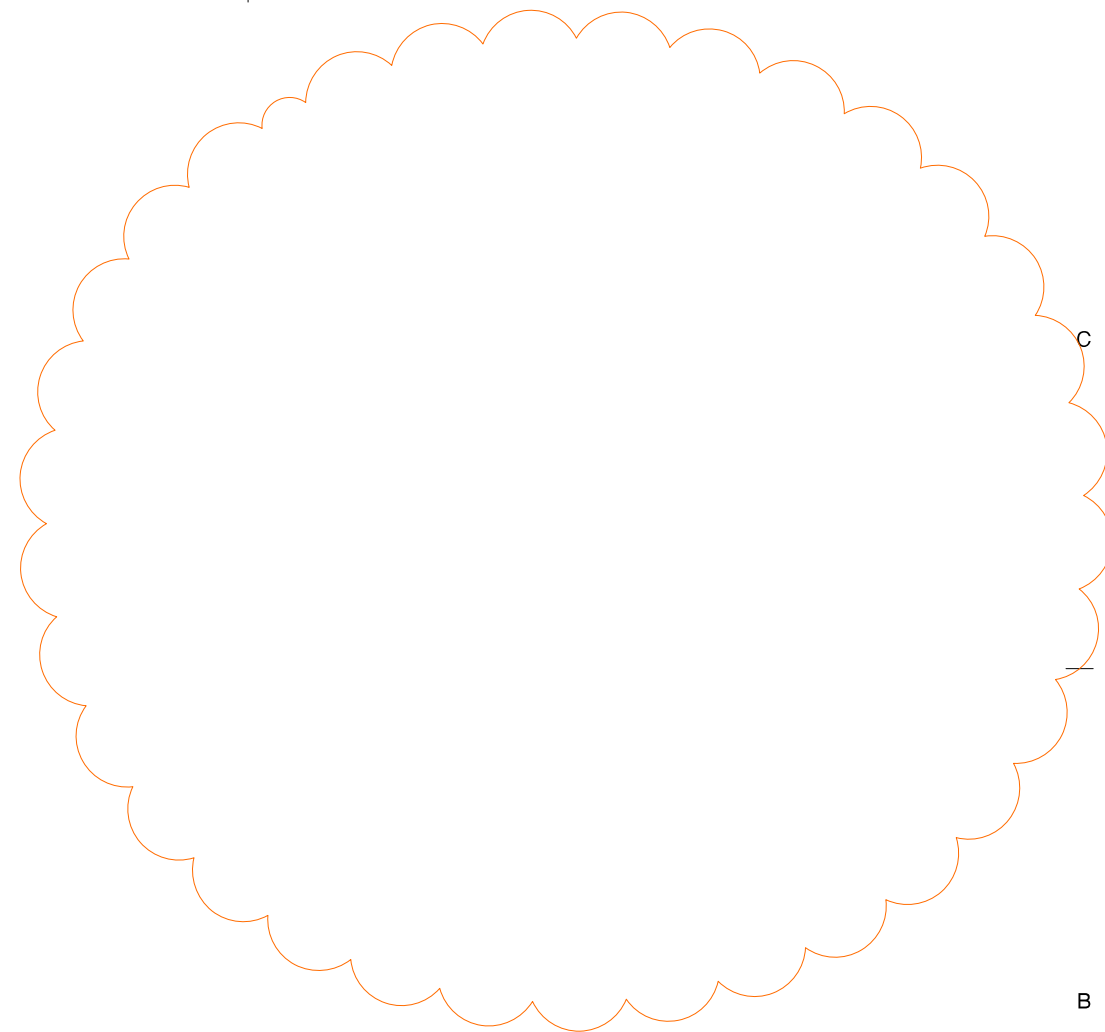
RHIF CYNLLUN • DRAWING NO.

B1+02 00

1 OF 1



B



Camera :
Camera :
320mm deep x 363mm high overall
and 186mm wide ANPR MAV PV
Camera.

** Fitted high on 'East' Gable end of Site Hut

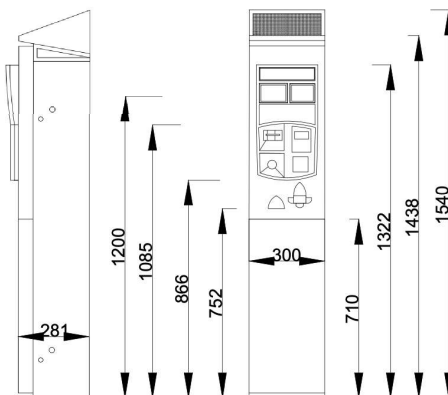
Peiriant talu Parcio
Parking Payment Machine :
Solar Parking Machine with Number Plate
Pin pad.

**DIM I RADDFA/
NOT TO SCALE**



**Camra/
Camera**

A



**Peiriant Tocynnau Parcio/
Parking Meter [Typical]**

**DIM I RADDFA/
NOT TO SCALE**

PROSIECT • PROJECT

CANOLFAN WARDEN LLYN TEGID WARDEN CENTRE

2025-01C

1:25 @ A3

1:50

Mawrth/March 2025

ISSUED FOR : CYNLLUNIO/PLANNING

01 250610 ANPR camera on East gable

Omit Columns

Date	Description
Adolygiad	00
Revision	00
ID project	2025-01C
Project ID	A2
Maint papur	A2
Papur size	GD
Dallunwyd gan	-
Drawn by	-
Checked by	-

TEITL • TITLE

MANYLION/DETAILS

RHIF CYNLLUN • DRAWING NO.

B1+03

01

1 OF

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

Date: 25-06-25

Application Number: NP5/70/122A

Date Application Registered: 14/05/2025

Community: Llangower

Grid Reference: 290275 332106

Case Officer: Mr Richard Thomas

Location:
Parc Cenedlaethol Eryri Car Park,
Llangower. LL23 7DA

Applicant:

Pennaeth Gwasanaeth Eiddo,
Awdurdod Parc Cenedlaethol Eryri
Swyddfa'r Parc Cenedlaethol,
Penrhyndeudraeth,
Gwynedd,
LL48 6LF

Description:

Renovate existing toilets and install new external cladding, renew existing parking spaces and create new spaces, install ANPR and CCTV cameras, and install a new entrance gate.

Summary of the Recommendation:

To **GRANT** permission subject to conditions relating to:

- Start work within 5 years.
- Accordance with approved plans

Reason(s) Application Reported to Committee:

Located on land owned and operated by ENPA

Land Designations / Constraints:

Open Countryside
Adjacent to SAC (Afon Dyfrdwy a Llyn Tegid (Wales))
Adjacent to SSSI (Llyn Tegid)
Adjacent to Ramsar Site (Llyn Tegid)

Site Description:

The site subject to this application is located within the ENPA car park at Llangower. Situated on the eastern shore of Llyn Tegid the site as a narrow strip of land extending to 0.45ha between the B4403 and the tourist railway line running north-south along the Llyn Tegid shoreline. This area of land is owned by the ENPA and operated as a carpark with a toilet facility building.

Set within a deciduous treed area the car park and building are generally inconspicuous from the adjacent county highway and from the Llyn shore less than 50m away. The Llangower stop on the tourist railway is accessed from this carpark.

The carparking is generally unregulated with no demarked unbound parking bays with a tarmacked track. The toileting facility building is of modest dimensions with a mostly painted render finish with some feature stone panels under a natural mineral slate roof.

The carpark is a popular stopping place for visitors to access Llyn Tegid.

Proposed Development:

This application proposes the creation of new and the formalisation of existing carparking bays. The current situation is one of no demarcation of parking bays with an estimated capacity of 60 – 70 vehicles. This proposal will result in a much more efficient use of land through the demarcation and formalisation of the bays resulting in 95 parking bays, 3 of which will be for disabled access. The parking bays are to be surfaced with porous interlocking blocks with bay demarcation.

The proposal also shows an upgrade to the toileting facilities building internally and through the application of timber cladding to the external rendered walls.

In addition, it is proposed to install Automatic Number Plate Recognition (ANPR) and CCTV cameras atop a 4.9m pole within the site and to erect 1.285m high gates across the entrance for the purposes of regulation and enforcement.

Relevant Planning Policies:

Eryri Local Development Plan 2016-2031 (ELDP)

- DP1: General Development Principles
- SPD: Natural Environment
- DP6: Sustainable Design and Materials
- DP25: Visitor Car Parking

Consultations:

Community Council	No objections
Local Member	No response received
Cyfoeth Naturiol Cymru	No objection, advice given
Highways	No comments received
SAB	No objection, advice given
APCE Ecologist	No ecological concerns

Response to Publicity:

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

Assessment:

1. Principle of Development

- 1.1 The key policy in this case will be the consideration of the use of appropriate materials for the setting of the building and the car park. In this case the use of timber to clad the facilities building would comply with policy DP6 as would the use of porous surfacing to the existing and proposed car parking bays.

2. Planning Assessment

- 2.1 Careful consideration must be afforded to the use of appropriate materials to ensure that they are compatible with the setting of his relatively remote but well used car park and facility.
- 2.2 The timber cladding of rural buildings is considered to be an appropriate use of materials and in this case would not be seen as out of place given its leafy location. Given this ELDP policy DP6 is considered to be satisfied.
- 2.3 Of concern when applying any cladding to a building would be to ensure no harm to any protected species. In this case the Authority ecologist has concluded that there would be no harm and has raised no objections to the proposal. Policy SPD is satisfied.
- 2.3 The use of a porous surfacing system to the carparking bays will ensure surface water run-off to ground as well as allowing grass to grow through to soften any visual impact. As such ELDP policies DP1 and 6 are satisfied.
- 2.4 The installation of a 4.9m pole with ANPR and CCTV will not be seen as incongruous or out of context within a functioning carpark. The pole would be inconspicuous given the generally well treed surroundings.
- 2.5 Placing a gate across the entrance would not be seen as being out of context as this would mirror numerous field gates along this rural road.
- 2.6 The Authority have undertaken an assessment under the Habitats Regulations Assessment (HRA) and have concluded, in consultation with NRW, that likely significant effects on the Afon Dyfrdwy a Llyn Tegid SAC resulting from this development can be ruled out alone and in combination.

3. Conclusions

- 3.1 On balance it is considered that the proposed works to this visitor car park and facilities building can be regarded as non-intrusive in the rural setting, the use of materials will not harm any protected species and that there will be no harm to the SAC.
- 3.2 The applicants have submitted a Green Infrastructure and Biodiversity enhancement plan which shows the introduction of bat boxes, swift nesting box, a sparrow terrace nesting box and refuge creation along with additional tree planting (ash, birch & alder) and bushes (rowan, hazel & hawthorn). These measures are considered to be net benefits to the biodiversity infrastructure of the site.

Background Papers in Document Bundle No.1: No

RECOMMENDATION: To **APPROVE** subject to the following conditions:

1. (01) The development hereby permitted shall be commenced before the expiration of FIVE years from the date of this decision.
2. (02) The development hereby permitted shall be carried out in accordance with the following approved plans:
 - SP1+01 Site location plan
 - B2+01 03 Proposed site plan
 - B1+01 Proposed toilets floor plan

 - B1+06 01 Proposed toilet block elevations
 - TB2+01 Section and grassblock details
 - TB2+02 Gate elevation details
 - TB2+03 Camera elevation details
 - B1+04 Green infrastructure & biodiversity plan

Reasons:

1. To Comply with Section 91 (as amended) of the Town and Country Planning Act 1990.
2. To define the permission and for the avoidance of doubt.

Advisory Notes:

1. The applicant/developer is advised at all times to adhere to the pollution prevention guidelines as published by Natural Resources Wales in their documents Guidance for Pollution Prevention GPP5 and GGP6 documents.

2. Sustainable Drainage Systems

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

Sustainable drainage systems are a mandatory requirement on new development where the construction area is 100sqm 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). Consequently, you are advised to contact the relevant Sustainable Drainage Systems Approval Body (SAB) at Gwynedd Council for advice and guidance on this matter.

PLEASE NOTE: If SUDS consent is required this will need approval from the SAB prior to the commencement of any works on site.

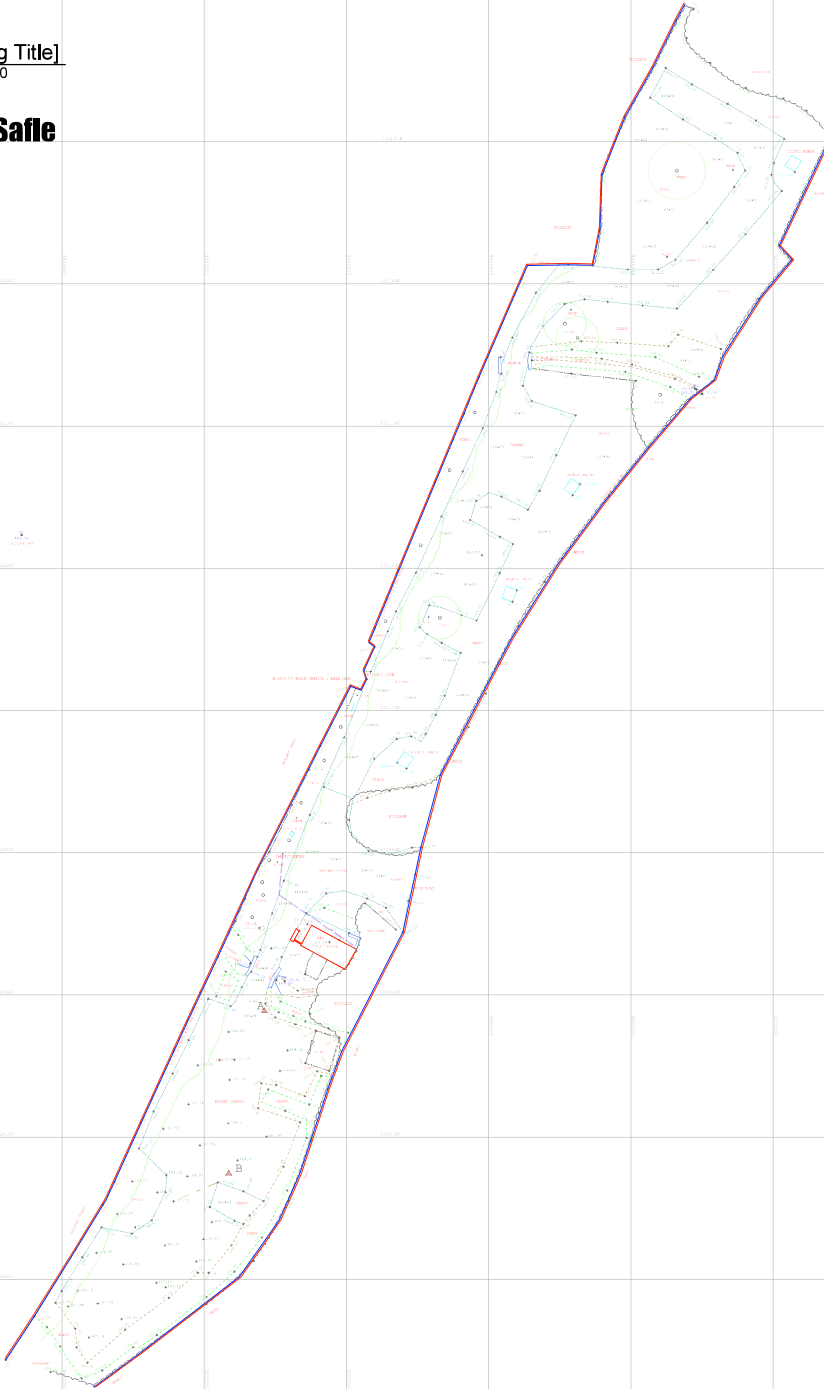
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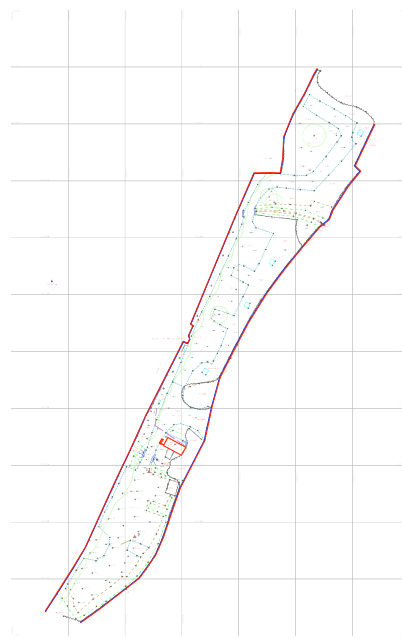
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CAIS RHIF NP5/70/122A / APPLICATION NO. NP5/70/122A

3



Location Plan Cynllun Lleoliad 1:1250

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3

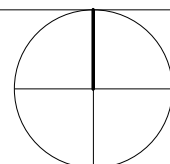
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E: j.p@dobsonowen.com

PARC CENEDL AETHOL ERYR
NODIADAU • NOTES

C

B

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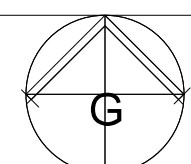
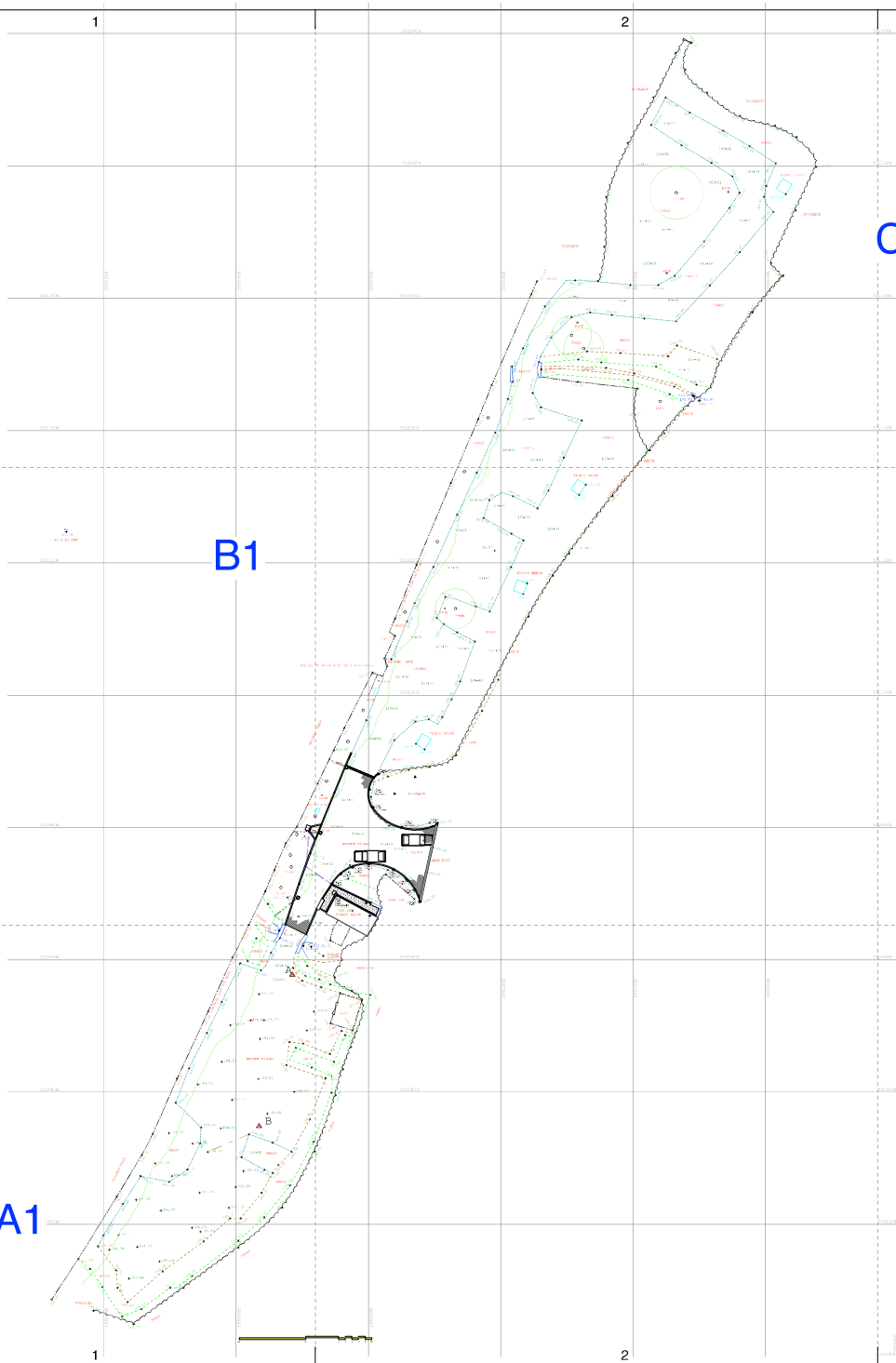


PROJECT • PROJECT
TOILEDAU LLANGOMER TOILETS
2021-24
1:1250 at A2
1:250
Med/September 2021
ISSUED FOR: CYCHWYNOL PRELIMINARY

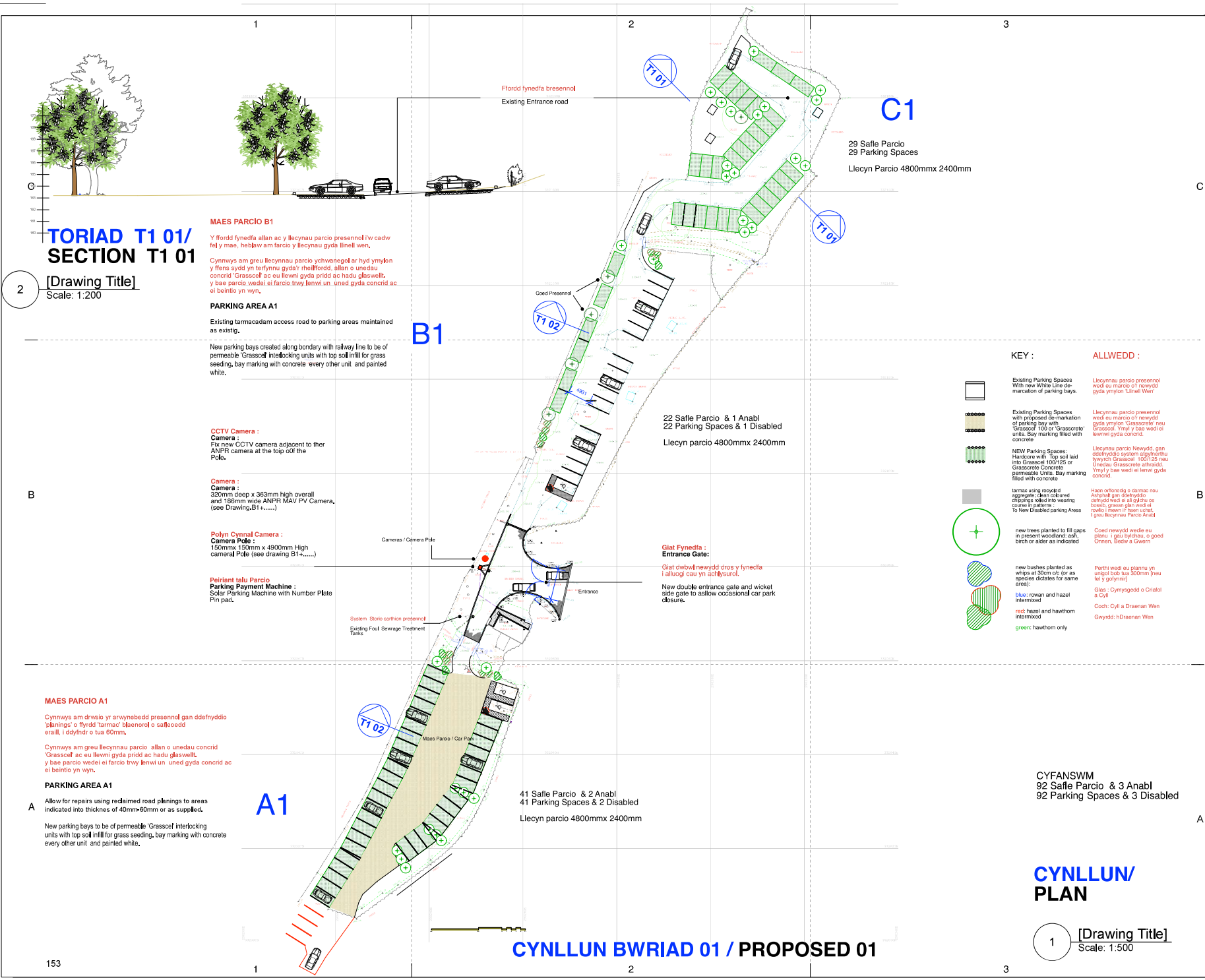
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A2	Final plan
GD	Design gain
GD	Design gain
GD	Design gain
GD	Design gain

FEIL • TITLE
SITE + LOCATION PLANS

RHIF CYNLLUN • DRAWING NO.
SP1+01 00
1 OF 1



Date	Description
Assigned	01
Revised	2012-012
Project to	A2
Drawn by	GD
Checked by	-



TORIAD T1 01/ SECTION T1 01
[Drawing Title]
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2

B

A

MAES PARCIO B1
Y ffordd fynedfa allan ac y llecynau parcio presennol i'w cadw fel y mae, heb law am farcio y llecynau gyda llinell wen,
Cynnwys am greu llecynau parcio ychwanegol ar hyd ymylon y ffens sydd yn terfynnu gyda'r rheilffordd, allan o unedau concrid 'Grasscof' ac eu llenwi gyda pridd ac hadu glaswellt, y bae parcio wedi ei farcio trwy lenwi un uned gyda concrid ac ei beintio yn wyn.

PARKING AREA A1
Existing tarmacadam access road to parking areas maintained as existg.
New parking bays created along boundary with railway line to be of permeable 'Grasscof' interlocking units with top soil infill for grass seeding, bay marking with concrete every other unit and painted white.

CCTV Camera :
Camera :
Fix new CCTV camera adjacent to ther ANPR camera at the top off the Pole.

Camera :
Camera :
320mm deep x 363mm high overall and 186mm wide ANPR MAV PV Camera, (see Drawing B1+.....)

Polyn Cynnal Camera :
Camera Pole :
150mm x 150mm x 4900mm High camera Pole (see drawing B1+.....)

Peiriant talu Parcio
Parking Payment Machine :
Solar Parking Machine with Number Plate Pin pad.

MAES PARCIO A1
Cynnwys am drwsio yr arwynebedd presennol gan ddefnyddio 'planings' o ffordd 'tarmac' blaenorol o safleoedd eraill, i ddyfndr o tua 60mm.

Cynnwys am greu llecynau parcio allan o unedau concrid 'Grasscof' ac eu llenwi gyda pridd ac hadu glaswellt, y bae parcio wedi ei farcio trwy lenwi un uned gyda concrid ac ei beintio yn wyn.

PARKING AREA A1
Allow for repairs using reclaimed road planings to areas indicated into thickness of 40mm-60mm or as supplied.
New parking bays to be of permeable 'Grasscof' interlocking units with top soil infill for grass seeding, bay marking with concrete every other unit and painted white.

B1

A1

Flordd fynedfa bresennol
Existing Entrance road

Cood Presennol
T1 02

22 Safe Parcio & 1 Anabl
22 Parking Spaces & 1 Disabled
Llecyn parcio 4800mmx 2400mm

Giat Fynedfa :
Entrance Gate :
Giat dwblw newydd dros y fynedfa i alluogi cau yn achlysurol.
New double entrance gate and wicket side gate to allow occasional car park closure.

CYNLLUN BWRIAD 01 / PROPOSED 01

C1

29 Safe Parcio
29 Parking Spaces
Llecyn Parcio 4800mmx 2400mm

- KEY :**
- Existing Parking Spaces With new White Line de-marcation of parking bays.
 - Existing Parking Spaces with proposed de-markation of parking bay with 'Grasscof' 100 or 'Grasscrete' units. Bay marking filled with concrete.
 - NEW Parking Spaces: Hardcore with Top soil laid into Grasscof 100/125 or Grasscrete Concrete permeable Units. Bay marking filled with concrete.
 - tarmac using recycled aggregate, deep coloured chipstones rolled into wearing course patterns. To New Disabled parking Areas
 - new trees planted to fill gaps in present woodland; ash, birch or alder as indicated
 - new bushes planted as whips at 30m c/c (or as species dictates for same area):
blue: rowan and hazel intermixed
red: hazel and hawthorn intermixed
green: hawthorn only
- ALLWEDD :**
- Llecynau parcio presennol wedi eu marcio o'i newydd gyda ymylon 'Llinell Wen'
 - Llecynau parcio presennol wedi eu marcio o'i newydd gyda ymylon 'Grasscrete' neu 'Grasscof'. Trwy y bae wedi ei lenwi gyda concrid.
 - Llecynau parcio Newydd, gan ddefnyddio system allynnu'r trwywylch Grasscof 100/125 neu Unedau Grasscrete ariadad. Ymylon y bae wedi ei lenwi gyda concrid.
 - Haeln offerydd o darmac neu Anghell gan ddefnyddio cymysgwr wedi ei all gylcho os bwyd grasscof wedi ei lenwi i mewn i'w haeln uchaf. I greu Llecynau Parcio Anabl
 - Cood newydd wedi eu planu i gau tyrchau o goed Onnen, Bedw a Gwern
 - Perthi wedi eu planu yn unigol bob tua 300mm (neu fel y golymer)
 - Glas: Cymysgwr o Criadol a Cyll
 - Coch: Cyll a Draenan Wen
 - Gwydd: hDraenan Wen

CYNLLUN/ PLAN

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Scale: 1:500

C

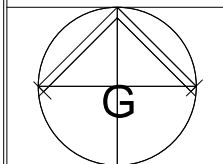
B

A

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MAES PARCIO LLANGOWER CAR PARK

NODIADAU / NOTES



PARC CENEDLAETHOL ERYRI

SNOWDONIA NATIONAL PARK AUTHORITY

PROSPECT / PROJECT

MAES PARCIO LLANGOWER CAR PARKING

2025-01A

1:500 @ A2

ISSUED FOR : DRAFT

01	250227	Camerau a Peiriant Tocynau
02	250311	Gorffeniadau/Finishes
03	250317	Grasscel yn ardal A1

Date	Description
01	01
2013-012	2013-012
A2	A2
GD	GD
-	-

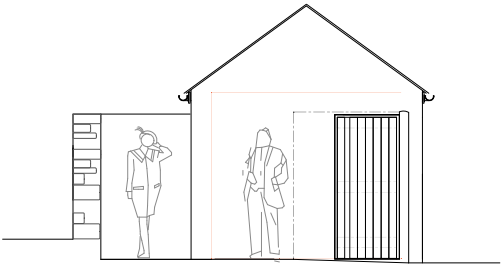
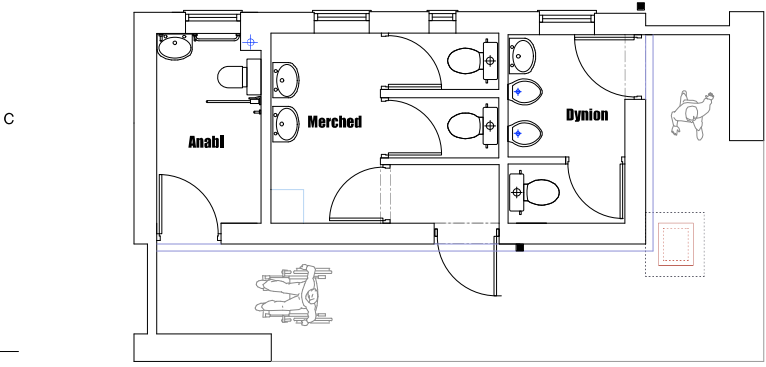
BWRIAD 01 /PROPOSED 01

RHP CYLLUN / DRAWING NO.

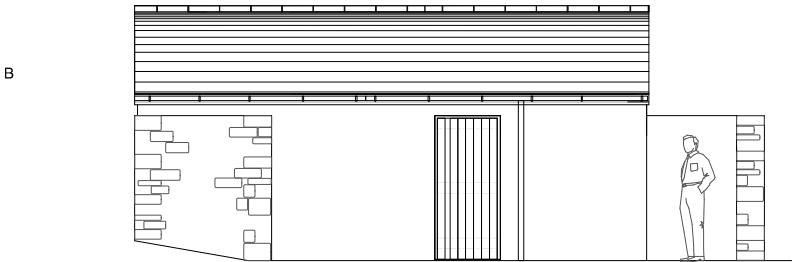
B2+01

03

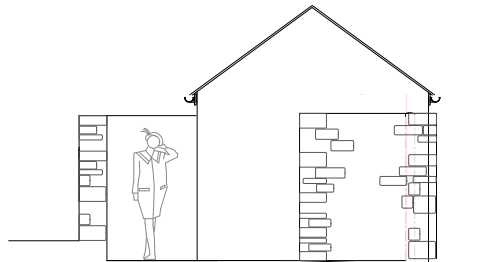
Cynllun/Plan



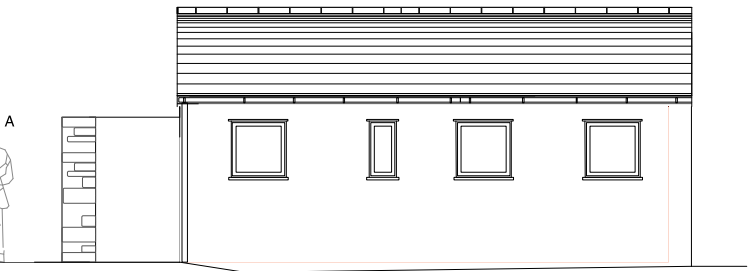
Gorllewin/West



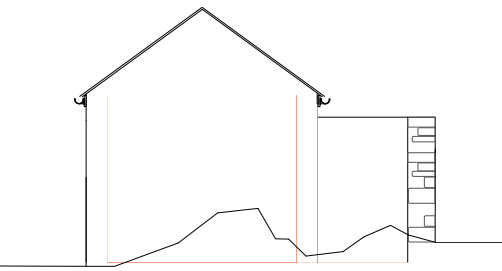
Gogledd/North



Gorllewin/West



De/South



Dwyrain/East

1 [Drawing Title]
Scale: 1:50

2 [Drawing Title]
Scale: 1:50

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NODIADAU • NOTES

PROJECT • PROJECT
TOILEDAU LLANGOVER TOILETS

2021-24
1:50 at A2

1:50
Made/September 2021
ISSUED FOR: CYCHWYNOL/PRELIMINARY

Date	Description
Assigned	00
Revised	2025-01
Revised	A2
Revised	GD
Revised	GD
Revised	GD

TITL • TITLE

PRESENNOL/ EXISTING

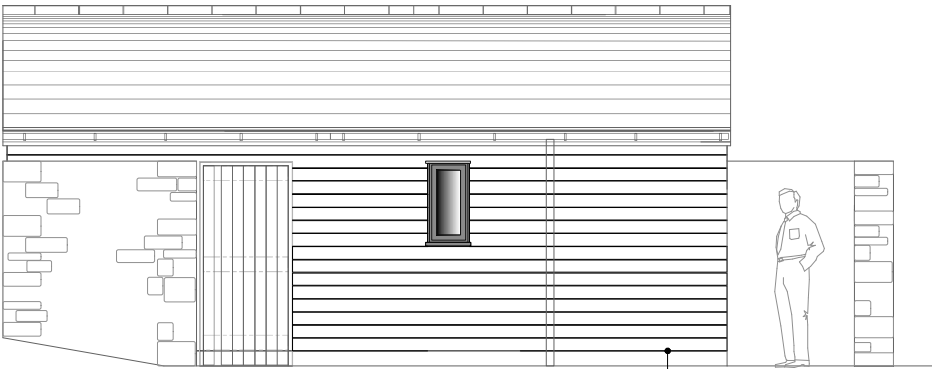
RHIF CYNLLUN • DRAWING NO.

P1+01.00

1 OF

1

[Drawing Title]
Scale: 1:50



Gogledd/North

Tynu ymaith y drws presennol
ac creu Ffenestr newydd 400mm o led.

Remove existing door and create
new window opening 400mm wide.

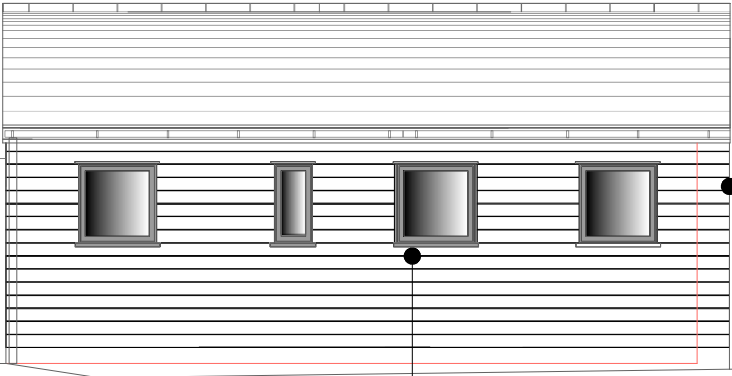
Creu agopriad drws newydd i
mewn, a gosod blociau gwyr
i greu scrin fychan gen y cubicles.

Create new female Toilet door opening
900kmm wide.
Fix Glass BLocks internally.

Cladin/Cladding

Bordiau 142mmx 22mm 'Feather Edge' o Goed L
larwydd wedi ei drin.
Wedi eu gosod ar batteni ar y waliau presennol.
[Y rendr presennol i'w dynnu ymaith yn gyntaf].

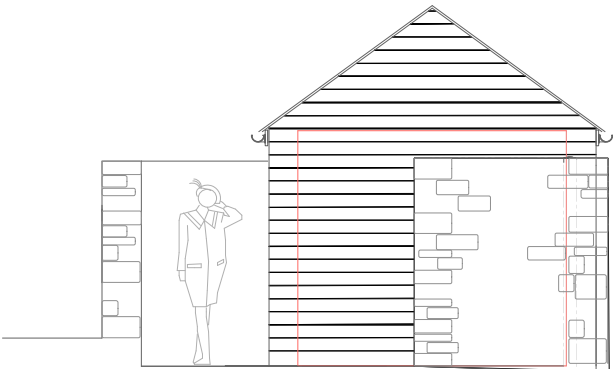
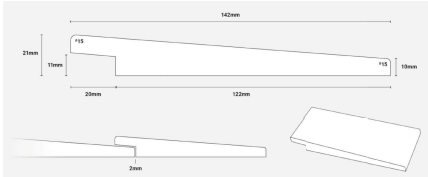
142mmx 22mm Feather Edged Home Grown Larch
External Cladding, fixed to timbner battens fitted
on to existing wall surfaces.
[Existing render removed].



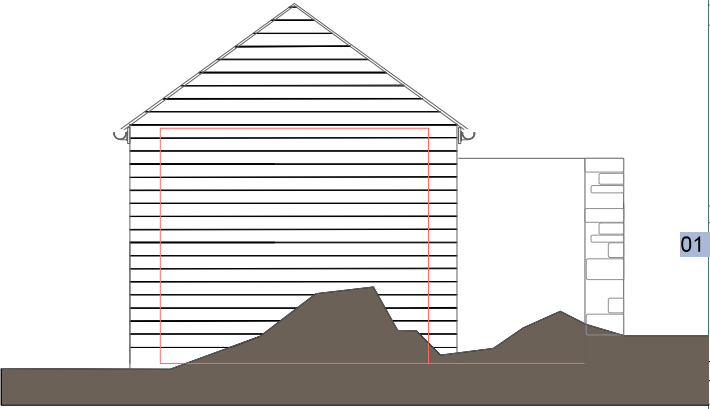
De/South

155

MANYLION/DETAIL: Cladin 'Feather Edge' Cladding.



Gorllewin/West



Dwyrain/East

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NODIADAU • NOTES

Ffenestri

Ffenestri newydd o goed 'Acoya'
wedi eu peintio yn y ffatri.
NEU
Ffenestri Aluminium yn allanol a
coed yn fewnol wedi eu lliwio yn
Llwyd.

Windows :
Accoya Timber factory painted.
Or
Aluminium and Timbner windows
painted gray.



TEITL PROSIECT • PROJECT TITLE

TOILEDAU LLANGOWER TOILETS

2025-01

1:50 @ A3

01.2025

DOSBARTHWDYD | ISSUED FOR: DRAFT

01 250225 Cladding Llarwydd

DYDDI DISGRIFIAD
AD

Adolygiad
Revision

ID project
Project ID

Mart papur
Paper size

Darlunwyd gan
Drawn by

Gwirwyd gan
Checked by

TEITL • TITLE

EDRYCHIADAU ELEVATIONS

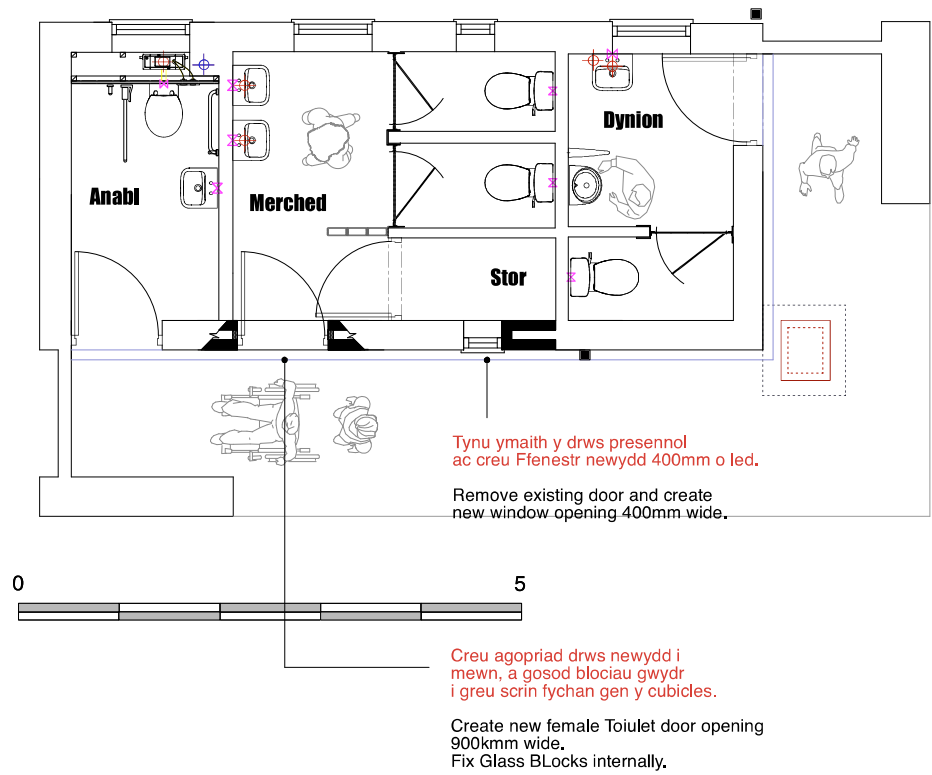
RHIF CYNLLUN • DRAWING NO.

B1+06

01

1 OF 1

Cynllun/Plan



1 [Drawing Title]
Scale: 1:50

PENSEIRI ARCHITECTS

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NODIADAU • NOTES

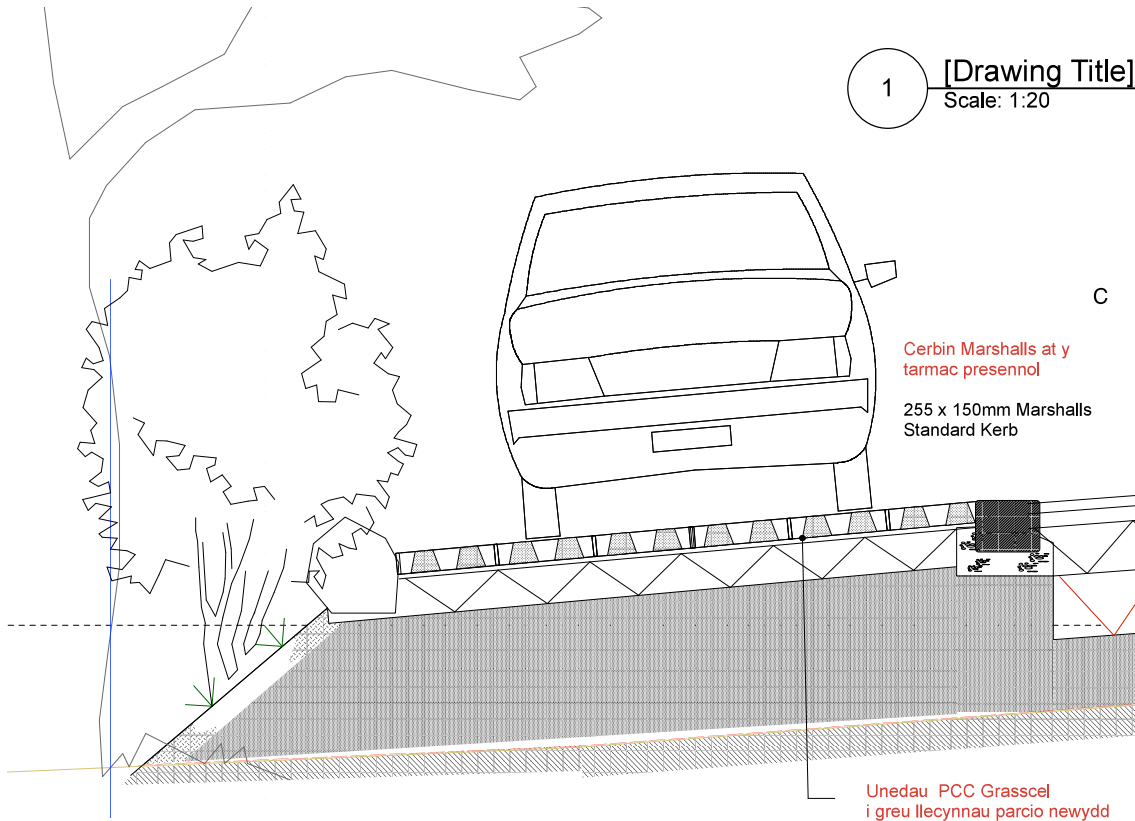
TEITL PROSIECT • PROJECT TITLE
TOILEDAU LLANGOWER TOILETS
2025-01
1:50 @ A3
01.2025
DOSBARTHWYD | ISSUED FOR: DRAFT

DYDDI AD	DISGRIFIAD
Adolygiad Revision	GD
ID prosiect Project ID	2021-24
Maint papur Paper size	A3
Parhauwyd gan Drawn by	EA
Gwilyddwyd gan Checked by	-

TEITL • TITLE
BWRIAD/PROPOSED PLAN

RHIF CYNLLUN • DRAWING NO.
B1+01 00
1 OF 1

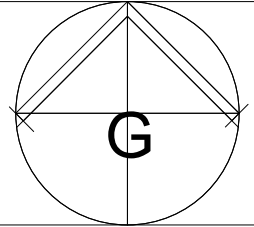
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[Drawing Title]
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TORIAD T1 02 / [yn Gyffredinol]

SECTION T1 02 / [Typical]

B



PARC CENEDLAETHOL ERYRI

 SNOWDONIA NATIONAL
 PARK AUTHORITY


PROSIECT • PROJECT

MAES PARCIO LLANGOWER CAR PARKING

2025-01A

1:20 @ A3

ISSUED FOR : DRAFT

Date	Description
Adolygiad	01
Revisiwn	
ID prosiect	2025-01
Proiect ID	
Maiht papur	A2
Papur size	
Datbuniwyd gan	GD
Drawn by	
Gwirwyd gan	-
Checked by	

TEITL • TITLE

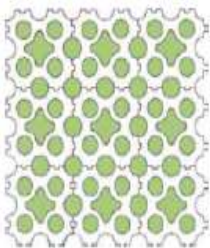
MANYLION/ DETAILS

RHIF CYNLLUN • DRAWING NO.

TB2+01 00

1 OF 1

MANYLION GRASSBLOCK DETAIL

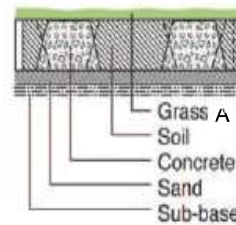


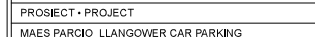
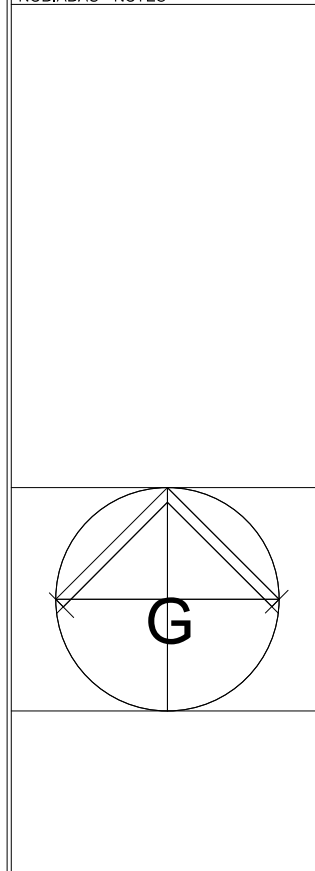
Method One



grassblock 83

for slope protection (dry). Overspill car parking

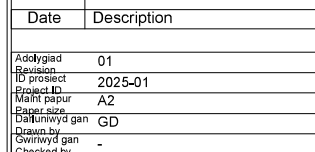




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MEETING	Planning and Access Committee
DATE	25 th June 2025
TITLE	DEVELOPMENT MANAGEMENT PERFORMANCE REPORT – Q3 & Q4 2024/2025
REPORT BY	Head of Development Management and Compliance
PURPOSE	To update Members in respect to DM Performance against Welsh Government Indicators and Targets

REPORT SUMMARY

The purpose of this report is to update Members on the performance of the Development Management service with regard to determining planning applications. The report outlines performance against government targets in terms of the speed of processing all applications.

This report provides an overview of Quarter 3 and 4 for the year 2024/2025, alongside comparative data for 2023/24.

RECOMMENDATION

To note the contents of the report in relation to performance and capacity, and provide any observations and comments on this.

1.0 Background Information

1.1 The statutory time limits for planning applications are set out set out in The Town and Country Planning (Development Management Procedure) (Wales) Order 2012. These time limits are as follows:

- a) Planning and other applications should be determined in 8 weeks.
Other applications include advertisements, conservation area consent, listed building consent and householder.
- b) Applications subject to an Environmental Impact Assessment (EIA) should be determined within 16 weeks.

2.0 Case Figures

- 2.1 212 applications were registered during Q3 and Q4 of 2024/2025. 202 applications were determined during the same period. For comparison, a total of 228 applications were registered during Q3 and Q4 of 2022/2023 and 324 in 2023/2024.

3.0 Current Resource Situation

- 3.1 Within the Development Management team the current structure includes three Principal Planning Officers and one Planning Officer (vacant post). Due to long term sickness leave relating to one of the Principal Planning Officers throughout the majority of Q3 and Q4 of 2024/2025 and a failure to fill the Planning Officer post, the team have been 50% down on their usual staffing capacity during this period. Planning consultants Prospero have been assisting the team in processing planning applications and pre-application enquiries in order to try and keep on top of the caseload
- 3.2 The Planning Officer post became vacant in early March 2025. Unfortunately, despite advertising the post the Authority have not been able to fill the vacancy. Recruiting qualified planners is a problem facing the public sector throughout the country. For the short term, Prospero have been assisting the team in processing planning applications for the geographical area that the Planning Officer post covered, however this is on a part time basis and other members of the team are assisting with other aspects of the vacant post's workload. This has resulted in the remaining Principal Planning Officers having been under tremendous pressure with excessive workloads for prolonged periods which in turn has unfortunately resulted in delays in processing applications in some cases.
- 3.3 Given our inability to recruit the vacant post, the decision was made to advertise for a graduate trainee to try and fill this gap. I am pleased to report that we have been successful in filling this post and the new Planning Officer Graduate Trainee will start towards the end of July 2025.
- 3.4 Officers are supported by 3 Planning Technicians (2.5 full time equivalent) and one part time Administrative Assistant who is shared with the Planning Policy team. Due to sickness leave relating to one of the Planning Technicians throughout the majority of Q3 and Q4 of 2024/2025, the other two Planning Technicians and Administrative Assistant had to absorb the additional workload which unfortunately resulted in delays in processing the registration of applications at times, which has had a knock-on effect on the time that officers have to determine the applications once it reaches them. The team is however back to full capacity at the time of writing.
- 3.5 The Historic Environment Planning Officer post remains vacant (due to a long term failure to recruit), with Development Management Officers taking on applications for Listed Building Consent in addition to their workloads. The Built Conservation Planning Officer (Graduate Trainee), with continued

assistance and mentoring from an external consultant, is able to provide advice to Planning Officers and process some Listed Building Consent applications. This arrangement is working well and will be reviewed once the Graduate Trainee finishes their masters degree in 2026.

- 3.5 In addition to these issues, Members will be aware that the Director post has also been vacant since last November, during which time a restructure of the Management Team took place. The new Director of Planning & Partnerships will start on the 23rd June, and this will help address some of these issues.
- 3.6 Overall on resources, Members will see that departmental capacity has been a significant issue during this period, and this is why it was considered important that Members be briefed on this in the context of this report. However, with the Principal Planning Officer and technician back from sickness leave, along with the recruitment of the graduate trainee planning officer and the Director of Planning & Partnerships commencing shortly, it is hoped that these issues will start to resolve themselves in the near future.

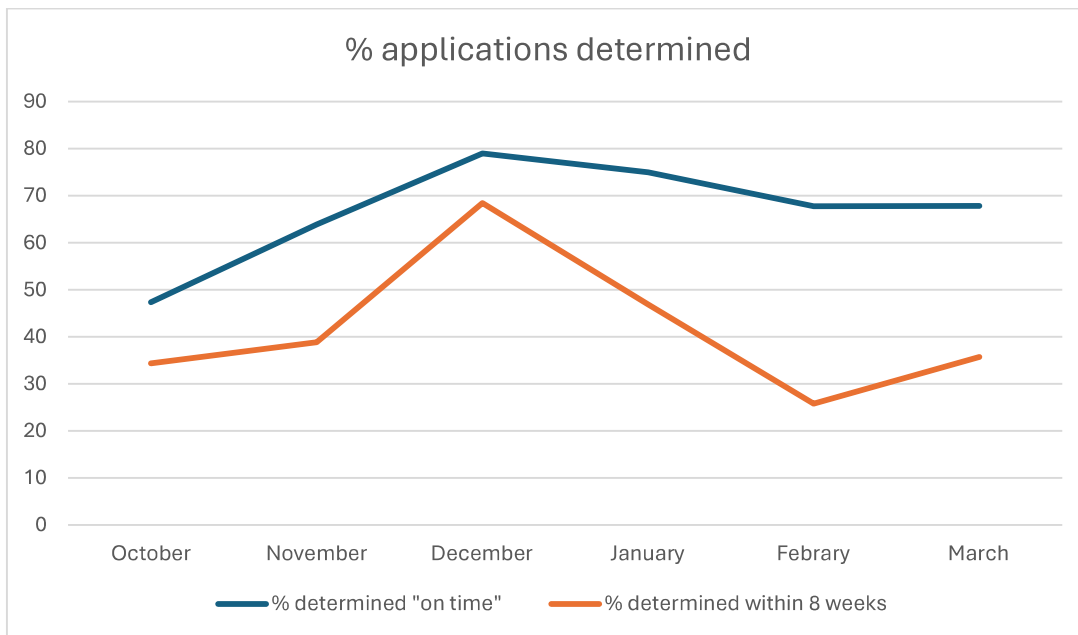
4. Welsh Government Performance Indicators

- 4.1 Speed, together with quality, are the major components of the Welsh Government's measure of development management performance. The 8 week determination period remains important. However, in retaining this target it is important to note that a local planning authority will be deemed to have determined a planning application "on time", if the decision is issued in accordance with the time period set out in a Planning Performance Agreement, or an agreed extension of determination period.
- 4.2 Currently the Welsh Government target is to determine 80% of all applications within 8 weeks or within the extended period agreed with the applicant. The exception to this is applications subject to an EIA.
- 4.3 The following table represents the data that the Welsh Government collects and publishes as part of their Development Management Quarterly Surveys and shows both the number and percentage of applications determined "on time" and within 8 weeks for Eryri.

	Planning applications determined within statutory and agreed timescale			Planning applications determined within 8 weeks (16 weeks for EIA applications)		
	Number Determined On Time	Number Not Determined On Time	Percentage Determined On Time	Number determined within 8 weeks	Number determined outside 8 weeks	Percentage determined within 8 weeks
2023/2024 (Total)	208	232	47.75%	177	268	40%
Q1 2024/2025	46	52	47%	28	70	28.6%
Q2 2024/2025	63	40	61.2%	45	58	43.7%
Q3 2024/2025	62	25	72.4%	38	49	43.7%
Q4 2024/2025	64	27	70.3%	33	58	36.3%

(For reference the average across Wales for the year 2023/24 was 86% determined on time, 51.75% determined within 8 weeks).

4.4 The table below breaks down the figures for each month throughout Q3 and Q4 for 2024/25:



- 4.5 While these figures are still below the average across Wales, the average percentage determined within 8 weeks across Q3 and Q4 is an improvement to the average across Q1 and Q2. Whilst the table shows big fluctuations with the figures for the percentage of applications determined within 8 weeks, this can be explained by prolonged staff absences and losing a member of staff during this period, which lead to workload being redistributed amongst the team and externally.
- 4.6 Looking at the figures for applications determined within statutory and agreed timescale or otherwise known as "on time", there has been a clear improvement here into Q3 and Q4. The Authority's changes to how we use our computer database to help officers meet their targets, in particular where an extension of time has been requested, appears to have worked well and proves to continue to be effective. However there still remains room for improvement and we will endeavour to continue this upward trajectory in the coming months
- 4.7 Whilst these figures show a picture of how the Authority is performing against the Welsh Government's targets, it is important to note that that these figures do not reflect the true workload of officers, nor the challenges faced with resources within the team which can have a significant impact on performance. Over the last decade the amount of work that goes into processing and determining a planning application has increased for officers, whilst the 8 week target has remained the same. Whilst meeting this target where possible is important, it should not be in place of quality decisions.
- 4.8 Overall, considering the challenges that the team have faced and increased pressure in workload as a result, it is reassuring that there continues to be positive improvement. It is yet to be determined however what longer term

impact the staff absences during this period will have on the first quarter of the 2025/2026 year – but as mentioned above, capacity is now been built back into the department and will hopefully have a positive impact on performance for Quarter 2 onwards.

5. Appeals

- 5.1 Whilst the Welsh Government measures performance based on speed of determination of planning applications, performance in terms of assessing the 'quality' of decision making can be judged against recent appeal judgements.
- 5.2 At the time of writing, a total of 10 planning appeals have been determined within the 2024/2025 period by Planning and Environment Decisions Wales (PEDW) against a decision made by the Authority. All 10 appeals were dismissed, in addition 2 applications for an award of costs against the Authority were refused.
- 5.3 A 100% dismissal rate is an excellent result for the Authority and reflects the quality of the Authority's decisions.

6. Areas for improvements

- 6.1 Within the previous performance update report it was noted that the geographical areas that each Development Management Officer covers will be reviewed to ensure that the workload continues to be shared amongst the officers fairly and reduce any undue pressure on any individuals. Whilst an initial review undertaken in January 2025 found that the number of applications appeared to be shared fairly among officers, there were opportunities to make some changes in view that these figures did not represent the full workload that each officer has. However, any further review was postponed when the Planning Officer post became vacant.
- 6.2 With the decision to proceed with a Graduate Trainee post in place of the vacant Planning Officer post, a review of the structure of the team will now be required to accommodate a new way of working given the level of support and mentoring the Graduate Trainee will require. This may result in a change to the geographical areas that each officer will cover and requires further consideration over the coming months.
- 6.3 Discussions are actively being held with the Planning Technicians and Administrative Assistant to review how they work to ensure adequate practices are in place so that all members of staff can adapt their working practices to accommodate any absences and minimise any impact on the remainder of the planning team. Some changes have been put in place but it is recognised that these changes will be gradual and there may be some time before significant changes can be seen.

- 6.4 A Local Validation List for Listed Building Consent applications was adopted from the 1st June 2025. The purpose of this is to increase the quality of the submissions and thus reduce officers time in chasing for additional information in order to assess and determine each application. The success of this will be reviewed in the coming months.

7.0 Conclusion

- 7.1 Looking at the last two quarters of 2024/2025, improvements are being made in respect to the figures used by the Welsh Government. Whilst there is some way to go to reach the 80% target, is a good step in the right direction, in particular considering the challenges that the team have faced during this period.
- 7.2 Overall the Development Management section should be encouraged with what has been accomplished during what has undoubtedly been a very challenging time with increasing workload pressures and staff absences. It is hoped that once the team is back to full capacity, and with further changes to the way the team works, our performance will become more consistent and further improvements can be seen.

MEETING	Planning and Access Committee
DATE	June 25th, 2025
TITLE	AN UPDATE ON COMPLIANCE
REPORT BY	Principal Planning Officer (Compliance)
PURPOSE	To update Members in respect to Compliance

1.0 Background

- 1.1 Last December, Members noted a report relating to the performance and function of the Authority's compliance service, with an ongoing assessment of performance to be reported at the June 2025 Committee.
- 1.2 This report will aim to brief Members on the current situation with the compliance function and will also provide an update in respect to longstanding, notable compliance cases.

2.0 Current Resource Situation

- 2.1 As reported in December, Alys Tatum has been on maternity leave and was due to return in the middle of June. Due to a build-up of leave, Alys will now be returning to work towards the end of August. Cases originally with Alys continue to be progressed by Jane Jones and Gavin Roberts, and by planning consultants Prospero.
- 2.2 Up until the beginning of May, the compliance section has continued to assist Development Management with progressing planning applications, along with undertaking other duties. This has further impacted upon the teams' resources.

3.0 Current Case Figures

- 3.1 As of the 30th of May 2025 there are currently **189** outstanding cases. Since December there has been a slight increase in the number of outstanding cases. Interestingly the number of outstanding cases is the same as what was reported to Members in June 2024.
- 3.2 From the 1st of January 2025 to the 30th of May 2025 we have received a total of **45** new cases to investigate.

- 3.3 From the 1st of January 2025 to the 30th of May 2025 we have closed **35** cases. By closing a case, this can be because there is no breach of planning control, the alleged breach benefits from permitted development rights or the alleged breach is removed or ceased, or that retrospective planning permission has been granted.
- 3.4 In respect to retrospective planning applications, from the 1st of January 2025 we have generated **8** applications. This seems low from the 18 reported back in December 2024. However, comparing this to what was reported last June, this number appears consistent for the first six months of the year.
- 3.5 In respect to formal action, from the 1st of January 2025 until the 30th of May we have served **0** Enforcement Notice. However, an Enforcement Notice was served on the 4th of June 2025.
- 3.6 The section currently has two ongoing appeals, which have yet to be determined by the Planning & Environment Decisions Wales (PEDW). The Authority still await an appeal decision against the service of an Enforcement Notice in respect to the siting of a residential static caravan situated on land at Plas Gwynfryn, Llanbedr.
- 3.7 The other appeal relates to the partial refusal of a Lawful Development Certificate at Tan y Coed Lodge, Ffordd Gors Road, Dyffryn Ardudwy. The initial application related to the siting of a static caravan for residential use together with the establishment of a domestic curtilage area. Based on the evidence submitted, it was considered that the structure (static caravan) had been sited in its location for a continuous period of 4 years on the balance of probabilities. However, it was not considered that the applicant had provided sufficient evidence that the structure (static caravan) had been used as residential accommodation, or that the land had been used as a domestic curtilage area, for a continuous period of over 4 years or 10 years on the balance of probabilities.
- 3.8 The appeal at Tan y Coed is to be heard by way of a Public Inquiry. The Authority has submitted its Statement of Case and now await Planning & Environment Decisions Wales (PEDW) to confirm the date of the Inquiry and for the submission of witness statements.

4.0 Welsh Government Performance Indicators

- 4.1 To assist Members in understanding the Welsh Government indicators in respect to measuring compliance performance, I have provided details which have factored in previous update reports.
- 4.2 The first indicator determines the number of days it takes to 'investigate' an alleged breach of planning control. The number of days is then averaged to provide an overall percentage figure. This indicator means the Authority has considered the alleged breach of planning control and advised the complainant of the outcome of the investigation. For example, the complainant is advised a retrospective planning application has been received or it is not expedient to pursue the breach found.

4.3 The second indicator determines the number of days to achieve a 'positive outcome'. To achieve a 'positive outcome,' one of the following should have occurred:

- Informal negotiation removes the breach.
- An Enforcement Notice or other Formal Notice is issued.
- Planning permission is subsequently granted through an application or an enforcement appeal.
- Prosecution is instigated or direct action removes the breach.

4.4 To benchmark the above indicators, the Welsh Government have provided a traffic light system. In respect to the 'investigated' indicator:



IMPROVE – less than 70% of cases are investigated within 84 days.



FAIR – between 70% and 80% of cases are investigated within 84 days.



GOOD – 80% or more cases are investigated within 84 days.

4.5 In respect to the 'positive outcome' indicator:



IMPROVE – over 200 days.



FAIR – between 101 and 200 days.



GOOD – under 100 days

4.6 The following table provides Members with the outcome for each quarter for the year 2024 to 2025:

Investigated	Quarter 1	Quarter 2	Quarter 3	Quarter 4
Number of Cases Investigated in 84 days or less	16	8	10	10
Number of cases Investigated in more than 84 days	4	5	9	4
Total number of Cases Investigated	20	13	19	14

Average time taken to Investigate Enforcement Cases	80% (61.6 days)	61.5% (88 days)	58% 111 Days	71% 118 Days
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- 4.7 The following table provides Members with the outcome for each quarter in respect to the 'positive outcomes' indicator:

	Quarter 1	Quarter 2	Quarter 3	Quarter 4
Average time taken to take Positive enforcement Action	412 days	200 days	162 days	550 days

5.0 Investigated Indicator

- 5.1 Upon reviewing the data for the average time taken to investigate enforcement cases, it is evident we have dropped to over 100 days in both quarter 3 and 4 and we remain in the 'Improve' criteria.
- 5.2 Members will note the average time taken to investigate cases differs between the last two quarters with Quarter 3 at 58% and Quarter 4 at 71%, despite Quarter 4 being a longer period of 118 days compared to 111 days. This is due to the number of cases where it took more than 84 days to investigate. In Quarter 3 it was 9 compared to Quarter 4 where it was only 4 thus resulting in Quarter 4 returning a higher percentage average.
- 5.3 Clearly, resourcing issues remain a factor as to why this indicator has not been effectively met. It is anticipated an improvement will be made when the compliance team becomes fully resourced towards the end of August.

6.0 Positive Outcome Indicator

- 6.1 During Quarter 2, we saw an improvement with the number of days reducing to half the number of days recorded for quarter 1. This meant we fell within the 'fair' category.
- 6.2 In Quarter 3 the number of days dropped further to 162 days but there was a sharp rise in the number of days recorded in Quarter 4. As previously explained this indicator can potentially fluctuate significantly. It can only take the closure of one long standing case to increase the number of days. In Quarter 4 a couple of long-standing cases were closed. This has resulted in the number of days increasing in the manner it has.

7.0 Review into Reporting an Alleged Breach of Planning Control

- 7.1 In December 2024, Members formally adopted an updated Compliance Policy.
- 7.2 Following its adoption, changes have been made to the update the website to provide more information about the service and what it can and cannot investigate. Furthermore, it also provides a facility to complete an online form to raise a breach of planning control.
- 7.3 The use of the online form is in its early infancy, but Officers are already benefitting from the change, with less administration work to complete. Concerns are no longer accepted by email or telephone but for those who do not have access to a computer, then handwritten letters are still accepted by post.

Member Training

- 7.5 Due to continued resourcing issues, Member training on the basics of planning enforcement has not taken place in May or June 2025. It is anticipated this will now take place towards the end of 2025.

8.0 Update on Notable Cases

Plas Nannau, Llanfachreth

- 8.1 In December, it was reported to Members that external guidance had been sought from a consultant who manages issues relating to empty properties such as Plas Nannau. One such option being considered was the service of an Urgent Works Notice.
- 8.2 However it can be confirmed the owner of Plas Nannau has appointed an agent to act on their behalf. A site meeting took place in February where the Authority were able to obtain updated drone footage of the current condition of the building, and particularly the condition of the roof.
- 8.3 The agent intimated a pre-application enquiry would be submitted for the future use of Plas Nannau. It was suggested whilst this process took its course that works should be conducted to the building to make it watertight.
- 8.4 Following this meeting, to date, no pre-application enquiry has been submitted, and the Authority are not aware of any urgent works taking place at Plas Nannau. The Authority has contacted the agent to request an update, but no response has been received.

Glygyrog Ddu, Aberdyfi

- 8.5 A planning appeal and an enforcement notice appeal are still being held in abeyance with Planning & Environment Decisions Wales (PEDW) whilst discussions and deliberations continue to be held with the agent.

Tyn y Pant, Dyffryn Ardudwy

- 8.6 Following the holding of a Public Inquiry back in September 2024, on the 27th of November PEDW determined to uphold the Enforcement Notice but subject to variations and corrections. With the Enforcement Notice taking effect from the date of the appeal decision, and a two-month period given to comply with the requirements of the Enforcement Notice, it was due to be complied with by the 27th of January 2025.
- 8.7 Site visits have taken place on the 10th of February and the 7th of April where it was evident the requirements of the Enforcement Notice had not been complied with. Instructions have been sent to the Authority's Solicitor to commence prosecution proceedings.

Other Cases

- 8.12 Members are encouraged to contact me, or my colleague Gavin Roberts should you wish to have an update on any specific case not mentioned in this report.

9.0 Conclusion

- 9.1 Looking at the last year, we continue to make some headway in improving our performance indicator targets, although these results are prone to fluctuation.
- 9.2 However for the last year the compliance section has not been fully resourced and has also had to assist the Development Management section. Despite this we should remain encouraged in that we have managed to reach the 'fair' category with the Welsh Government indicators.
- 9.3 With a fully resourced compliance section from September onwards it is hoped our indicator results will remain more consistent.

10.0 Recommendation

- 10.1 To note the contents of the report.



PLANNING AND ACCESS COMMITTEE
25 JUNE 2025

SECTION 106 AGREEMENTS

**SNOWDONIA NATIONAL PARK AUTHORITY
PLANNING AND ACCESS COMMITTEE 25 JUNE 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.	NP4/16/246	11/06/2024	Bryn Tirion, Dolwyddelan. LL25 0JD	Conversion and extension of outbuilding to form affordable local occupancy dwelling	With authority solicitor for drafting.
3.	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
4.	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.
5.	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 21 May 2025 = 4

**APPLICATIONS SUBJECT TO A SECTION 106 AGREEMENT AND WHICH HAVE BEEN COMPLETED SINCE
PLANNING & ACCESS COMMITTEE 21 MAY 2025**

Application No.	Location	Development

**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 21 MAY 2025**

Application No.	Location	Development
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PLANNING AND ACCESS COMMITTEE

25 JUNE 2025

OUTSTANDING APPLICATIONS WHERE MORE THAN 13 WEEKS HAVE ELAPSED

SNOWDONIA NATIONAL PARK AUTHORITY

PLANNING AND ACCESS COMMITTEE 25 JUNE 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.
NP4/26/334D	13/12/24	Moel-yr-lwrch Uchaf, Nebo, Llanrwst. LL26 0TF	Extension to existing agricultural outbuildings,
NP5/55/78G	21/10/24	Penowern Farm, Bryncrug, 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'.
NP4/11/L79J	13/01/25	Hen Siop Pont y Pair, Betws y Coed. LL24 0BW	Retrospective Application for extension of rear outdoor seating platform and extension of A3 food and drink use to extended area,
NP4/11/337E	15/01/25	Land adjacent to Hendre Farm, Pentre Du, Betws-y-Coed. LL24 0BN	Discharge Conditions 3 (Details Relating to Private Sewerage System), 4 (Slate Details), 6 (Stonework Sample) & 10 (Details of External Lighting) attached to Planning Consent NP4/11/337D dated 05/01/2024.
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,
NP4/26/349	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.
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, Bryncrug. LL36 9NT	Residential development comprising of 12 dwellings (Open market) and associated development including open space, parking, access and drainage infrastructure,
NP5/56/153D 177	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,

NP5/56/153E	12/02/25	Dyfi Bike Park, Pantperthog. SY20 9AS	Re-instatement of track and extension to existing site boundary
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.
NP5/61/654B	14/10/24	Land adjoining Pen yr Hwylfa, Harlech.	Erection 1 no. dwelling (in lieu of 2 no. dwellings granted planning permission under reference NP5/61/654 dated 23/04/2024) - reduction of one dwelling from 20 to 19.
NP5/63/281	15/05/24	Gorseddau, Cwmtirmynach, Bala. LL23 7EB	Part retrospective application for replacement roof with increased eaves height to rear creating additional accommodation at first floor level, removal of 2 chimneys and addition of 2 new chimneys, installation of 4 dormer windows and 4 rooflights, alteration/addition of windows and doors, and landscaping including creation of hardstanding for parking and turning area
NP5/65/256B	12/02/25	Bontddu Hall, Bontddu. LL40 2UF	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).
NP5/65/284A	03/02/25	Cae Goronwy, Bontddu. LL40 2UR	Erection of agricultural building for use as a dry manure store
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.
NP5/69/AD56Q	22/01/25	Sunbeach Holiday Park, Llwyngwrl. LL37 2QQ	Advertisement Consent for the installation of two flagpoles and two backlit signs and the re-siting of two existing flagpoles
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	18/09/24	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

NP4/11/AD405C	19/11/24	Swallow Falls Hotel, Betws y Coed. LL24 0DW	Advertisement Consent for 3 no. fascia signs, 3 no. wall signs, 1 no. projecting sign and 1no. replacement totem sign.
NP5/57/937Y	21/02/25	Land at Uwch y Maes, Dolgellau. LL40 1GD	Erection of 13 residential dwellings (Use Class C3).
NP5/58/427F	16/01/25	2 Ty'n Llidiart, Dyffryn Ardudwy. LL44 2EF	Retention of air-source heat pump sited on the front of the property.
NP5/58/658	14/01/25	Coed Gors y Gedol, Dyffryn Ardudwy. LL44 2RJ	Improvements to pedestrian access including creating a new path and a 160 metres long zig zag formation to enable access for all terrain mobility scooters, wheelchairs and push chairs.

Awaiting Tai Teg Assessment

NP5/78/421A 178	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
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Awaiting response from NRW on HRA

NP5/61/647A	12/03/24	Ty'n y Gwater, Harlech. LL46 2UW	Demolition of existing buildings and construction of a rural enterprise dwelling (Re-submission).
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Awaiting response Highways

NP5/77/27K	04/11/24	The Garage, Talsarnau. LL47 6UB	Change of use from car showroom to Shop A1 together with extension to the front and erection of first floor extension to create a residential unit (as per previously.
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Awaiting Environmental Health

NP5/50/314H	04/02/25	Morlan, Cwm Safnast, Aberdyfi. LL35 0SE	Alterations to the roof and external walls of dwellinghouse, the installation of a log burning flue on an outbuilding and the construction of natural swimming pool within the residential curtilage
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Views of External Consultant Awaited

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)
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Total applications on list = 33

Total applications on list Committee 31 May 2025 = 30



PLANNING AND ACCESS COMMITTEE
25 JUNE 2025

DELEGATED DECISIONS

SNOWDONIA NATIONAL PARK AUTHORITY

PLANNING AND ACCESS COMMITTEE 25 JUNE 2025

DELEGATED DECISIONS

Applications Approved

	Application No.	Proposed	Location	Decision Date	Case Officer
1.	NP2/11/LB164C	Listed Building Consent for the installation of secondary glazing, air source heat pump to rear to replace oil tank, and for the retention of repointing of chimney and replacement capping	Ty Popty, Smith Street, Beddgelert. LL55 4LT	14/05/25	Miss Eva Jones
2.	NP2/11/LB164D	Installation of external air source heat pump to rear of property	Ty Popty, Smith Street, Beddgelert. LL55 4LT	13/05/25	Miss Eva Jones
3.	NP2/16/454B	Variation of Condition 3 (Submission of CEMP) attached to Planning Permission NP2/16/454A dated 02/09/2020	Land at Cefn Coch Isaf, Cwmystadrlllyn. LL51 9AZ	01/05/25	Ms. Emma Watkins
4.	NP4/11/377E	Discharge of Condition 3 (Submission of material details) attached to Planning Permission NP4/11/377C dated 05/03/2025	Hangin' Pizzeria, Unit 1, Station Approach, Betws y Coed. LL24 0AE	30/04/25	Mr. Gavin Roberts
5.	NP4/31/88C	Replacement of two doors to south-east and north-east elevations and five replacement windows to south-west gable and north-east elevations	Neuadd Goffa, Ysbyty Ifan. LL24 0NS	08/05/25	Mr Richard Thomas
6.	NP5/52/397	Retrospective application for the installation of solar panels within residential curtilage	Ty Gwyn, Arthog. LL39 1BQ	30/04/25	Mr David Jones
7.	NP5/54/419G	Siting of Shepherd's Hut as part of a farm diversification scheme	Beudy Singrig, Cefn Braich, Rhydymain. LL40 2BP	12/05/25	Mr. Rhydian Williams
8.	NP5/57/1199	Demolition of a chimney and associated remedial works to the roof.	Uffern Fach, 5 Well Street, Dolgellau. LL40 1DY	22/04/25	Mr David Jones

9.	NP5/57/LB172F	Listed Building Consent to fix extraction fan to Kitchen on first floor level West gable wall and change of detailing to accommodate louvered panels to lower section of door above external stairs. Fix extractor fan and louvered upper section to kitchen window ground floor level, with obscure glass to lower part North Elevation.	Y Sospan, Llys Owain, Dolgellau.	25/04/25	Mrs Jane Jones
10.	NP5/57/LB284E	Discharge Condition 6 (Sample Panel Stonework) attached to Listed Building Consent NP5/57/LB284A dated 13/11/2024	Plas-yn-Brithdir, Dolgellau. LL40 2PW	23/04/25	Mr David Jones
11.	NP5/57/LB284F	Discharge Condition 4 (Sample Panel Stonework) attached to Planning Permission NP5/57/LB284B dated 13/11/2024	Plas-yn-Brithdir, Dolgellau. LL40 2PW	23/04/25	Mr David Jones
12.	NP5/58/61B	Change of use from one dwelling into two separate dwellings	1 & 2 Bryn Bach, Ffordd Capel, Dyffryn Ardudwy. LL44 2DR	19/05/25	Mr Aled Lloyd
13.	NP5/58/LB95A	Alterations to include replacement of porch, replace canopy with new glazed extension, reinstating openings in external walls, new opening between kitchen and dining area, new internal timber stud partitions, and new block paving to external area	Cors y Gedol, Dyffryn Ardudwy. LL44 2RJ	16/04/25	Miss Eva Jones
14.	NP5/58/LB95B	Listed Building Consent for alterations to include replacement of porch, replace canopy with new glazed extension, reinstating openings in external walls, new opening between kitchen and dining area, new internal timber stud partitions, and new block paving to external area.	Cors y Gedol, Dyffryn Ardudwy. LL44 2RJ	16/04/25	Miss Eva Jones
15.	NP5/61/666A	Conversion of existing garage to habitable rooms together with the installation of a pitched slate roof and associated alterations	Drws-y-Coed, Harlech. LL46 2SS	19/05/25	Mr Aled Lloyd
16.	NP5/61/673	Installation of freestanding air-source heat pump within rear curtilage	27 Glan Gors, Harlech. LL46 2NJ	19/05/25	Mr Aled Lloyd
17.	NP5/65/330J	Discharge of Condition 5 (External lighting on the dwelling) attached to Planning Permission NP5/65/330C dated 01/06/2023	Hafod Fach, Llanelltyd. LL40 2HB	19/05/25	Mr Aled Lloyd

18.	NP5/66/57B	Conversion of disused agricultural building into a ground floor annexe for a family member and utility room/workshop in connection with adjacent farmhouse, formation of patio area and installation of septic tank drainage (Re-submission)	Tyddyn Rhyddid, Llanfair. LL46 2TL	15/05/25	Mr Aled Lloyd
19.	NP5/69/T199	Installation of air source heat pump	Tremeifion, Llwyngwrl. LL37 2YQ	24/04/25	Mr David Jones
20.	NP5/74/416A	Erection of single storey side extension, second floor rear extension and single detached garage	Capel Hermon, Dinas Mawddwy. SY20 9LX	19/05/25	Mr. Rhydian Williams
21.	NP5/77/355	Demolition of an existing shed and a porch, conversion of attached double garage to habitable rooms together with single storey extension and front porch	4 Maes Mihangel, Ynys, Talsarnau. LL47 6TG	17/04/25	Mr Aled Lloyd
22.	NP5/79/338C	Installation of a hydro-power generating scheme (0.01mw), including an impound weir, installation of 90m above ground and 490m buried penstock, construction of turbine building and outflow (Re-submission)	Erw Faethlon, Cwm Maethlon, Tywyn. LL36 9HY	01/05/25	Mr David Jones

Applications Refused

	App No.	Proposed	Location	Reason for Refusal	Case Officer
1.	NP4/11/377D	Enclose road side elevation of existing covered area with bifold doors and glazed screens	Hangin' Pizzeria, Unit 1, Station Approach, Betws y Coed. LL24 0AE	<p>16/04/25</p> <p>The proposal would reduce the degree of visible permeability, obscuring views of the Station building frontage within the Conservation Area. It is neither compatible with the character or capacity of the site and would be to the detriment of the appearance and character of the building and Conservation Area contrary to policies SPA, DP1 and SPFf.</p> <p>The proposal would reduce the degree of physical permeability, restricting pedestrian movement to and from the southern end of the Station building which will have a direct and adverse impact upon the vitality of the area and would be to the detriment of the economic viability of this part of the designated Retail Area contrary to policies SPA and DP1.</p>	Ms. Sophie Berry
2.	NP5/50/LU765B	Certificate of Lawful Use (Existing) for dwelling not constructed in accordance with Planning Permission NP5/42/178 dated 17/02/1976 and the Reserved Matters application PIAWNP5/42/178 dated 21/04/1976	Tafolgraig Isaf, Aberdyfi. LL35 0RN	<p>13/05/25</p> <p>It has not been demonstrated on the balance of probabilities that the dwelling on the Site was not constructed in accordance with Planning Permission NP5/42/178 dated 17/02/1976 and the Reserved Matters application PIAWNP5/42/178 dated 21/04/1976.</p>	Mr David Jones

3.	NP5/64/86H	Erection of manure store	Nant y Cynog, Llanegryn. LL36 9LN	24/04/25 It is considered that the siting and the design of the development would have an unacceptable impact on the residential amenities of the occupants of the adjacent residential property due to pollution, smell and general disturbance. This would be contrary to the provision of policy DP 1 of the Eryri Local Development Plan, which seeks to ensure that the development is compatible and does not cause significant harm to residential amenity.	Mr David Jones
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Appeal Decision

by R H Duggan BSc (Hons) DipTP MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 21/05/2025

Appeal reference: CAS-03946-S8V3C7

Site address: Beddgelert Railway Station Building, Beddgelert LL490NF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by The Ffestiniog Railway Company against the decision of Snowdonia National Park Authority.
- The application Ref NP2/11/634K, dated 13 May 2024, was refused by notice dated 15 July 2024.
- The development proposed is described as *“Construction of a new railway station building on the existing concrete slab”*
- A site visit was made on 22 April 2025.

Decision

1. The appeal is allowed and planning permission is granted for the construction of a new railway station building on the existing concrete slab at Beddgelert Railway Station Building, Beddgelert LL490NF in accordance with the terms of the application Ref NP2/11/634K, dated 13 May 2024, subject to the conditions set out in the annex to this decision.

Application for Costs

2. An application for costs has been submitted by the Ffestiniog Railway Company against Snowdonia National Park Authority. This application is the subject of a separate Decision.

Background Matters

3. Planning permission was granted by the Authority in 2006 for the development of a station containing a ticket office, waiting room, toilets, café and sale of souvenirs (Application Reference: NP2/11/634A). The Authority has confirmed that the concrete slab foundation has been laid in accordance with the 2006 planning permission. Therefore, the development subject to the 2006 planning permission has been commenced and, therefore, represents a fall-back position.
4. The 2006 planning permission contained a condition restricting retail sales to railway related souvenirs and preventing the use of the building as a café. An appeal against the imposition of that condition was allowed (Reference: APP/H9504/A/08/2072807/WF)

which means that the applicant is able to sell any items within the station and offer refreshments from a café without any restrictions.

5. A planning application was submitted in January 2023 (Application Ref NP2/11/634J) proposing an alternative design to the development approved in 2006 whilst utilising the slab which have been laid. The application was reported to the Planning & Access Committee on 17 May 2023 with an officer's recommendation to approve. However, the minutes of the meeting confirms that the Planning & Access Committee refused the application against the advice of officers.
6. The development subject to this appeal is identical in all respects to the scheme supported by officers in 2023 but refused by the Planning & Access Committee.

Main Issues

7. Having regard to the evidence before me I consider the main issues to be the impact of the development on:
 - the character and appearance of the area, having particular regard to the Beddgelert Conservation Area and the special qualities of the National Park;
 - the living conditions of neighbouring residents in terms of overbearing impact, odour and noise;
 - the vitality and viability of Beddgelert centre;
 - highway safety; and
 - the Dark Skies Reserve.

Reasons

Character and Appearance

8. The appeal site is located on the platform of Beddgelert railway station which forms part of the Welsh Highland Railway (WHR) and is located on higher ground above a public car park in close proximity to the centre of Beddgelert. It is proposed to construct a new railway station building to include a ticket office, café, indoor and outdoor seating, toilets, office and covered waiting area, and other associated infrastructure. The new building would enable the removal of a cluster of timber shelters/buildings and a toilet block which currently serve passengers at the station.
9. The decision notice first reason for refusal states that by reason of its inappropriate design and use of materials the proposed building would have a harmful effect on the conservation area and its surroundings. The officer's delegated report does not provide any detailed assessment of the proposed development in relation to its impact on the conservation area and surroundings, and the Authority has not made any submissions at the appeal stage to substantiate its concerns.
10. The appellant has submitted a Design, Access and Heritage Impact Statement in support of the appeal which includes a detailed assessment of the Heritage Impact of the proposals on the conservation area and demonstrates that the design fully responds to the historic context. The appellant confirms that the appeal building would be approximately 20% smaller in total volume than the scheme permitted in 2006, and that the lower section of roof reduces the visual impact of the building and allows for solar panels to be integrated into the design. The proposed materials would be natural, local and more sustainable with the use of timber, slate and glass, and would be more

appropriate to the site than the previously approved brick and render building. The design and layout would also provide improved facilities for older visitors and those with mobility issues.

11. The proposed two gabled sections would be linked by a gently sloping flat roof and would have the effect of reducing the massing of the building when seen from surrounding viewpoints. The roof would be finished in a natural Welsh slate potentially sourced from the Ffestiniog Quarries (Cwt-y-Bugail or similar) with the central section and canopy made in standing-seam metal. This would be a substantial improvement on the 2006 scheme which has a bulkier appearance due to the hipped roof extending to the edge of the building footprint. The main elevations of the proposed building would be covered in a natural timber cladding which would weather over time to give a silvery-grey appearance, which would again reduce the visual massing of the building.
12. The proposed building also includes architectural elements that are associated with station architecture but adopts a more contemporary design, including a projecting canopy which are often found on traditional station buildings. The use of natural and sustainable materials used within a contemporary design palette softens and lightens the overall massing of the station building. The scheme would also have the added benefit of removing the current grouping of unsightly temporary buildings currently found on the platform.
13. Overall, I conclude that the design of the development has responded to its surroundings and the specific characteristics of the site, which would result in the building sitting comfortably within the immediate landscape. In addition, the proposed development would be architecturally superior and visually preferable to the 2006 fallback scheme.
14. The Historic Environment (Wales) Act 2023 states that in the exercise of planning functions in Conservation Areas special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, and that legislation is supported by further advice within Technical Advice Note 24 (TAN24): The Historic Environment (May 2017).
15. Taking all the above points together, I find that the proposed design of the development would not harm the character and appearance of the area, would preserve and enhance Beddgelert conservation area and would not harm the special qualities of the National Park. To this end, the development would not conflict with Strategic Policy A 'National Park Purposes and Sustainable Development', Development Policy 1 'General Development Principles' and Strategic Policy Ff 'Historic Environment' of the Adopted Snowdonia National Park Local Development Plan (LDP).

Living Conditions

16. The first reason for refusal also refers to the development having a harmful and overbearing impact on nearby residential properties, and the third reason refers to the development causing harm to residential amenity through excessive smells and noise. However, the officer's delegated report does not provide any detailed assessment of the impact on neighbouring properties and the Authority has not made any submissions at the appeal stage to substantiate its concerns in relation to these issues.
17. Notwithstanding this, I have noted the various representations made by those objecting to the proposed development, including residents living closest to the appeal site on Oberon Woods. Concerns are raised regarding the outlook and views from the rear aspect of properties on Oberon Woods and that the building would have an overbearing and

oppressive impact with the potential for the solar arrays to give off a reflective glare, as well as odour and noise pollution from increased gatherings of people at the station.

18. The rear elevation of the closest property on Oberon Woods is located approximately 20m from the southern elevation of the proposed building. Whilst the total height of the south elevation would be approximately 3.3m, I consider that the distance between the station building and the nearest property would be sufficient to ensure that it would not result in the building appearing overbearing to those residents, and given the orientation of the building there would be no loss of light within the nearest habitable rooms. The southern elevation would not contain any window openings so there would be no loss of privacy or overlooking issues into the nearest residential properties.
19. I note the concern regarding the potential for glare from the solar panels. Whilst solar reflections are geometrically possible, I consider that the impact would be low given the small number of panels that would be facing the nearest properties and the intervening trees would help mitigate against any potential glint and glare even in winter time when the trees are not in leaf.
20. In my view, residents living in close proximity to commercial premises cannot reasonably expect the same level of peace and quiet as people living in a wholly residential area. The very nature of the railway station will already give rise to some noise pollution with the arrival and departure of steam trains and the associated noise from visitors and travellers on the trains, and there are already temporary buildings on the platform that provide café facilities. Therefore, the closest residential properties to the station already experience some level of noise pollution from the operation of the railway station. In my opinion, the construction of a modern and sound proofed building with dedicated eating and drinking facilities would improve the current situation. In addition, the outdoor seating area of the café would be located on the northern side of the station at the furthest point away from the properties on Oberon Woods.
21. With regard to odours, from what I saw on my site visit and on the available evidence in this case, the location and proximity of the station building to residential units are such that there are opportunities to extract odours from the building without materially harming the living conditions of residents. Modern flue extraction systems would adequately deal with odours generated by any cooking process within the cafe and would operate in a manner which would not unacceptably harm the living conditions of nearby residents in terms of noise and odour.
22. Therefore, having had significant regard to the concerns raised by local residents and interested parties, I conclude that the development would not have a detrimental impact on the living conditions of neighbouring residents and would not conflict with Development Policy 1 of the LDP.

Vitality and Viability

23. The second reason for refusal states that the use of the building as a café and retail outlet would have a harmful impact on the vitality and viability of Beddgelert. However, the officer's delegated report does not provide any detailed assessment of the alleged impact, and the Authority has not made any submissions at the appeal stage to substantiate its concerns in relation to this issue. Nevertheless, I have noted the concerns raised in this regard by some objectors to the proposed development.
24. The appellant confirms that the nature of the WHR train services has changed in recent years owing to economic conditions and the need to meet the changing requirements of visitors to the National Park. This has meant that in recent years Beddgelert has become

a destination station, rather than a station that only allowed passengers to alight if they specifically requested to do so. The current train timetable also provides a long period of time between trains arriving at Beddgelert station and those returning to pick up passengers who get off. Therefore, those passengers have a significant period of time to visit the village and enjoy the varied local facilities available to visitors including cafes, public houses and other local attractions. The appellant estimates that in the year January to December 2023 approximately 23,010 passengers alighted in Beddgelert station.

25. It is inevitable that there may be some passengers who arrive at the station who will stay to use the new café and facilities due to the relatively steep walk down into the centre of the village. However, the vast majority of passengers who get off the train at Beddgelert will have chosen to do so to enjoy the natural beauty of the village and wider area and to visit Gelert's Grave. In doing so passengers will walk into the village and spend time and money within the cafes and public houses, thus significantly contributing to local business and the local economy and ensuring the vitality and viability of Beddgelert centre. As a result, the development would comply with Strategic Policy A, Strategic Policy H 'A Sustainable Local Economy' and Development Policy 24 'Retail'.

Highway Safety

26. The fifth reason for refusal raises concerns regarding increased traffic movements to service the proposed use. The officer's delegated report does not provide any detailed assessment of the alleged increased traffic movements, and the Authority has not made any submissions at the appeal stage to substantiate its concerns in relation to highway safety.
27. With regard to the concerns of objectors regarding construction traffic, the appellant has confirmed that no construction vehicles would use Oberon Woods, and this can be safeguarded by the imposition of a planning condition. The appellant has also stated that as much of the materials as possible would be transported to the site by rail.
28. The current station already has a café and will already be serviced by delivery vehicles to some extent. The formalisation of the café within a purpose built building would not, in my opinion, significantly increase the number of service or delivery vehicles to the site. Therefore, having regard to the evidence before me, the development would not have a detrimental impact on highway safety and would comply with Development Policy 1 of the LDP.

Dark Skies Reserve

29. The fourth reason for refusal raises concerns regarding the excessive use of glazing and the need for external lighting and the impact on the National Park's designation as a Dark Skies Reserve. As with the other reasons for refusal, the officer's delegated report does not provide any detailed assessment of this issue, and the Authority has not made any submissions at the appeal stage to substantiate its concerns.
30. The details of any external lighting could also be agreed with the Authority as part of a planning condition.
31. I note the appellant's intentions that that in general the station would only be used during daylight hours with evening trains being the exception. Nevertheless, it is inevitable that the level of light emanating from within the proposed building during the evening hours would be higher than the existing levels due to the increased amount of glazing being proposed. The appeal site is also in close proximity to a number of residential properties

where internal and external lighting already has the potential to impact on the Dark Skies Reserve. Therefore, I am satisfied that the proposed development would not in itself cause a significant increase in light pollution or cause any harm to the Dark Skies Reserve. Therefore, the development would not conflict with Strategic Policy A and Development Policy 1 of the LDP.

Other Matters

32. The appeal site is within the catchment area for the Meirionydd Oakwoods Special Area of Conservation (SAC) which is protected under the Conservation of Habitats and Species Regulations 2017 as amended ('the Habitats Regulations'). Natural Resources Wales (NRW) has set new phosphate standards for riverine SACs following the revised Common Standards Monitoring guidance updated in 2016 by the Joint Nature Conservation Committee.
33. The nature of the proposed development has the potential to impact on phosphate levels. In these circumstances, the decision maker as the competent authority is required to carry out an appropriate assessment and in determining this appeal, I fall to be the competent authority.
34. The Appellant confirms that toilets have been installed at Beddgelert station since 2009 and have been in continual use since that time. The Appellant's current appeal does not seek additional toilets from that proposed in the extant planning permission, and the appeal scheme would not increase or alter the present volume and concentration of nutrients in wastewater.
35. The officer's delegated report confirms that the NPA has considered the impact of the development on the phosphorous levels and water quality of the riverine SAC. The NPA concluded that as there would be no increase in the levels of foul drainage over and above that currently emanating from the site, it envisaged that no further action needs be taken.
36. NRW was consulted by the Authority during the determination of the planning application. The NPA advised NRW that it did not consider the current application to represent an increase in foul drainage when compared to the scheme permitted under the 2006 planning permission (Reference: NP2/11/634J). As such, NRW has advised that it was satisfied that the current scheme would be unlikely to increase the amount of phosphorus entering the catchment and that the proposal is not likely to have a significant effect on the Meirionnydd Oakwoods SAC. NRW was again consulted as part of this appeal process and has confirmed that it has no objection to the proposed development.
37. I am persuaded by the evidence before me that the proposed development would not result in increased amounts of phosphates entering the SAC. An Appropriate Assessment is, therefore, not necessary in these circumstances and I find that the proposed development would not harm the Meirionnydd Oakwoods SAC.
38. Dwr Cymru has submitted a holding objection setting out concerns with the proposed development. It advises that the proposed development site is crossed by a 125mm abandoned public watermain and is within the easement of a 180mm public watermain. In response, the appellant refers to a legal agreement between Dwr Cymru and the appellant dated 22 December 1997 and the granting of a Transport and Works Order. Any legal obligation or process to divert assets would be a legal matter between the appellant and Dwr Cymru outside the planning system and the feasibility or viability of such works is not a matter for me to determine under this planning appeal. The objection also refers to the location of the site within the catchment of Beddgelert waste water

treatment works and that the proposed development would overload the treatment works. I have already addressed foul water discharges and phosphates levels above.

39. Concerns have been raised by objectors regarding the loss of trees. However, no trees would be lost or adversely affected by the proposed development.

Conditions

40. A list of suggested conditions has been put forward by the NPA. I consider these conditions, as set out in the annex to this decision, to be necessary and would satisfy the tests in Circular 16/14: The Use of Planning Conditions in Development Management. I have adjusted the wording of some of the conditions in the interest of clarity and precision. They are necessary and seek to ensure that the development avoids, or where that is not possible, mitigates as far as is reasonable, the potentially harmful effects of the scheme, alongside securing enhancements as sought by national policy. The reasons for imposing each of the recommended conditions are summarised in the Annex.

Conclusions

41. Having regard to the above and considered all other matters raised, I conclude that the appeal should be allowed.
42. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objectives of building a stronger, greener economy as we make maximum progress towards decarbonisation, making our cities, towns and villages even better places in which to live and work and embedding our response to the climate and nature emergency in everything we do.

R Duggan

INSPECTOR

ANNEX TO APPEAL DECISION CAS-03946-S8V3C7

- 1) The development hereby permitted shall begin not later than five years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2) The development shall be carried out in accordance with the following approved plans: Drawing 001 – Site Location Plan as Existing; Drawing 101 – Proposed Plan; Drawing 102 – Proposed Elevations 01; Drawing 103 – Proposed Elevations 02; Drawing 104 – Proposed Section AA; Drawing 105 – Proposed Site Plan.

Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application.

- 3) No development shall take place until a scheme of biodiversity enhancement has been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of biodiversity and to provide a net benefit to biodiversity in accordance with Policy 9 of Future Wales.

- 4) No development shall take place until a scheme to enable the provision of gigabit capable broadband infrastructure from the site boundary to the building hereby permitted has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To support the roll-out of digital communications infrastructure across Wales in accordance with Policy 13 of Future Wales.

- 5) No development shall take place until a scheme to control dust, noise and vibration during the course of the construction work is submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the amenity to neighbouring properties and the surrounding area in accordance with Policy 1 of the Eryri Local Development Plan.

- 6) No development shall take place until a scheme for external lighting on and surrounding the building hereby approved has been submitted to and approved in writing by the local planning authority. The lighting scheme shall be implemented in accordance with the approved details and shall thereafter be maintained.

Reason: To ensure no harm to the special features of the Meirionnydd Oakwoods and Bat Site SAC. in accordance with Policy 1 of the Eryri Local Development Plan

- 7) Demolition or construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 08:00 to 13:00 on Saturdays and at no time on Sundays or Public Holidays.

Reason: In the interests of the amenity to neighbouring properties in Oberon Wood and the surrounding area in general during the construction phase in accordance with Policy 1 of the Eryri Local Development Plan.

- 8) Prior to the commencement of development a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The CTMP shall include details of parking for construction traffic, the proposed routes for construction vehicles, timings of construction traffic and means of defining and controlling such traffic routes and timings. The approved CTMP shall be adhered to throughout the construction period of that development phase. At no time during the construction phase shall construction vehicles or pedestrians access the site through or past Oberon Woods.

Reason: In the interests of highway safety and the amenity of neighbouring properties in accordance with Policy 1 of the Eryri Local Development Plan.

- 9) The roof of the building shall be covered with blue-grey slates from the Blaenau Ffestiniog area, or slates with equivalent colour, texture and weathering characteristics. No development shall take place until the details of the roof tiles has been submitted to and approved in writing by the local planning authority. The roof tiles scheme shall be implemented in accordance with the approved details and shall thereafter be maintained.

Reason: In the interests of the character and appearance of the area, in accordance with policies 1, 6 and A of the Eryri Local Development Plan.

- 10) Prior to the beneficial use of the building hereby permitted all temporary structures, including the temporary toilets, currently positioned at the station platform shall be permanently removed from the land.

Reason: In the interests of the character and appearance of the area and the Meirionnydd Oakwoods SAC in accordance with policies 1, 6 and A of the Eryri Local Development Plan.

- 11) 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 as follows: Part 17 – Classes A and G Any development by railway or light railway undertakers or an electricity undertaker comprising an electricity meter box or an electricity transformer or switching station or chamber, or a building or structure intended to protect electricity plant or machinery. No such developments shall be carried out at any time within these Parts and Classes without the express consent of the Local Planning Authority.

Reason: In the interests of the character and appearance of the area in accordance with policies 1, 6 and A of the Eryri Local Development Plan.



Costs Decision

by R H Duggan BSc (Hons) DipTP MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 21/05/2025

Costs application in relation to Appeal Ref: CAS-03946-S8V3C7

Site address: Beddgelert Railway Station Building, Beddgelert LL490NF

- The application is made under the Town and Country Planning Act 1990, sections 78, 322C and Schedule 6.
- The application is made by The Ffestiniog Railway Company for a full award of costs against Snowdonia National Park Authority.
- The appeal was against the refusal of planning permission for the construction of a new railway station building on the existing concrete slab.
- A site visit was made by the Inspector on 22 April 2025.

Decision

1. The application for a full award of costs is allowed in the terms set out below.

The submissions for The Ffestiniog Railway Company

2. Section 38 of the Planning Compulsory Act 2004 requires Eryri National Park Authority (ENPA) to determine a planning application in accordance with the Eryri Local Development Plan 2016 – 2031. The Director of ENPA advised in a written report dated 17 May 2023 that the application complied with the Eryri LDP. The planning committee failed to apply the LDP. The application was decided on the grounds of unsupported local opinion and opposition to any station building. In so doing ENPA has acted unreasonably and caused the appellant to incur unnecessary and wasted costs and professional fees.

The response by Snowdonia National Park Authority (SNPA)

3. No response has been submitted by SNPA.

Reasons

4. Section 12 Annex 'Award of Costs' of the Development Management Manual ('the Annex') advises that, irrespective of the outcome of an appeal, costs may only be awarded against a party who has behaved unreasonably, thereby causing the party applying for costs to incur unnecessary or wasted expense in the appeal process. In terms of the advice contained within the Annex, unreasonable behaviour can be procedural i.e. relating to the process, or substantive i.e. relating to issues of substance arising from the merits of an appeal or application. In terms of a substantive award, the types of behaviour include preventing or delaying development which should clearly be permitted, having regard to its accordance with the development plan, national policy and

any other material considerations; and the failure to produce evidence to substantiate the impact of the proposal, or each reason, or proposed reason for refusal.

5. As I described in my appeal decision a planning application was submitted in January 2023 (Application Ref NP2/11/634J) for a station building which was recommended for approval by the professional officers of SNPA, but the Planning & Access Committee refused the application against the advice of officers on 17 May 2023.
6. The planning application submitted in 2024, now subject to this appeal, is identical to the scheme supported by the case officer in 2023. As set out in my decision, I found no conflict with the development plan on all of the main issues. However, the case officer took the view that as nothing has changed since the 2023 decision, he was unable to make any other recommendation other than to refuse the appeal application for the same five reasons as the decision made by the Planning & Access Committee on 17 May 2023.
7. The evidence before me indicates that development plan policies and the relevant material considerations had not changed between the 2023 and 2024 planning applications. However, the case officer decided to make a delegated decision to refuse the 2024 scheme which was completely at odds with his professional judgement and recommendation for the identical 2023 planning application. In my view, the delegated decision of the case officer amounts to unreasonable behaviour as it prevented or delayed development which should clearly be permitted, having regard to its accordance with the development plan and any other material considerations.
8. No appeal statement or any other evidence was submitted by SNPA at the appeal stage to substantiate the five reasons for refusal. Whilst this was very unhelpful, particularly given the professional officers recommendation to approve the identical 2023 planning application and the compelling evidence in favour of allowing the appeal scheme, I am mindful that the Authority is not required by legislation to submit a Statement of Case and is entitled to rely on the Notice of Decision and associated Officer's Report. However, the delegated officers report does not contain any assessment of the planning merits of the planning application or go through any form of assessment of the scheme against the main issues raised by objectors or the issues raised by the five reasons for refusal. Therefore, in failing to adequately substantiate its reasons for refusal through the appeal process I consider that SNPA has behaved unreasonably, as defined by Annex 12 of the Development Management Manual.
9. Based on the foregoing, and having considered all matters raised, I conclude that the application for an award of costs should be allowed.

Costs Order

10. In exercise of the powers under section 322C and Schedule 6 of the Town and Country Planning Act 1990 as amended, and all other enabling powers in that behalf, it is hereby ordered that Snowdonia National Park Authority shall pay to The Ffestiniog Railway Company the costs of the appeal proceedings described in the heading of this decision.
11. The applicant is now invited to submit to Snowdonia National Park Authority, to whom a copy of this decision has been sent, details of those costs with a view to reaching agreement as to the amount. In the event that the parties cannot agree on the amount, an application for a detailed assessment by the Senior Courts Office should be considered.

R Duggan

INSPECTOR

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Appeal Decision

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

an Inspector appointed by the Welsh Ministers

Decision date: 16/05/2025

Appeal reference: CAS-03533-D1C4V1

Site address: Taltreuddyn Fawr, Dyffryn Ardudwy, LL44 2RQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 for the development of land without complying with conditions subject to which a previous planning permission was granted.
- The appeal is made by Charles Mador of Tremlett Mews Limited against the decision of Eryri National Park Authority.
- The application Ref. NP5/58/LB459E, dated 13 March 2024, was refused by notice dated 16 May 2024.
- The application sought planning permission for variation of a condition attached to Planning Consent NP5/58/LB459A, dated 6/12/2023.
- The condition in dispute is No. 3 which states:
‘3. The 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.’
- The reason given for the condition is:
‘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’.
- A hearing was held on 12 March 2025.
- A site visit was made by the Inspector on 13 March 2024.

Decision

1. The appeal is allowed and planning permission is granted for the ‘conversion, extension and change of use of outbuildings to create 4 new open market dwellings, together with formation of new access lane, new boundary walls and associated landscaping’ at Taltreuddyn Fawr, Dyffryn Ardudwy, LL44 2RQ, in accordance with planning application Ref. NP5/58/LB459E, without complying with Condition 3 previously imposed on planning permission Ref. NP5/58/LB459A, subject to the other conditions set out in the Schedule to this decision.

Application for Costs

2. An application for an award of costs made by the appellant against the Eryri National Park Authority (NPA) is the subject of a separate Decision.

Background and Main Issue

3. The appellant proposed wording for the variation of the condition is as follows:
'The dwellinghouses hereby approved can be occupied year round with full unrestricted residential use as defined both by Use Class C3: Dwellinghouse (main residence) and by Use Class C5: Dwellinghouse (used otherwise than as sole or main residences) in strict accordance with the Town and Country Planning (Use Classes) (Amendment) (Wales) Order 2022'.
4. The site is located within open countryside and comprises four curtilage listed agricultural buildings that lie behind the main listed property of Taltreuddyn Fawr. Application Ref. NP5/58/LB459A granted planning permission for the conversion of the buildings to 4 new open market dwellings.
5. At the hearing the NPA confirmed that it had a draft Article 4 Direction which would restrict the movement between a change of use of a sole or main residence to a second home or short-term let. The aim of the Article 4 is to create sustainable communities, ensuring a sufficient supply and a suitable choice of housing that meets the needs of local communities and it highlights that high numbers of holiday accommodation and second homes can be a real threat to the social, cultural and economic prosperity of communities across Eryri. This direction is not yet adopted. The Authority confirmed that the draft direction was not directly relevant to this case, as it relates to changes of use of existing housing stock, not new housing and I have therefore given it very little weight in this appeal process. Nonetheless it is indicative of a more co-ordinated approach by the NPA to address local need housing and uses the same evidence base and national and local policy context to favour houses that are used as a main residence.
6. The Article 4 Direction is to be supported by draft supplementary planning guidance (SPG) entitled 'Managing the Use of Dwellings as Holiday Homes (Second Homes and Short-term Holiday Lets)'. The SPG date of adoption is unknown and as such it attracts very limited weight but provides an insight into clarifying the NPA stance on local need in terms of stating that when a threshold of 15 % of the total housing stock within any given area is exceeded for second homes/short term lets, there would a presumption against changes of use of existing main residence dwellings to those other uses.
7. The main issue in this appeal is whether removing/varying condition No 3 of planning permission Ref. NP5/58/LB459A is necessary and reasonable with particular regard to national and local planning policies related to local housing need.

Reasons

8. In regard to the need for the condition, the NPA's case against, in short, is that to amend the condition as suggested for unrestricted year round occupation would be unacceptable on the basis that the combined number of second homes and holiday accommodation in the Dyffryn Ardudwy area where the site is located amounts to 13.34 % of all dwellings. The condition was imposed to prevent any further increase in such accommodation with the preference being to meet local housing need.
9. The Authority's reason for imposing the condition cited strategic policies SP A & G and policy DP9 of the adopted Eryri Local Development Plan (LDP). Strategic Policy A – 'National Park Purposes and Sustainable Development' (policy A) seeks to ensure that new development promotes sustainable development whilst conserving/enhancing the

National Park's 'Special Qualities'. The 'Special Qualities' include a robust sense of community cohesion, belonging and vibrancy which combine to give a strong 'sense of place'. Considerations to be taken into account to deliver sustainable development include safeguarding/improvement of the social well-being of local communities and the promotion of development which meets the housing needs of local communities.

10. Strategic Policy G – 'Housing' refers to new housing being required to meet the need of local communities and that proposals must take appropriate account of local housing needs in terms of tenure of dwellings. The explanatory text to the policy G highlights accessibility and type of housing as being an essential factor in securing long term sustainability of rural communities, and existing significant levels of provision second and holiday homes exacerbate the identified problem of meeting local needs by the significant percentage of such homes; the NPA's Local Housing Market Assessment reinforces this stance. The broad thrust of the explanatory text to the policy indicates that the need of local communities is for permanent homes.
11. Development Policy 9 – 'Conversion and change of use of rural buildings' permits, amongst other uses, the conversion of rural buildings for affordable housing to meet local need, employment uses and holiday accommodation as part of a rural enterprise or open market dwellings subject to the payment of a commuted sum. The policy also refers to proposals for affordable dwellings only being granted where the requirements of Strategic Policy G are met. In this instance the NPA waived the need for a commuted sum related to affordable housing due to viability issues.
12. Planning Policy Wales Edition 12 (PPW) states that where robust local evidence has identified impacts on the community arising from the prevalence of second homes and short-term lets, planning authorities may consider co-ordinated localised planning approaches to support the viability of local communities e.g. introducing a cap or ceiling on the number of second homes or short-term lets.
13. National and local planning policies seek to sustain local communities and social cohesion. It is recognised by Welsh Government and within the NPA that an over concentration of second homes and short-term holiday lets can have negative impacts on a community resulting in a housing stock which does not currently fully meet the requirements of local communities. The level of second home/holiday accommodation occupation within the local area is 13.34% and whilst this varies over time, it hovers in/around the trigger of 15% figure quoted in the draft SPG.
14. The proposed development with the condition in place would align with LDP policies that seek to safeguard/improve the social well-being of local communities because as pointed out by the NPA, those occupants living permanently in the area are more likely to utilise and support a broader range of local services e.g. schools, health, shops. Based on the submitted evidence, without the condition in place there is the real possibility that four properties would not be available for permanent occupation thereby cumulatively exacerbating an identified local need for permanently occupied dwellings. Without other material considerations to indicate otherwise, to vary the condition as suggested by the appellant would run contrary to the aims of LDP policies A, G and DP9 and PPW which seek, inter alia, to safeguard the special qualities of the national park which include the social well-being of communities and meeting local housing need.

Other Material Considerations

15. In terms of the listed buildings, the NPA has previously accepted that due to viability that when it originally granted planning permission that any commuted sum payment related to affordable housing be waived. This stance acknowledges that should circumstances dictate it a relaxation of the planning policy approach can be pursued. The appellant has

argued that the viability of the scheme and long-term future of the heritage assets are at risk with the condition in place with associated conversion costs having only risen in the meantime. The largely uncontested evidence from the appellant supports his contention that the condition has been a factor preventing the sale of the properties as there has been very limited interest from potential purchasers and no sales at all, and that any interest revolves around second home/other uses.

16. The appellant argues the barns have substantially deteriorated since they were first assessed. It is significant that buildings are identified on the NPA's listing buildings at risk register. Based on my site assessment it was clear that the buildings had deteriorated since the initial structural survey in 2021 which significantly adds to concerns as regard their structural integrity and risk of their collapse. The Authority were clearly aware of the condition of the buildings during the original application and the fact they were listed as local buildings at risk.
17. In addition to safeguarding social well-being, Policy A refers to respecting and enhancing the historic environment. The LDP lists one of the special qualities of the national park as being its architectural heritage as reflected in the density of listed buildings and the wider historic environment. The buildings are recognised as being at risk and their on-going poor condition was evident on my site visit and any further deterioration may well result in them being lost for good. Based on the evidence, the disputed condition has hindered the sale of the properties which in the meantime have further deteriorated. The further deterioration and significant risk posed to locally and nationally recognised heritage assets cannot be allowed to continue. This matter and safeguarding of those assets carries significant weight in this appeal and on balance and having regard to the particular circumstances of this case, outweighs the local need arguments in favour of retention of the condition. For these reasons the retention of the disputed condition would be neither necessary or reasonable.
18. In arriving at the above position, the appellant's proposed variation of the condition aligns with aspects of Policy A of the LDP, and the special qualities of the national park i.e. safeguarding of listed heritage assets and this broadly aligns with other special qualities such as community cohesion and retention of a strong sense of place. The variation of the condition would also align with PPW which refers to a general presumption in favour of the preservation or enhancement of a listed buildings with this being a primary consideration which reflects the requirements of the statutory duty for listed buildings under the Historic Environment (Wales) Act 2023.
19. I therefore find that, having regard to the local and national planning policies, and all other material considerations, the variation of condition 3 as proposed would be acceptable.

Conclusions

20. After taking account of all the evidence before me, and for the reasons given above, I conclude that the appeal be allowed and condition 3 be varied. The Development Management Manual clearly states that decision notices for the grant of planning permission under section 73 should repeat the relevant conditions (which are considered necessary) from the original decision notice. As I have no information before me about the status of the other conditions imposed on the original decision notice (apart from condition 4 that has already been removed), I shall impose all those which I consider remain relevant. In the event that some have been discharged, that is a matter which can be addressed by the parties.
21. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. I consider that this decision is

in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objectives.

Declan K Beggan

Inspector

Schedule of conditions

1. The development hereby permitted must be commenced not later than five years from 6 December 2023.

REASON: To Comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan Drawing no 001 – Location Plan – received 10/11/23 Drawing no 003 – Proposed Block Site Roof Plan - received 10/11/23 Drawing no 005 – Proposed Block Site Ground Floor Plan – received 10/11/23 Drawing no 006 – Proposed Side Elevations – received 10/11/23 Drawing no 007 - Proposed Site Sections and Internal Elevations - – received 10/11/23 Drawing no 101 & 102 - Proposed Plans – West Barn – received 10/11/23 Drawing no 103 - Proposed Plans – North Barn – received 10/11/23 Drawing no 104 - Proposed Plans – East Barn – received 10/11/23 Drawing no 105 - Proposed Plans – South Barn – received 10/11/23 HIA Roof Construction drawing, received 20/09/23 Wall Construction Drawing, received 20/09/23 Roof – Verge construction detail, dated 01/11/23 Wall – Floor construction detail, dated 01/11/23 Method Statement for the Repair of Historic Roofs, dated 10/23.

REASON: To define the permission and for the avoidance of doubt.

3. The dwellinghouses hereby approved can be occupied year-round with full unrestricted residential use as defined both by Use Class C3: Dwellinghouse (main residence) and by Use Class C5: Dwellinghouse (used otherwise than as sole or main residences) in strict accordance with the Town and Country Planning (Use Classes) (Amendment) (Wales) Order 2022.

REASON: To ensure that the dwellinghouse(s) is/are only used as sole or main residence falling within Use Class C3, and/or if used otherwise than as a sole or main residence such use falls within Use Class C5, and for no other uses in accordance with the Eryri Local Development Plan (2016-2031), in particular Policy A.

4. Notwithstanding the details hereby approved, all new structural timbers to be utilised in the development shall be fabricated from sawn and planed FSC certified timber – either European hardwood or Douglas Fir. All timbers are to be either pegged or bolted together with stainless steel fixings, and all timbers are to match their original equivalents in terms of their dimensions and arrangement on the roof. All repairs to the existing timbers are to be based upon traditional carpentry techniques. Any treatment of the timbers is to be restricted to minimally toxic Owatrol Oil or Linseed Tar Oil.

REASON: To ensure an authentic, high quality and traditional finish to the development, thereby safeguarding the character and appearance of the listed building in accordance with policies A, Ff, 1, 6 and 7 of the Eryri Local Development Plan 2016-2031.

5. Notwithstanding the details hereby approved, all new joinery to the development shall be fabricated from painted FSC certified timber – either European hardwood or Douglas Fir. In the case of all new doors and screens, the minimum width of each plank is to be 190mm. Any new exterior joinery is to be painted an off white, off black, dark brown or

olive green colour. The large solid barn doors may be stained with either linseed tar oil or other linseed oil stain, rather than painted, if desired. These colours / finishes are to endure as such in the future.

REASON: To ensure an authentic, high quality and traditional finish to the development, thereby safeguarding the character and appearance of the listed building in accordance with policies A, Ff, 1, 6 and 7 of the Eryri Local Development Plan 2016-2031.

6. Notwithstanding the details hereby approved, all new roof insulation is to consist either of British Thermafleece insulation, Rockwool or wood fibre. Any new membrane utilised as part of the roof build up is to be TLX Gold Batsafe membrane.

REASON: To realise a hygroscopic and breathable roof construction, to ensure the use of environmentally responsible materials in the development and to secure the use of batfriendly roofing membranes that enable conformity with the Habitats Regulations.

7. Notwithstanding the details hereby approved, all new replacement roof slates required should be of blue-grey natural Welsh slate and precisely match the existing of each individual barn in terms of their size, colour and texture. Any new replacement ridge tiles should match the existing examples of each individual barn. The rooflight details must relate to the plans hereby approved in terms of size, design and location. All new roof vents are to be Nature Vent flush slate vents.

REASON: To ensure an authentic, high quality and traditional finish to the development, thereby safeguarding the character and appearance of the listed building in accordance with policies A, Ff, 1, 6 and 7 of the Eryri Local Development Plan 2016-2031.

8. Notwithstanding the details hereby approved, all new rooflights should be either steel or cast-iron framed conservation standard units, set flush with the plane of the roof and without any projecting upstand.

REASON: To ensure an authentic, high quality and traditional finish to the development, thereby safeguarding the character and appearance of the listed building in accordance with policies A, Ff, 1, 6 and 7 of the Eryri Local Development Plan 2016-2031.

9. Notwithstanding the details hereby approved, all external doors, windows and shutters in the development hereby permitted shall be of timber construction and shall at all times thereafter be retained as timber. Details of the individual proposed doors, windows, glazing and shutters at a scale of 1:20 should be submitted to and approved in writing by formal application to the Local Planning Authority prior to installation. These details are to include the location of all new windows and doors that are to be installed in relation to the openings. The details shall include: • cross sections for glazing bars, frames, cills and headers (details of the glazing bars are to be at a scale of 1:1) • method of opening • method and type of glazing • ironmongery • finishes.

The approved details shall be implemented and retained in full thereafter.

REASON: To protect the character and appearance of the listed buildings and their setting in accordance with policies A, Ff, 1, 6 and 7 of the Eryri Local Development Plan 2016-2031.

10. All existing stone walls to the listed barns shall be retained unless otherwise shown on the approved drawings. Where existing stonework is to be repaired, all repairs shall be carried out using an appropriate lime mortar to match the original. Details of the method of repair, to include method of pointing and mortar mix, are to be submitted to, and approved in writing by means of a formal application to the Local Planning Authority, and a 1 meter square sample panel shall also be inspected and approved in writing by the

Local Planning Authority. The sample panels shall be photographed prior to works commencing and the works shall thereafter be carried out to match the approved sample.

REASON: To protect the character and appearance of the listed buildings and their setting in accordance with policies A, Ff, 1, 6 and 7 of the Eryri Local Development Plan 2016-2031.

11. Notwithstanding the details approved, for all new stonework, details of the lime mortar type, mix and the new stonework to be used are to be submitted and approved in writing by means of a formal application to the Local Planning Authority prior to the commencement of any works relating to these elements. Sample panels of not less than 2 m² to show the proposed new stonework, external mortar and render composition and colour, and the method of pointing and finish to be prepared on site, are to be inspected by and approved in writing by the Local Planning Authority. No building operations in stone shall be carried out on the site unless and until the trial panel has been inspected and approved in writing 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. All new works and alterations to the exterior of the buildings must match the existing in terms of the choice of materials, method of construction and finished appearance.

REASON: To protect the character and appearance of the listed buildings and their setting in accordance with policies A, Ff, 1, 6 and 7 of the Eryri Local Development Plan 2016-2031.

12. No new vents, ventilation ducting, waste pipes or flues shall be installed until full details, including type, material and location are shown on elevational plans and a roof plan have been submitted to, and approved in writing by means of a formal application to the Local Planning Authority. Details of the flues and vents should be provided at a scale of 1:10. The approved details shall be implemented and retained in full thereafter.

REASON: To protect the character and appearance of the listed buildings and their setting in accordance with policies A, Ff, 1, 6 and 7 of the Eryri Local Development Plan 2016-2031.

13. Notwithstanding the details provided, prior to any alterations, repair or replacement of the external rainwater goods and other pipework, details of all external pipework, including location and soil pipes, shall be submitted to, and approved in writing by means of a formal application to the Local Planning Authority. All external rainwater goods and pipework are to be of cast metal. Details of the proposed location of all external rainwater goods and other pipework, including soil pipes, are to be submitted to, and approved in writing by the Local Planning Authority prior to installation. The approved details shall be implemented and retained in full thereafter.

REASON: To protect the character and appearance of the listed buildings and their setting in accordance with policies A, Ff, 1, 6 and 7 of the Eryri Local Development Plan 2016-2031.

14. The large slate slabs in the North Barn shall be retained as found and reused in the new floor finish. Details of the method of preservation and reuse of these existing slate slabs are to be submitted to, and approved in writing by means of a formal application to the Local Planning Authority prior to any works being carried out in relation to these.

REASON: To protect the character and appearance of the listed buildings and their setting in accordance with policies A, Ff, 1, 6 and 7 of the Eryri Local Development Plan 2016-2031.

15. A photographic survey of the buildings shall be undertaken in accordance with Gwynedd Archaeological Planning Services requirements for general photographic surveys of buildings within 3 months of the commencement of the development, the survey shall be submitted by means of a formal application and approved by the Local Planning Authority.

REASON: To ensure that an adequate record is made of all structures affected by proposals and that the record is held within the public domain for future reference and research.

16. Notwithstanding the details hereby approved, the floor finishes within the converted buildings shall be constructed from either: linoleum, engineered natural timber incorporating a natural hardwood timber veneer of minimum 4mm thickness, natural stone, natural slate, clay ceramics or polished concrete.

REASON: To safeguard the character and appearance of the listed buildings in accordance with policies A, Ff, 1, 6 and 7 of the Eryri Local Development Plan 2016-2031.

17. 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.

REASON: To safeguard the character and appearance of the listed buildings in accordance with policies A, Ff, 1, 6 and 7 of the Eryri Local Development Plan 2016-2031.

18. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is sooner; and any trees or plants which within the period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To preserve and enhance the visual amenities of the area, in accordance with Eryri Local Development Plan Policies and in particular Policy 1.

19. 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.

REASON: The local planning authority considers that such development should be subject to formal control in order to safeguard the amenities of the area.

20. The applicant/developer shall ensure that the mitigation recommended in Section 5 in the Bat & Protected Species Survey report dated 4th August 2021 and addendum dated 22nd August 2023 by Dr Rod Gritten are followed and implemented in full.

REASON: 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.

Costs Decision

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

an Inspector appointed by the Welsh Ministers

Decision date: 16/05/2025

Costs application in relation to CAS-03533-D1C4V1

Site address: Taltreuddyn Fawr, Dyffryn Ardudwy, LL44 2RQ

- The application is made under the Town and Country Planning Act 1990, sections 78, 322C and Schedule 6.
- The application is made by Charles Mador of Tremlett Mews Limited against the decision of Eryri National Park Authority (NPA).
- The appeal was in connection with an appeal made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 for the development of land without complying with conditions subject to which a previous planning permission was granted.
- A hearing was held on 12 March 2025.
- A site visit was made by the Inspector on 13 March 2024.

Decision

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

Reasons

2. The Section 12 Annex 'Award of Costs' of the Development Management Manual ('the Annex') advises that, parties are expected to meet their own costs at appeal and irrespective of the outcome of an appeal, costs may only be awarded against a party who has behaved unreasonably, thereby causing the party applying for costs to incur unnecessary or wasted expense in the appeal process.
3. The thrust of the costs' application refers to such matters as the NPA shifting in their stance at pre-application stage and during the course of the Authority's consideration of the original planning application and failing to determine the application in a timely manner which resulted in wasted time and various costs to the applicant. The events leading up to the Council's decision with regard to the original planning application are not matters I can consider within this costs application. To be clear the Annex advises that an award of costs cannot be made for indirect losses, such as through delays to granting an application. The costs the applicant sustained were entirely at his own risk prior to obtaining the relevant consent and therefore carry no weight in this costs process. In regard to the application subject to this appeal, the NPA pointed out that the application was determined in a timely manner and reflected the outcome of that original permission.

4. Despite the applicant's arguments to the contrary, for the reasons set out in my decision to allow the appeal, I found that the NPA's arguments for imposing the disputed condition did have regard to national and local planning policies, however, on balance that the heritage considerations outweighed any conflict with those policies. Consideration of planning applications and appeals involves matters of judgment which are at times finely balanced and whilst I found in favour of the applicant, nonetheless, I consider the NPA provided adequate and reasonable evidence in defence of their case having regard to relevant planning policies.
5. The applicant refers to the volume of additional material submitted during the hearing, however that information was submitted to address queries raised by me in response to a number of matters related to the NPA's approach to the imposition of the disputed condition. In any event, as stated in the appeal decision, I gave very little weight to the additional information and the applicant, and his planning consultant raised no objections to consideration of the information which they were given time to review during the hearing. The NPA submission of the additional information cannot therefore be construed as unreasonable behaviour.

Formal Decision

6. As I have found no unreasonable behaviour by the NPA, the applicant has not incurred unnecessary or wasted expense and the costs application must fail in full or part.

Declan K Beggan

INSPECTOR