NOTICE OF MEETING

Eryri National Park Authority

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Meeting: Planning & Access Committee

Date: Wednesday 15th October 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. Rhys Evans, Salamatu Fada, Mr. Tim Jones, Ms. Delyth Lloyd, Ms. Naomi Luhde-Thompson, Mr. Wyn Thomas.

This Agenda is also available in Welsh

A G E N D A

Page No's

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

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

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

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4. **Reports by the Director of Planning and Partnerships**
   To submit the reports by the Director of Planning and Partnerships on applications received. (Copy herewith)

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5. **Eryri Local Development Plan – Annual Monitoring Report for 2024-2025**
   To submit a report by the Head of Planning Policy (Copy herewith)

244- 250

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

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

ITEM NO. 3.0

MINUTES
PLANNING AND ACCESS COMMITTEE
ERYRI NATIONAL PARK
Wednesday 3 September 2025

PRESENT:

Members appointed by Gwynedd Council
Councillors Elwyn Edwards (Chairman), Annwen Hughes, Louise Hughes, Elfed Powell Roberts, John Pughe Roberts, Meryl Roberts, Einir Wyn Williams;

Members appointed by Conwy County Borough Council
Councillors Ifor Glyn Lloyd, Jo Nuttall;

Members appointed by the Welsh Government
Rhys Evans, Salamatu Fada, Tim Jones, Delyth Lloyd, Naomi Luhde-Thompson.

Officers
G. Iwan Jones, Keira Sweenie, Iona Roberts, David Jones, Ben Jones, Eifion Jones.

The Director of Corporate Services advised that the meeting would be webcasted and would also be available online at a later date.

1. **Apologies for absence and Chairman's Announcements**

   Apologies were received from Councillors Delyth Lloyd Griffiths, Edgar Wyn Owen, Nia Owen, and Mr Wyn Thomas.

2. **Declaration of Interest**

   There were no declarations of interest.

3. **Minutes**

   The minutes of the Planning and Access Committee meeting held on 25 June 2025 were *adopted*, and the Chairman signed them as a true record.

4. **Reports from the Director of Planning and Partnerships**

   The Director of Planning and Partnerships *submitted* a report on the applications received. See the attached Schedule of Planning Decisions.

5. **Update Reports**

   5.1 Update reports were *submitted* by the Director of Planning and Partnerships on planning applications and Section 106 Agreements.

   5.2 Update reports were *submitted* by the Director of Planning and Partnerships on the applications that had been outstanding for 13 weeks or more.

   Reported:

   - there is a possibility that application NP5/59/495C, Land near Pont yr Afon Gam, Llan Ffestiniog will be submitted to the Planning Committee at the next committee meeting.

6. **Delegated Decisions**

The list of applications decided in accordance with delegated authority were *submitted*.

7. **Appeal Decisions**

(1) An oral report was *submitted by the Director of Planning and Partnerships on* the Inspector's decision to **reject an appeal** by Mrs Helen Fenner against Eryri National Park Authority's refusal to grant Planning permission for the construction of a wooden cabin for visitors/holiday accommodation, Waen Fechan, Llanbedr-y- Cennin, Conwy LL32 8UR.

(2) An oral report was *submitted* by the Director of Planning and Partnerships on the Inspector's decision to **reject an appeal** by Caroline Evans against an enforcement notice issued by Eryri National Park Authority (ENPA), for "without planning permission, a significant change of use of the land from open woodland to mixed use, namely open woodland and the placement of a static caravan for residential purposes with associated residential paraphernalia, land near Plas Gwynfryn, Llanbedr LL45 2NY.

(3) An oral report was *submitted* by the Director of Planning and Partnerships on the Inspector's decision to **allow an appeal** by Mr Alan Peter Francis and Mrs Susan Ann Francis against a decision by Eryri National Park Authority for refusing to release a planning obligation, Maes Lledfan, Rhoslefain, Tywyn LL36 9NH.

Reported:

- that there was a planning obligation that applied to the property and this appeal requires the occupation of the dwelling to be restricted to persons who are employed or were last employed in a regular trade, business or profession in a location within a 30 mile radius of the dwelling, including the dependents of such persons who lived with them, the wife or widower, or such persons;
- that the purpose of the policy in the Eryri Local Development Plan was to try to meet the housing needs of local communities, mainly to provide affordable housing;
- that the obligation did not restrict occupation to people who needed affordable housing, and that the value of the property was significantly higher than the level the Authority considered affordable;
- that the obligation therefore (in the Inspector's opinion) did not continue to serve a useful purpose and should be released;
- that it was good that the Authority had tested the argument, and that it was a decision that could be learned from.

The meeting ended at 10:30

SCHEDULE OF PLANNING DECISIONS – 03 SEPTEMBER 2025

7. **Report by the Director of Planning and Partnerships**

Submitted:

(1) NP5/57AD872C – Advertisement Consent to display a memorial plaque, Car Park, Penmaenpool LL40 1YD.

Presented – a report by the Senior Planning Officer - Development Control

Reported:

- that the application was submitted to the planning committee because the advertisement would be displayed on land that was within the ownership of Eryri National Park Authority;

Recommendation: – that the Members of the Authority approve the application with the conditions listed.

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

(2) NP5/71/499A – Amend Condition 2 (Agricultural Worker Occupancy) of Planning Permission PEN.R/1246/P dated 19/07/1973 to a rural enterprise dwelling condition, Derwen Gam, Llanuwchllyn LL23 7UN.

Presented - a report by the Head of Development Management and Compliance

Reported:

- that the site is outside the limits of an approved settlement and in a location where new residential units are normally restricted by Policy G of the adopted Eryri Local Development Plan, for certain sites, where it has been demonstrated that there is an essential and proven need for the dwelling which cannot be met in any other way or by a dwelling in some other location.

Recommendation: – that the Members of the Authority approve the application with the conditions listed.

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

(3) NP5/75/46B – Change of land use to permit one mobile food and drink vendor to be located (Use Class A3) Car Park, Tan-y-Coed, Esgargeiliog SY20 9AT.

Presented – a report by the Senior Planning Officer - Development Management

Reported:

- that the application was presented to the Committee because there was an objection from the community council:
- that the car park area was well screened by woodland and was not visible from the A487 or the existing residential property to the east.
- it was not considered that the proposal would have an unacceptable impact on the amenities of the occupiers of this property due to noise, disturbance and cooking smells due to the distance to the property and the presence of screening;
- that the Eryri Ecologist had no ecological concerns.

The application was *discussed* by the Members, and the following was expressed*:*

- separate permission would be required to place an advertisement for the food and drink vendor on the A487;
- that it is a quiet, rural location, a place to meditate; that there were already enough retail spaces close to the car park, which offered nothing to local people, and that some local people were opposed to the development;

- the application ensured that it would be tidy, in accordance with the Park's requirements, and that there was nothing wrong with competition.

Recommendation: – that the Members of the Authority approve the application with the conditions listed with conditions 2 and 3 amended so that they refer to the biodiversity improvements that have been received.

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

Rhif Eitem / Item No.	Cyfeirnod / Reference No.	Disgrifiad / Description.	Swyddog Achos / Case Officer
1	NP5/57/937Y	Codi 13 tŷ preswyl (Dosbarth Defnydd C3), Tir yn Uwch y Maes, Dolgellau. LL40 1GD. / Erection of 13 residential dwellings (Use Class C3), Land at Uwch y Maes, Dolgellau. LL40 1GD.	Mrs. Iona Roberts
2	NP5/68/L178B	Diwygiad ansylweddol i Ganiatâd Cynllunio NP5/68/L178 dyddiedig 16/03/22 i hepgor y simnai o'r estyniad, mewnosod 2 ffenestr a drws ychwanegol ar y drychiad ochr ac 1 ffenestr to ar y drychiad cefn, Bron Garnedd, Llanfrothen. LL48 6SW / Non-Material Amendment to Planning Consent NP5/68/L178 dated 16/03/22 to omit chimney from the extension, insert additional 2 windows and door on the side elevation and 1 rooflight on the rear elevation, Bron Garnedd, Llanfrothen. LL48 6SW.	Mr. Aled Lloyd
3	NP5/75/272A	Codi un annedd marchnad agored, ac un annedd hunan-adeiladu ar gyfer anghenion lleol fforddiadwy, gan gynnwys ffurfio mynediad i gerbydau, mannau parcio a throi a gwaith cysylltiedig (ailgyflwyniad), Tŷ Gwyn, Pennal. / Erection of one open market dwelling, and one self-build dwelling for affordable local needs, including the formation of a vehicular access, parking and turning areas and associated works (re-submission), Ty Gwyn, Pennal.	Mr. David Pryce Jones

Eryri National Park Authority – Planning and Access Committee.

Date: 15-October-2025

Application Number: NP5/57/937Y

Date Application Registered: 21/02/2025

Community: Dolgellau Town Council

Grid Reference: 273395 317246

Case Officer: Mrs Iona Roberts

Location:
Land at Uwch y Maes, Dolgellau.
LL40 1GD

Applicant:
E.T. Pugh Building Contractors Limited

Description:
Erection of 13 residential dwellings (Use Class C3), Land at Uwch y Maes, Dolgellau. LL40 1GD.

Summary of the Recommendation:
To GRANT permission subject to conditions relating to:

- Start work within 5 years.
- Accordance with approved plans.
- CMP
- Slate Roof
- Landscaping
- Implementation of mitigation
- Biodiversity enhancements
- Discharge of foul water
- C3 use class
- Welsh street names
- Welsh signage
- Removal of permitted development rights

Reason(s) Application Reported to Committee:
Scheme of Delegation
The application is one that the Director of Planning and Partnerships considers to be Major Development.

Habitats Regulations Assessment (HRA):
Having carried out a Habitat Regulations Assessment (HRA) ‘screening’ of the project, the Planning Authority, as the competent Authority, has concluded that likely significant effects could not be ruled out (alone and in-combination) upon the Coedydd Derw a Safleoedd Ystlumod Meirion/Meirionnydd Oakwoods and Bat Sites Special Area of Conservation (SAC).

Consequently, the Authority was required to undertake an appropriate assessment to determine the impact on the integrity of this designated site.

Land Designations / Constraints:

Within housing development boundary
The site is located within 135m from the Meirionnydd Oakwoods and Bat Sites Special Area of Conservation (SAC).

Site Description:

The site is located within the housing development boundary of Dolgellau and would be the final phase of a larger unfinished residential development which has slowly been built in phases since the 1980s. The existing residential development of Uwch y Maes has been developed on sloping ground, with each subsequent phase on higher ground.

The existing residential development known as Uwch y Maes, Cae'r Dderwen and Cae Idris are a mix of single, two-storey and three-storey dwellings. External finishes are a mix of brick and light-coloured render with slate roofs of varying designs (gabled and half hip).

The existing estate road has been designed to provide direct access to the development site. At this access there are three-storey dwellings, with two storey dwellings to the north of the site and single storey dwellings long the eastern boundary. Beyond the south and west elevations are open fields, with the nearest dwelling to the south approximately 100m (a Grade II Listed Building).

Site clearance has taken place in recent years to clear years of building waste that had accumulated from previous construction work. As it stands the development site comprises of improved grassland with tall ruderal/scrub and trees along the boundaries on a sloping site.

Proposed Development:

The proposal is for the erection of 13 open market residential dwellings (Use Class C3) and associated work. The proposed road layout is in the form of a cul-de-sac, to respond to the existing topography of the site and to minimise impact on neighbouring properties at the site entrance.

The development comprises of a mix of 2 and 3 storey dwellings to mirror existing dwellings within the larger residential development of Uwch y Maes.

The materials throughout the proposed development are to complement the neighbouring dwellings, but with the aim to construct dwellings that set themselves apart by design and through the use of alternative materials palette (i.e. coloured render and timber cladding to the external walls).

Development Plan Policies:

Future Wales: The National Plan 2040

- Policy 4 – Supporting Rural Communities
- Policy 9 – Resilient Ecological Networks and Green Infrastructure

Eryri Local Development Plan 2016-2031

- SP A: National Park Purposes and sustainable Development
- SP B: Major Development
- SP C: Spatial Development Strategy
- DP 1: General Development Principles
- SP Ch: Social and Physical Infrastructure in new development
- DP 2: Development and the Landscape
- SP D: Natural Environment
- SP Dd: Climate Change
- SP Ff: Historic Environment
- SP G: Housing
- DP 30: Affordable Housing
- DP 6: Sustainable Design and Materials
- DP 8: Protection of Non-Designated sites
- DP 18: The Welsh Language and the Social and Cultural Fabric of Communities
- SP L: Accessibility and Transport

Supplementary Planning Guidance

- SPG 1: Sustainable Design in the National Parks of Wales
- SPG 2: General Development Considerations
- SPG 3: Planning and the Welsh Language
- SPG 5: Planning Obligations
- SPG 6: Nature Conservation & Biodiversity
- SPG 13 Landscape and Sensitivity Assessment

National Policy/Guidance:

- Planning Policy Wales (PPW), Edition 12 February 2024
- Technical Advice Note 2: Planning and Affordable Housing
- Technical Advice Note 5: Nature Conservation and Planning
- Technical Advice Note 12: Design
- Technical Advice Note 18: Transport
- Technical Advice Note 20: Planning and the Welsh Language
- Technical Advice Note 24: The Historic Environment

Consultations:

Dolgellau Town Council:	No response received
Gwynedd Council - Highways	No response received
Gwynedd Council – Environmental Health	Advise that a Construction Management Plan will be required to provide information to mitigate the effects of construction. Recommend revised hours for site clearance/demolition and construction work.
Gwynedd Council – SAB	"Due to the size and nature of the development it will be necessary to provide an application to the SAB for approval prior to the commencement of the building work".
NRW	<u>Protected Sites</u> Concerns were raised that harm from the proposed development on the SAC cannot be ruled out and have identified impact of lighting on bats during construction and the operational phase of the development. The ecological report submitted in support of the application gives recommendations for reducing lighting impacts on bats, NRW concur with the recommendations. It is also note that a Construction Environmental Management Plan has been submitted in support of the application. which includes measures to reduce the impact of lighting on bats during the construction phase of the development. It was advised that the Authority carry out a HRA. Having carried out an appropriate assessment NRW have confirmed that they are in agreement with the Authority's conclusions. <u>Protected Species</u> NRW consider that the development is not likely to be detrimental to the maintenance of the bat population provided the measures set

	out in the Preliminary Ecological Assessment report are implemented.
Dwr Cymru / Welsh Water	<u>Foul flows</u> “The proposed development site is located in the catchment of a public sewerage system which drains to Dolgellau Wastewater Treatment Works. We have consider the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system”. <u>Surface water drainage</u> “We offer no objection to proposals for disposal of surface water flows into a sustainable drainage system, in principle, subject to consultation and agreement with the regulatory body or riparian owner of this system. this is on the strict understanding that no surface water runoff is to be communicated directly/indirectly with the public sewerage system”.
North Wales Fire and Rescue Service	“The Fire Authority does not have any observations in regard to access for appliances and water supplies”.
ENPA Ecology	<u>Preliminary Ecological Assessment</u> The report confirms there will be no negative ecological impacts due to habitat loss, trees on the site are to be retained. However, some mitigation is required. Section 9 of the report, pages 21 -24, relate to suitable mitigation measures for the site/proposed works. This must be followed and implemented in full as per the ecological report. Please ensure this is secured by condition. Enhancement for the site is listed in section 10 of the report, pages 24 – 26, this is in the form of new tree planting, the inclusion of bat tubes

	into the new dwellings (please note these shall be fitted as per the manufacturers instruction, away from artificial illumination, achieve a minimum height of 3m and not be placed above windows), and the eradication of Invasive Non-Native Species (INNS) on site. This must be followed and implemented in full as per the ecological report, please ensure this is secured by condition. Section 9.2.2 covers bats and external lighting. However, further information is required. Due to the presence of the Meirionnydd Oakwoods and Bat Sites Special Area of Conservation (SAC), an HRA will be required for this application. <u>Construction Environmental Management Plan (CEMP).</u> This must be followed and implemented in full. However, further information is required in terms of lighting.

Response to Publicity:

At the time of writing this report 2 letters of concerns/objection were received as a result of publicity; their comments are summarised as:

- Precaution should be taken that there will be no possibility that the outflow pipe will close.
- Object to the number of properties being built on this small and elevated site as it is not in accordance with the Local Development Plan.
- Given the elevation of the site, 2-storey properties will have a detrimental impact on the existing bungalows along the north and northeastern boundary of the proposed development with respect to visual dominance and loss of privacy.
- Concerns over boundary details
- Concerns over increased risk of surface water flooding
- Concerns that construction will damage the root system of a mature oak on the site
- Object to excessive operating hours stated in the Construction Environmental Management Plan

1. *Background*

1.1 The site has a long and complex planning history whereby the site has been built in phases over the last 40 years or so. Outline planning permission was granted on 19/10/1972 under reference DOL.U/826/P at Uwch y Maes (formerly referred to as Wenallt). An application for reserved matters approval under reference PIAWDOL.U/826/P was approved on 24/12/1981 for a total of 94 houses.

1.2 Information held on file indicate that the reserved matters PIAWDOL.U/826/P permission commenced lawfully with the construction of the original site entrance before the submission of planning application NP5/57/207 (Phase 1).

1.3 All subsequent applications for the larger estate were submitted as separate full planning applications. All applications for each phase of the larger estate were determined on the understanding that there was extant permission across the larger residential development site, therefore no affordable housing contributions have been sought for the most recent applications. The developments approved under these various planning applications have now been completed and based on the latest OS survey plan 69 houses have been constructed.

1.4 Since the completion of phase 6, the application site had deteriorated and was generally used to store building waste and arisings from previous construction work. This waste has been cleared in recent years.

2. *Principle of Development*

2.1 Based on the policy context of Strategic Policy C and Development Policy 30, the principle of constructing dwellings within the housing development boundary of a local service centre is considered acceptable.

2.2 Development Policy 30 would seek an affordable housing contribution of 20% on sites of 5 or more dwellings within Local Service Centres. However, significant weight may be afforded to the history of the site and the way that it has developed over the years. Each phase of the larger estate was determined and completed on the basis that there was extant permission across the site for open market dwellings, and thus not subject to affordable housing contributions.

2.3 The current proposal to develop the final phase of the larger estate would not be a deviation from the original intention of the outline and reserved matters applications, which was for open market housing with no affordable housing obligations. Nor would there be an increase in the number of permitted dwellings across the larger residential development

of Uwch y Maes. Given the fall-back position, it would be unreasonable to require the provision of affordable housing for this final development phase. It is therefore considered that the principal of the development is acceptable.

2.4 A full assessment of the relevant policies will be detailed later in this report.

3. *Planning Assessment*

Design

3.1 The proposal aims to provide a more contemporary modern appearance externally, in comparison with the neighbouring properties at Uwch y Maes, with the of brickwork reduced in favour of coloured render and timber cladding to the external walls.

3.2 The mix of two and three storey dwellings are of a similar scale to neighbouring properties. Plots 1 and 2 have been designed as three storey dwellings to take advantage of the sloping site and to mimic the existing three storey dwellings immediately adjacent to the entrance of the site.

3.3 The height form and scale of the development are considered acceptable and compatible with the character of the site and its immediate surroundings. The development would reflect a good sustainable design standard and the use of materials would be sympathetic to and complement their surroundings. The development therefore complies with Development Policy 1 and 6.

3.4 It is also considered that the proposed design of the dwellings is an improvement to the previously consented scheme, offering a greater variation in design and use of materials to add interest in this part of the larger estate.

Scale

3.4 In accordance with Strategic Policy G residential developments should make the best use of land and the Authority will seek a density of 30 dwellings per hectare for residential developments unless there are local circumstances such as the character of the locality that suggest a lower density may be more appropriate. The proposed development has a density of 20.5 dwellings per hectare. In comparison, the larger Uwch y Maes, Cae'r Dderwen and Cae Idris development as completed has a density of approximately 19 dwellings per hectare. The scale and density of the proposal is therefore considered appropriate and compatible with the capacity and character of the area.

3.5 It is noted that objections have been raised on the basis that the number of dwellings being proposed to the site as it is not in accordance with the Local Development Plan, making reference to figures within the Local Development Plan Annual Monitoring Report 2023 where it states that the historical permission was for a total of 80 properties. It has since been determined, though scrutiny of the planning history, that the larger site had permission for 94 dwellings. The proposal for 13 dwellings, in addition to the 69 already built would therefore sit comfortably within the number of dwellings historically permitted on site.

Visual amenities

3.6 The application site is located on elevated sloping ground with views over the town of Dolgellau to the north.Given that the application site forms the last phase of a larger estate and would be seen in context with this estate and other residential developments in the vicinity, the visual impact of the development from the wider landscape would be minimal. The topography of the area, together with existing vegetation, means that the site would also not be readily visible from some public highways, including parts of the A470.

3.7 Whilst the site would be more visible from the minor road that runs along the eastern edge of the larger estate, it would once again be seen in context with existing residential development, with the town of Dolgellau as a backdrop. It is considered therefore that the development complies with Development Policy 1, whereby it would not be unduly prominent in the landscape.

General and residential amenities

3.8 Within the accompanying Planning Statement it is stated that –

"The development has been designed to complement the existing topography of the site and seeks to minimise the impact on neighbouring properties as much as possible".

"In order to make best use of natural daylight along with the impact of the dwellings on neighbouring properties the levels of the dwellings either side of the access road have been carefully considered and appropriate margins have been established between the new dwellings and the existing dwellings that align the north and north eastern boundaries of the site".

3.9 Concerns have been raised with regards to detrimental impact on the existing bungalows along the northestern boundary of the site with respect to visual dominance and loss of privacy.

3.10 The proposed plans show a distance of a minimum of 21 meters between the proposed dwellings and their existing neighbours along the northern and eastern boundaries. Whilst it is acknowledged that the topography of the site means that the proposed dwelling would be constructed on higher ground than the existing dwellings, due to the distance between the properties, the boundary treatments (1.8m high timber hit & miss palisade fencing) and the landscaping proposed, it is considered that the proposed dwellings would not have a significantly oppressive or overbearing impact on neighbouring residents.

3.11 Suitable conditions can be imposed to ensure that the boundary treatment and planting is retained along these boundaries. In addition, permitted development rights can be removed to ensure that any future development can be controlled to ensure that the amenities of neighbouring properties are protected.

3.12 Concerns have also been raised in relation to excessive operating hours that have been proposed within the submitted construction Environmental Management Plan (CEMP). Gwynedd Council Environmental Control have recommended that these hours are amended, and further information is submitted by way of an amended CEMP to provide information to mitigate the effects of construction with regards to noise and dust. This can be secured by condition, with the details to be approved prior to any development commencing on site.

3.13 A suitable level of amenity space will be provided for each of the proposed dwellings. Similarly, a suitable level of separation would be provided between the proposed dwellings to ensure that their occupiers enjoy a good standard of privacy and amenity.

3.14 Having regard to the above it is considered that the proposal will comply with Strategic Policy A and Development Policy 1 of the ELDP as the proposal has been suitably positioned and designed to respect and protect the amenities and privacy of the occupiers of neighboring properties and to provide a good standard for its own occupiers.

Impact on setting of nearby listed building

3.15 In order to reduce the overall height of the properties along the southern and south western boundaries, the proposal aims to cut into the site at the southern end to protect the visibility of the listed asset known as Plas Y Brithdir, forming part of the Nannau Estate architecture approximately 100m to the south of the site. Together with proposed landscaping this will provide a distinct separation between the application site and the listed

building. It is considered therefore that there would be no adverse effect on the setting of this listed building, and no conflict with Strategic Policy Ff.

3.16 Whilst the development would result in additional built form in close proximity to the listed building, it is also considered that the current proposal would also offer an improvement to the previously consented scheme by securing suitable landscaping along the boundaries of the site, which can be conditioned, to mitigate against any effect on the setting of the nearby listed building.

Ecology - HRA

3.17 The proposed development site is located within 135m of the Coedydd Derw a Safleoedd Ystlumod Meirion/Meirionnydd Oakwoods and Bat Sites Special Area of Conservation (SAC). This European site supports a range of qualifying features comprising types of woodland, heath and aquatic vegetation and bats. However, the main concern is the Lesser horseshoe bat (*Rhinolophus hipposideros*), a primary reason for the designation of this SAC. Given its proximity to this European site and the type and scale of development proposed, a HRA was required to assess the impact on the protected site.

3.18 NRW identified habitat fragmentation as a potential impact to features of the SAC and state - "*We have concerns that harm from the proposed development on the SAC site cannot be ruled out and have identified impact of lighting on bats during construction and the operational phase of the development".*

3.19 The ecological report submitted in support of this application also states - *"In this case, there is the potential for habitat fragmentation due to inappropriate lighting or tree removal on the proposed development site. This however would only apply to the southern and south western boundaries".*

3.20 Drawing on the information provided it was considered that there was a credible risk that habitat fragmentation could cause a negative impact that could undermine the conservation objectives of the SACs and so likely significant effects could not be ruled out alone. Given this outcome, the Authority was required to undertake an appropriate assessment to determine the impact on the SAC. The appropriate assessment concluded that with the adoption of mitigation measures in the form of a restriction on lighting, both during the construction and operational phases of the development, in an addition to the retention and enhancement of an existing tree lined boundary, the Authority could ascertain, beyond reasonable scientific doubt, that adverse effects on the integrity of the

SAC could be avoided (alone). These mitigation measures will be secured by condition.

Ecology – Biodiversity enhancement and Green Infrastructure Statement

3.21 Mitigation measures have been identified within the Preliminary Ecological Assessment submitted with this application. These include:

- retention of all trees on site
- pollution prevention measures to avoid any transmission of pollutants from the drainage ditches on site to other sensitive habitats in the wider area
- the eradication of Invasive Non Native Species (INNS) from the site
- lighting scheme to prevent any 'light barrier' impact, and problems associated with lighting with a high UV component on bats
- rock piles must be removed outside of the herpetofauna hibernation period
- vegetation removal undertaken outside of the bird nesting season

These mitigation measures will be secured by condition to ensure a satisfactory standard of development and to minimise the risk of unacceptable harm or disturbance to protected species.

3.22 There is an obligation to incorporate biodiversity enhancement with any application as required by paragraph 6.4.5 of Planning Policy Wales (PPW) - Edition 12, February 2024. Biodiversity enhancement measures should be both appropriate and proportional to the proposed development and ensure there is a net benefit for biodiversity.

3.23 A number of enhancement measures have been proposed and are detailed within the Preliminary Ecological Assessment and drawing no. 2205/02, Rev C. These include:

- new tree planting to enhance the existing tree line and preserve and improve habitat connectivity
- a total of 8 bat tubes to be included in the fabric of the new dwellings to face the south and south-western site boundary facing the enhanced tree planting

These will be secured by condition.

3.24 A Green Infrastructure Statement has been provided within the Preliminary Ecological Assessment, which details how the stepwise approach will be implemented on this development and identifies the habitat features, species and potential issues with regards to the proposed development's relationship with the wider landscape. It also details how each biodiversity enhancement measure improves ecosystem resilience and green infrastructure. The proposal is therefore in conformity with the requirements of paragraph 6.2.12 of PPW.

Foul Drainage

3.25 The proposal will connect to the main sewer and Dŵr Cymru/Welsh Water have confirmed that there is adequate capacity in the local waste water treatment works to accommodate the proposal.

Surface Water Drainage

3.26 The disposal of surface water flows is proposed via a sustainable drainage system. The development would require approval of Sustainable Drainage Systems (SuDS) features though the regulatory body. The agent has confirmed that they have engaged with a consultant to progress the SAB approval which will take account of surface water across the site. The existing draining channels on the site will be piped with perforated drain pipes with the intention of not removing any existing drainage capacity from the site.

Welsh Language

3.27 Development Policy 18 acknowledges that in determining planning applications the Authority must take into consideration the needs and interests of the Welsh language. The Welsh Language is a key material consideration and as such, the implications of the proposal for the language and the local Welsh speaking community must be considered when assessing this application.

3.28 A Community & Linguistic Impact Statement (CLIS) has been submitted in support of the application that assesses the development's likely impact on the Welsh Language and overall community impact. The conclusion of the CLIS states – “the relevant issues considered in this assessment suggest the nature, scale and type of development will not have a negative impact on the Welsh Language”.

3.29 Officers are content that the all the requirements of the CLIS have been addressed within the submitted report. It is noted that most of the conclusions consider the development will have neutral impact on the community as a whole, but has the potential to have a positive impact. Officers do not disagree with these conclusions and agree that due to the size of the development, when compared to the overall housing stock of Dolgellau, any change would be minimal. It is considered therefore that there would be no harm to the character and language balance of the community, and therefore no conflict with Development Policy 18.

3.30 Notwithstanding the above, given the history of the site and existing permissions, it is considered that this scheme would not have a greater impact than what was previously approved. It is however possible to

secure some improvement by conditioning any permission given to ensure that the dwellings and estate roads have Welsh names in accordance with policy DP18.

Other matters

3.31 Concerns have been raised with regards to excessive operating hours as outlined within the CEMP. Gwynedd Council Environmental Health have also stated that they do not agree with the hours that have been specified and raised the lack of details relating to noise or dust.

3.32 It is considered reasonable and necessary therefore to impose a condition regarding acceptable working hours (notwithstanding the details within he submitted CEMP) and for a Construction Management Plan (as requested by Gwynedd Council Environmental Health) to provide further information to mitigate the effects of construction, to include noise, vibration and dust mitigation/suppression measures. It has also been recommended that an acoustic fence is constructed around the site which face existing residential properties.

3.33 Strategic Policy G sets out the housing provision for the National Park and states that “new housing within the National Park will be required to meet the need of local communities” whilst Development Policy 30 outlines how housing provision will be accommodated within the National Park. Following the latest Welsh Government legislation which provides a clear distinction between residential uses, those being C3 (dwellinghouses, used as sole or main residences), C5 (dwellinghouses, used otherwise than as sole or main residences) and C6 (short term lets) it is important that new residential accommodation is permitted as C3 use only.

3.34 The application form clearly states that the intended use is to be C3, therefore it is reasonable and necessary to impose a condition to secure the C3 use.

4. Conclusion

4.1 In assessing the current proposal in its entirety, no substantial harmful impact contrary to local planning policies and relevant national guidance have been identified. Therefore, to this end, it is considered that the proposal is acceptable.

4.2 The development would be a positive contribution to the open market housing stock, and the imposition of a condition to secure C3 use it would meet the need of local communities. It has also been concluded that there would be no harm to the character and language balance of the community.

4.3 It is considered that there would be no substantial harm to neighbouring amenity or the setting of the nearby listed building. The concerns raised as a result of consultation have been addressed within this report or a condition is recommended to secure the relevant information for further approval.

4.4 The recommendation to approve 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 permission the development must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises Future Wales 2040 and the adopted Eryri Local Development Plan 2016-2031.

4.5 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 commenced before the expiration of FIVE years from the date of this decision.**

2) **The development hereby permitted shall be carried out in accordance with the following approved plans:**
   - **Drawing no. 2205/01, Rev. E – Proposed Site Plan**
   - **Drawing no. 2205/02, Rev.C – Ecology Outcomes & CEMP Outcomes**
   - **Drawing no. 2205/03, Rev. B – Proposed Plans**
   - **Drawing no. 2205/04, Rev.B - Elevations**
   - **Drawing no. 2205/05, Rev. B – Illustrations**
   - **Drawing no. 24123/01 – Topographic Survey**
   - **Construction Environmental Management Plan (CEMP) REV A, received 10/06/2025**
   - **Preliminary Ecological Assessment by Cambrian Ecology Ltd, dated 28th January 2025**
   - **Habitats Regulation Assessment, dated 10/07/2025**
   - **Community and Linguistic Impact Statement**
   - **Uwch y Maes Planning Statement**

3) **No development shall commence until a Construction Management Plan (CMP) is submitted to and approved in writing by the Local Planning Authority by means of a formal application. The CMP shall provide further information to mitigate the effects of construction to include noise, vibration and dust mitigation/suppression measures. An acoustic fence shall be constructed around the site which are facing residential properties.**

4) **Notwithstanding the details within the approved Construction Environmental Management Plan (CEMP), no clearance/demolition/construction works (including vehicle and plant movements, deliveries, loading and unloading) shall take place outside the hours of 08:00 and 18:00 Mondays to Fridays and 08:00 to 13:00 on Saturdays and at no time on Sundays or Public Holidays.**

5) **The roof of the dwellinghouses shall be covered with blue-grey slates from the Blaenau Ffestiniog area, or slates with equivalent colour, texture and weathering characteristics details of which shall be provided and approved in writing by the Local Planning Authority by means of a formal application.**

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

7) **The applicant/developer shall ensure that the mitigation recommended in the bat survey report (name of consultant and date of report) are followed and implemented in full.**

8) **The biodiversity enhancement measures shown on drawing number 2205/05, Rev.C and contained in section 10 of the Preliminary Ecological Assessment by Cambrian Ecology Ltd, dated 28th January 2025, shall take place within 3 months of the substantial completion of the development hereby permitted.**

9) **Only foul water from the development site shall be allowed to discharge to the public sewerage system and this discharge shall be made at manhole reference number SH73173356 as indicated on the extract of the Sewerage Network Plan attached to this decision notice or as otherwise agreed in writing by the Local Planning Authority in consultation with Dwr Cymru Welsh Water.**

10) **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.**

11) **Welsh names must be provided for the dwellings and streets/estates hereby approved. Any new name/s should be derived from historical, geographical or local links to the area where possible.**

12) **Any signs informing and promoting the development both within and outside the site must be Welsh or bilingual with priority for the Welsh language.**

13) **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.

Reasons:

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

2) **To define the permission and for the avoidance of doubt.**

3) **To ensure satisfactory control of noise, vibration and dust during the construction phase of this development to safeguard and protect the amenity of neighbouring properties.**

4) **To safeguard and protect the amenity of neighbouring properties in accordance with Eryri Local Development Plan Policies and in particular Development Policy 1.**

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 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.**

8) **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.**

9) **To prevent hydraulic overloading of the public sewerage system, to prevent the health and safety of existing residents and ensure no pollution of or detriment to the environment.**

10) **To ensure that the dwellinghouses 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.**

11) **To ensure that appropriate dwelling/street names are adopted in the interests of the Welsh Language and in accordance with Eryri Local Development Plan Policies and in particular Policy 18.**

12) **In the interests of the Welsh Language and in accordance with Eryri Local Development Plan Policies and in particular Policy 18.**

13) **The local planning authority considers that such development should be subject to formal control in order to safeguard the amenities of neighbouring residents.**

Advisory notes:

1) **The applicant/developer's attention is drawn to the contents of the attached letter by Dwr Cymru Welsh Water dated 23/06/2025.**

RHIF CAIS. NP5/57/937Y / APPLICATION NO. NP5/57/937Y

ALL LEVELS RELATE TO TOTOGRAPHICAL DRAWING 24213 01						
		Proposed Levels				
PLOT NUMBER	HOUSE TYPE	Ground Floor	First Floor	Second floor	Soffit level	Ridge Level
PLOT 1	1	83.51	86.16	88.81	90.91	94.024
PLOT 2	1	84.21	86.86	89.51	91.61	94.724
PLOT 3	2	87.35	90	90	92.1	95.256
PLOT 4	2	87.55	90.2	90.2	92.3	95.456
PLOT 5	3	88.05	90.7	90.7	92.8	95.956
PLOT 6	3	88.65	91.3	91.3	93.4	96.556
PLOT 7	2	87.95	90.6	90.6	92.7	95.856
PLOT 8	2	85.65	88.3	88.3	90.4	93.556
PLOT 9	4	84.95	87.6	87.6	89.7	92.856
PLOT 10	4	83.95	86.6	86.6	88.7	91.856
PLOT 11	3	81.62	84.27	84.27	86.37	89.526
PLOT 12	5	83.19	85.84	85.84	87.94	91.096
PLOT 13	5	84.41	87.06	87.06	89.16	92.316
top of hammer head /centre line		85.75				
bottom of hammerhead centre line		84.3				

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REV.	DATE	DESCRIPTION	DRAWN	CHECKED
A	01.02.24	FIRST ISSUE	SJP	SJP
B	04.09.24	Site layout amended to improve residential amenity & distance from boundaries	SJP	SJP
C	04.10.24	Site layout amended to improve balance of levels	SJP	SJP
D	02.06.25	Site Section lines shown to illustrate levels in relation to neighbouring properties	SJP	SJP
E	13.06.25	PLOT 1 & 2 amended to allow 4m buffer zone to water main	SJP	SJP

SPENCER PUGHE ASSOCIATES
CHARTERED BUILDING SURVEYORS
ARCHITECTURAL DESIGN & PROJECT MANAGEMENT

CLIENT: E T Pugh
TITLE: Proposed Site Plan

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PROJECT: Phase 7 - Uwch Y Maes Housing development

SCALE	SIZE	WORKSTAGE
1:200	A1	Planning
PROJECT No: 2205	DRAWING No: 2205/01	REVISION: E

PROPOSED SITE PLAN
1:200

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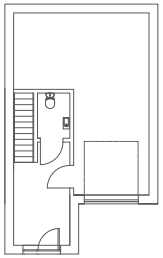
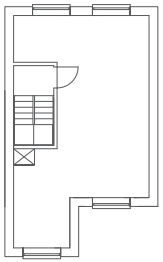
REV:	DATE:	DESCRIPTION:	DRAWN:	CHECKED:
A	02.02.25	FIRST ISSUE	SJP	SJP
B	13.06.25	PLOT 1 & 2 amended to allow 4m buffer zone to water main	SJP	SJP

HOUSE TYPE 1
PLOTS 1 & 2



GROUND FLOOR PLAN
1:100



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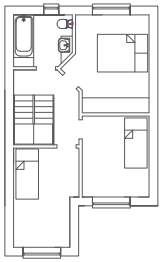

SECOND FLOOR PLAN
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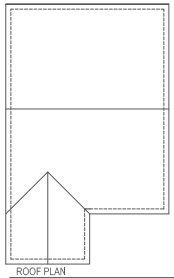
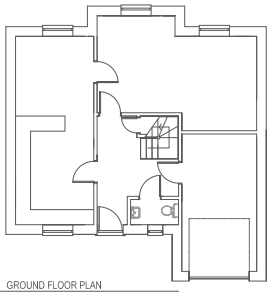


ROOF PLAN
1:100

NB - Solar PV to be installed to south/south facing roof slopes in the form of up to 4kW - nominally resulting in 8-10nr 2000mm (h) x 1000mm (w) panels per roof.

HOUSE TYPE 2
PLOTS 3, 4, 7 & 8



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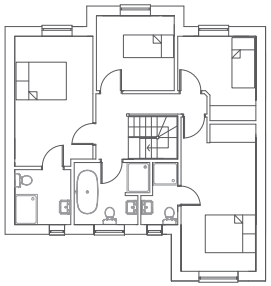

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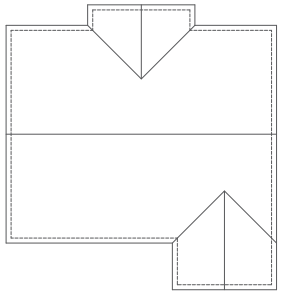
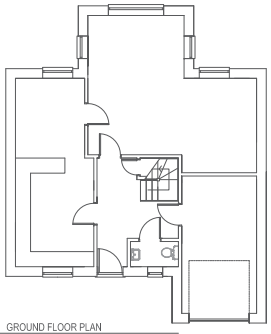


ROOF PLAN
1:100

HOUSE TYPE 3
PLOTS 5, 6 & 11



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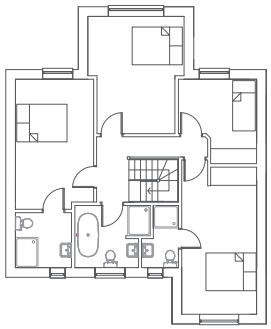

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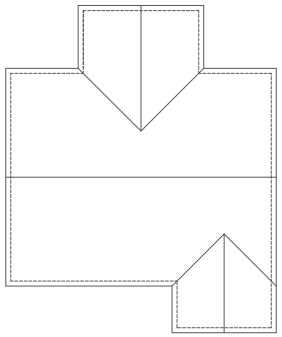
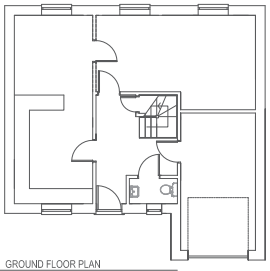


ROOF PLAN
1:100

HOUSE TYPE 4
PLOTS 9 & 10



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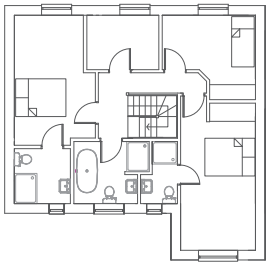

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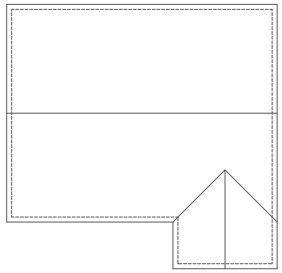
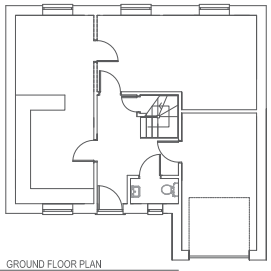


ROOF PLAN
1:100

HOUSE TYPE 5
PLOTS 12 & 13



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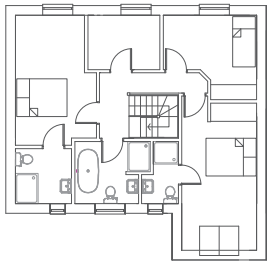

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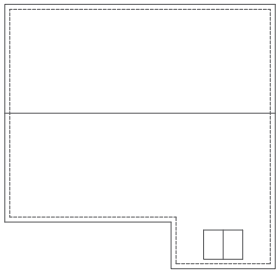

ROOF PLAN
1:100

SPENCER PUGHE ASSOCIATES
CHARTERED BUILDING SURVEYORS
ARCHITECTURAL DESIGN & PROJECT MANAGEMENT

CLIENT: E T Pugh

TITLE: Proposed Plans

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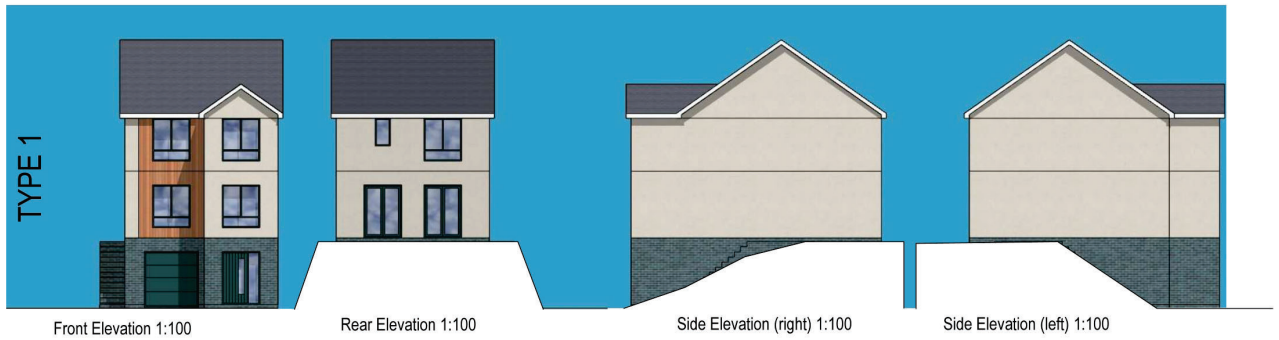
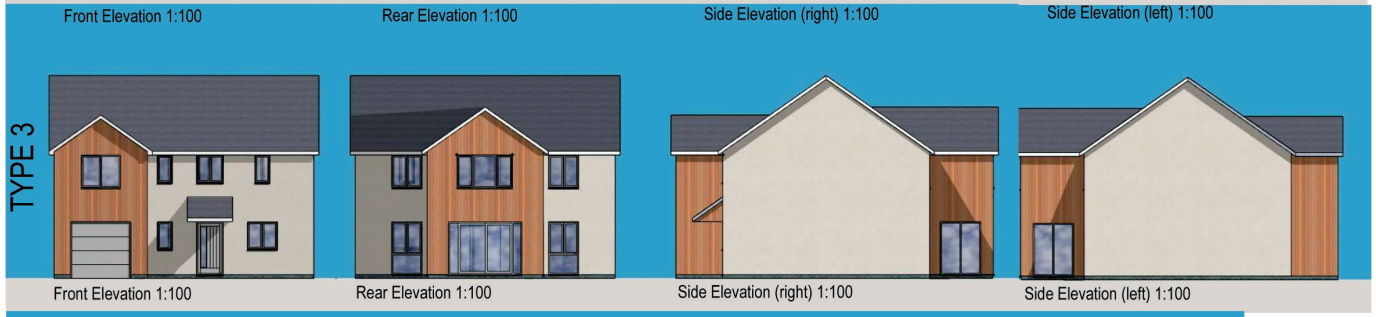
PROJECT: Phase 7 - Uwch Y Maes Housing development

SCALE	SIZE	WORKSTAGE
1:100	A1	Planning
PROJECT No:	DRAWING No:	REVISION:
2205	2205/03	B





SITE PLAN SHOWING HOUSE TYPES
1:500

MATERIALS SCHEDULE

ROOF - NATURAL SLATE WITH EXISTING APPROVAL OF ERYRI NATIONAL PARK AUTHORITY
SOLAR PANELS TO BE INSTALLED TO SOUTH FACING ORIENTATION - 4KW INSTALLATIONS WITH APPROXIMATELY 8-10 PANELS PER ROOF SLOPE.

WALLS - BLUE ENGINEERING BRICK PLINTHS TO DPC AND MIXTURE OF COLOURED RENDER AND TIMBER CLADDING - CLADDING TO BE FINIHSED WITH OSMO CLEAR UV PROTECTION OIL

FASCIAS / SOFFITS - COLOURED UPVC

RAINWATER GOODS - ZINC COATED METAL

EXTERNAL WINDOWS / DOORS - FACTORY FINISHED TIMBER DOUBLE GLAZED UNITS - COLOUR TO BE SILVER GREY (RAL 7001) OR ALTERNATIVE APPROVED BY ERYRI NATIONAL PARK AUTHORITY

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Revision:	Date:	Description:	Drawn:
B	17.06.25	FIRST ISSUE	SP

Client:
E T Pugh

Project number:
2205

Project Title:
Phase 7 - Uwch Y Maes Housing development

Drawing Title:
SEE DESCRIPTIONS

Scale:	Workstage:	Drawing No.	Revision:
AS STATED	PLANNING	2205 / 4	B

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ARCHITECTURAL DESIGN & PROJECT MANAGEMENT

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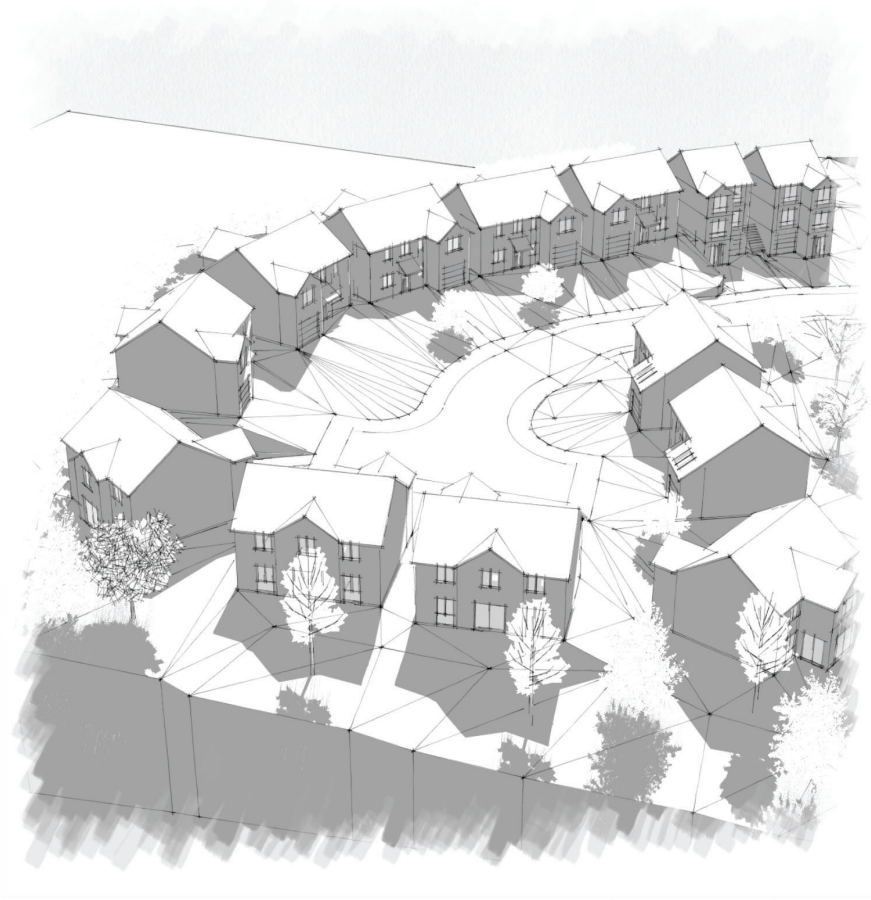

Illustrations

NOT TO SCALE

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Revision: B / Date: 17.06.25	Description: FIRST ISSUE / Drawn: SP
Client: E T Pugh	Project number: 2205
Project Title: Phase 7 - Uwch Y Maes Housing development	
Drawing Title: SEE DESCRIPTIONS	
Scale: AS STATED / Workstage: PLANNING	Drawing: 2205 / 4 / Revision: B

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CHARTERED BUILDING SURVEYORS
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Eryri National Park Authority – Planning and Access Committee.

Date: 15-October-2025

Application Number: NP5/68/L178B

Date Application Registered: 05/09/2025

Community: Llanfrothen

Grid Reference: 261915 342635

Case Officer: Mr. Aled Lloyd

Location:

Bron Garnedd, Llanfrothen. LL48 6SW

Applicant:
Mr. Jack Peyton

Description:
Non-Material Amendment to Planning Consent NP5/68/L178 dated 16/03/22 to omit chimney from the extension, insert additional 2 windows and door on the side elevation and 1 rooflight on the rear elevation.

Summary of Recommendation

To GRANT permission subject to conditions

- In accordance with the submitted amended plans

Reason(s) Application Reported to Committee
Scheme of Delegation
Application by a staff member of the Authority

Land Designations / Constraints

Local Building of character
Open Countryside

Site Description

The site is located adjoining the minor road that leads off the A4085 to the village of Croesor.

The building subject to the application is a traditional stone built detached dwelling of traditional form and character with traditional timber windows.

Proposed Development

The proposal is for a Non-Material Amendment to Planning Consent NP5/68/L178 dated 16/03/22 to omit chimney from the approved extension, insert additional 2 windows and door on the side elevation and 1 rooflight on the rear elevation.

Consultations

Consultees:	**Responses:**
Llanfrothen Community Council	Not yet received
Ecology	Not yet received

Responses to Publicity:

No, publicity is required for a Non-Material Amendment application.

Relevant Planning Policies – Eryri Local Development Plan (2016 – 2031)

Policy No.	***Policy***
SP A	National Park Purposes and Sustainable Development
DP 1	General Development Principles
DP 6	Sustainable Design and Materials
DP 7	Listed and Traditional Buildings
DP 15	Extensions

Supplementary Planning Guidance:

SPG 2	General Development Considerations

National Policy:

Planning Policy Wales, edition 12

1. Background

1.1 The application was subject to pre-application enquiry in which officers advised what amendments would likely to be acceptable and what may constitute a Non-material amendment.

2.0 Principle of Development

2.1 It is appropriate to consider the proposal against Strategic Policy A, Development Policies 1, 6, 7 and 15.

2.2 Conditional Planning permission has been granted for the for the *erection of two storey extension and installation of rooflights on the rear elevation* by notice dated 16th March 2022.

2.3 The principle of development has been accepted and this application relates to minor non-material amendments to the approved plans

2.4 Each application is considered on its own merits and in this instance it is considered that there are material planning considerations to support residential development on the site.

2.5 The full assessment of the policy are detailed in this report.

3. Assessment

3.1 ***Planning History***

3.2 Planning permission reference NP5/68/L178 dated 16/03/25 was granted for the Erection of two storey side extension and installation of roof lights on rear elevation,

Legislation

3.3 Section 96A of the Town and Country Planning Act 1990 (TCPA 1990) came into force in Wales on 1 September 2014. The provision in this section of the Act provides the mechanism to approve non-material amendments to existing planning permission via a simple application procedure to the Local Planning Authority with a 28-day determination period.

What is a Non-Material Amendment?

3.4 There is no statutory definition of a 'non-material amendment'. This is because it depends on a number of factors such as the context of the overall scheme, the amendments being sought to the original planning permission, the specific circumstances of the site and the surrounding areas, which will vary from one application to another. What may be non-material in one context may be material in another.

3.5 The responsibility for determining whether a proposed change is non-material lies with the Local Planning Authority. It must be satisfied that the amendments sought to the planning permission are non-material in nature and can therefore be determined as an application under Section 96A of the TCPA 1990.

3.6 In deciding whether or not a proposed change is non-material, consideration should be given to the effect of the change, together with any previous changes made to the original planning permission. When assessing and determining whether or not a proposed change would qualify as a non-material amendment, the Welsh Government Planning Guidance document (July 2014) advises that Local planning Authorities may wish to consider the following tests:

(a) (i) is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme; and,
(ii) would the proposed change result in a detrimental impact either visually or in terms of local amenity?

(b) would the interests of any third party or body be disadvantaged in planning terms; or,

(c) would the proposed change conflict with national or development plan policies?

Current Proposal:

3.7 This is an application for an NMA for the to change to amend window design on the front and rear elevation

3.8 The proposal involves the omission of a chimney from the extension, insert additional 2 windows and door on the side elevation and 1 rooflight on the rear elevation. The changes will not have a detrimental effect on the appearance or character of the traditional building or the wider landscape. Given the nature of the application and the separation distance between the site and other dwellings, it is not considered that the proposal will disadvantage the interests of any third party or body. It is considered that the proposed amendments are acceptable and does not conflict with relevant national or local planning policies.

4. Conclusion

4.1 The amendments to be approved are non-material in nature in that they will not result in a significant form of change and will have no material effect on the planning permission. As such the variations recommended below are acceptable in accordance with the Eryri Local Development Plan as required under Section 38(6) of the Planning and Compulsory Purchase Act 2004.

Recommendation: RECOMMENDATION: To GRANT permission

Condition 02

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

Drawing AO/JP/04 Revision D – Proposed dated August 2025

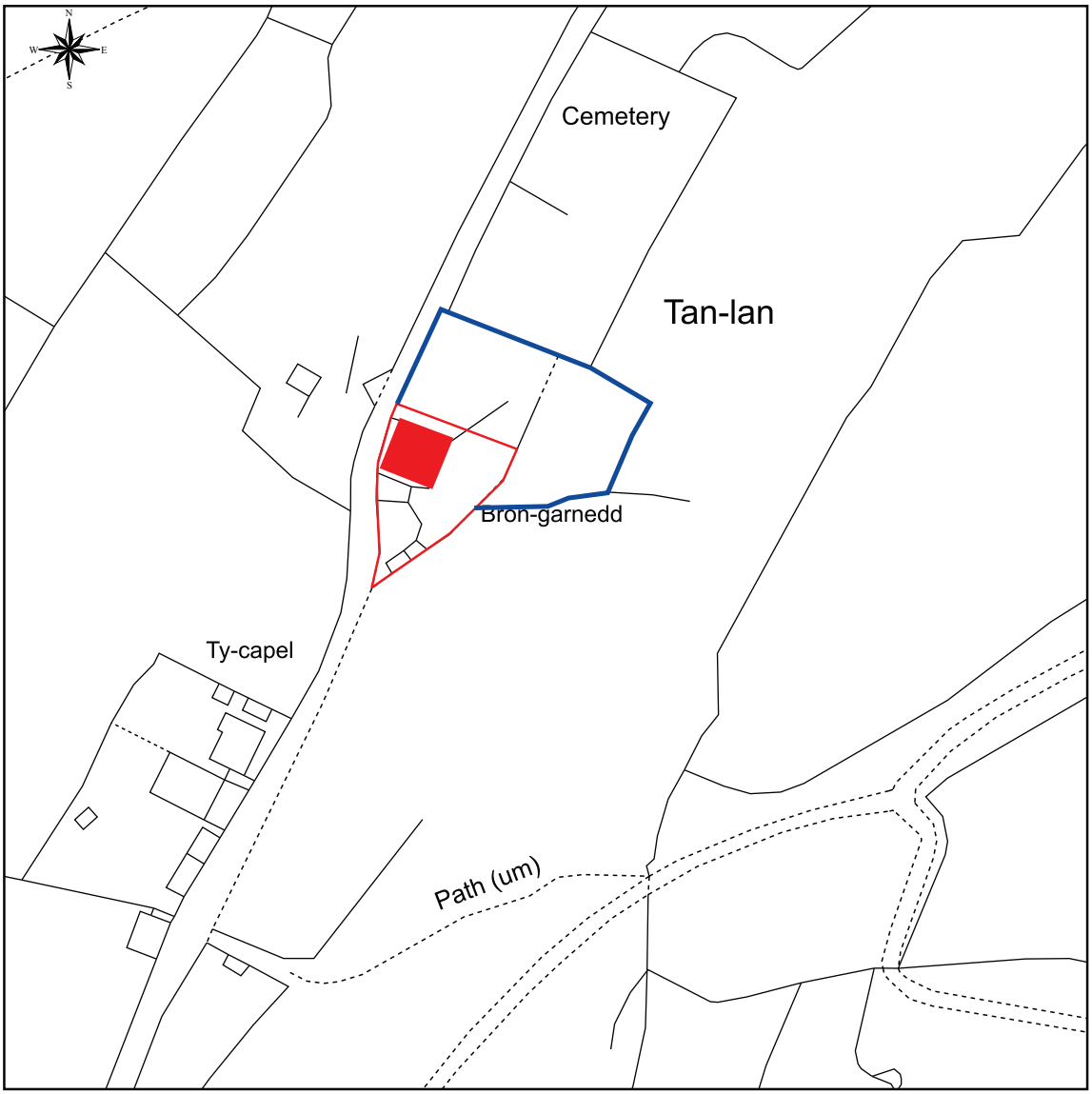
Reason

To define the permission and for the avoidance of doubt.

Informative

This a 'non-material amendment' should be read in conjunction with planning permission NP5/68/L178

LOCATION PLAN LP1



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0m 20m 40m 60m 80m 100m

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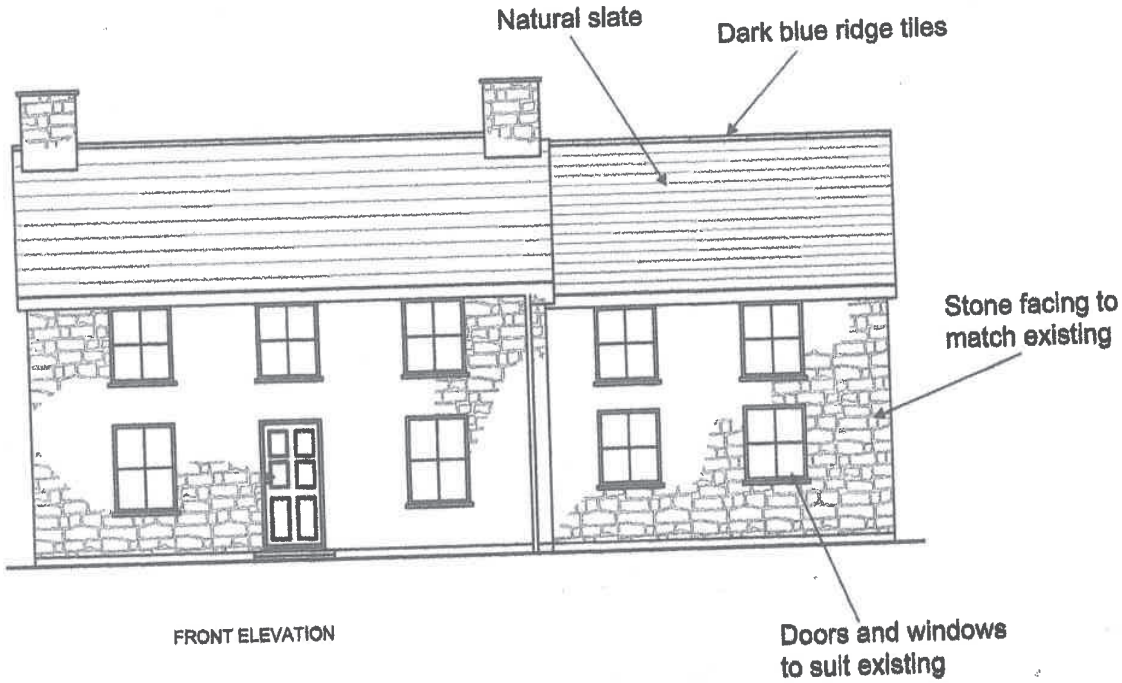
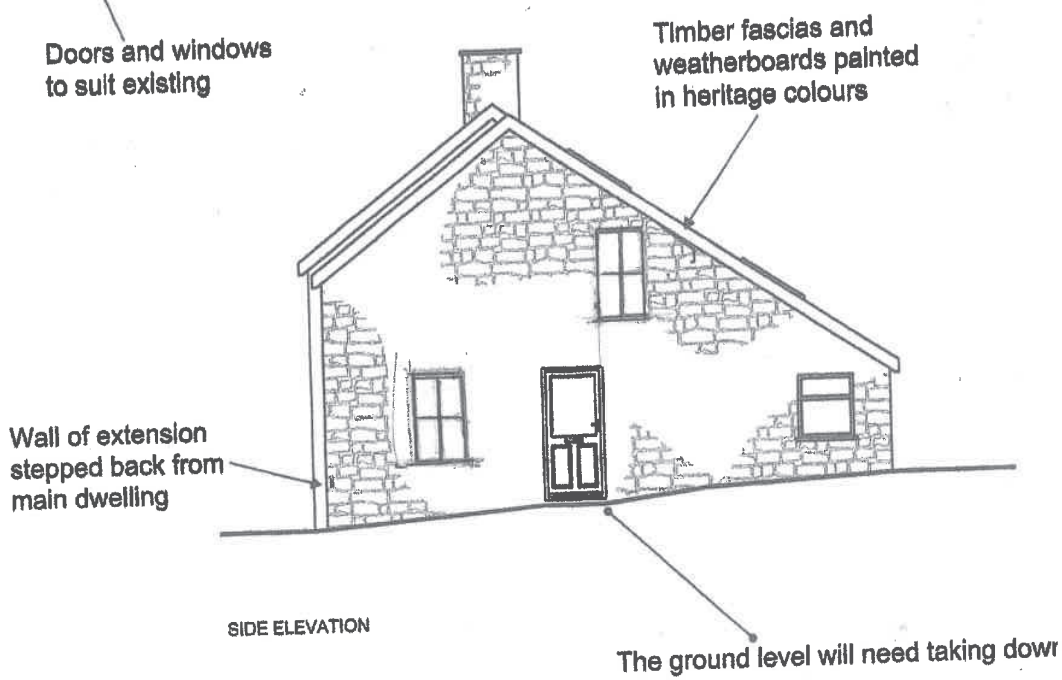
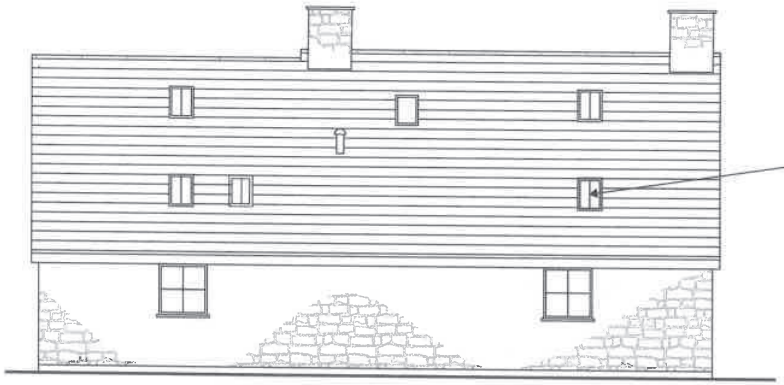
Bron Garnedd
Llanfrothen
Penrhyndeudraeth
Gwynedd
LL48 6SW



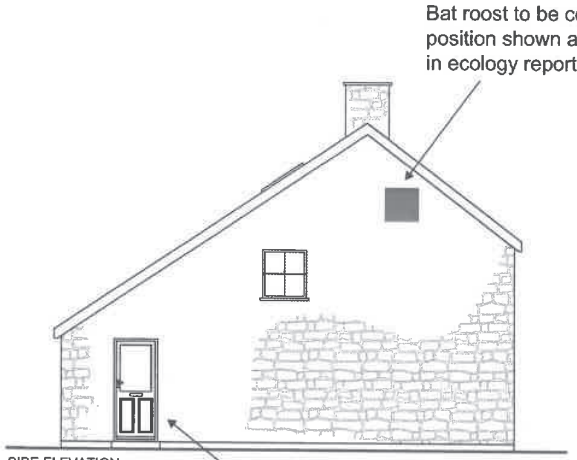
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

A.L.I. Building Design Ltd.
Glasdy, Station Road, Llanrug, Caernarfon, Gwynedd. LL55 4AG
01286 238 297
alidesignltd@gmail.com

Bron Garnedd, Llanfrothen, Penrhyndeudraeth, Gwynedd, LL48 6SW

Drawing No:	AO/JP/04
Rev:	D
Date:	AUG 2025
Scale:	1:100
Paper Size:	A3

PROPOSED

Note:

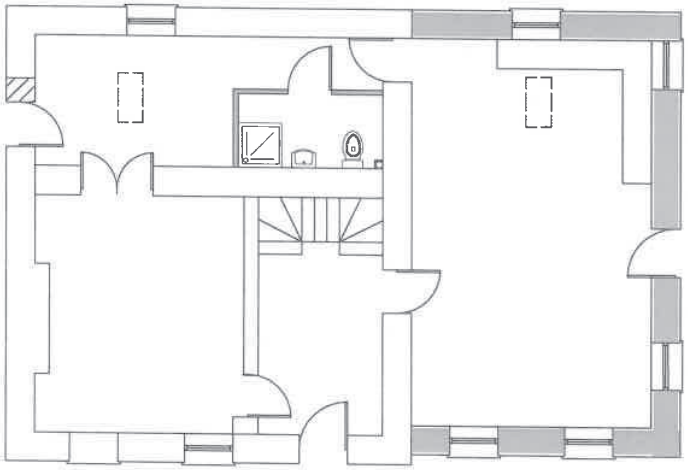
All Site Dimensions To Be Checked

This Drawing is Copyright Of ALI LTD 2025

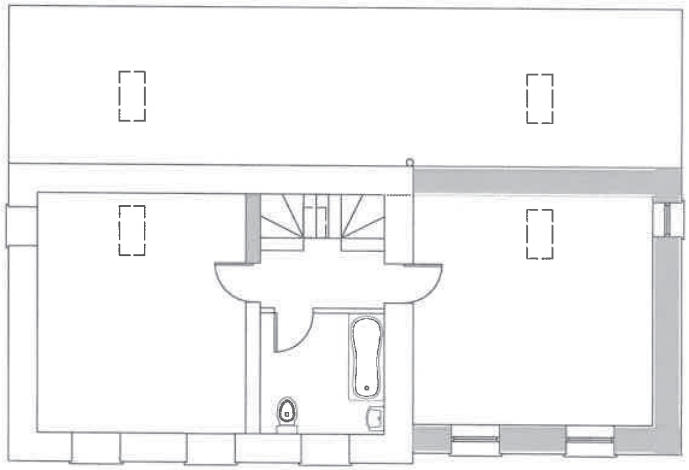
This drawing must be read with and checked against all relevant Engineers and Architects drawings and all other specialist information provided.

Do not scale. Only figured dimensions to be worked to, all measurements to be checked on site. Any discrepancies are to be reported as proposals was based on plans/measurements provided and estimations of existing site features and may need to be verified by survey

Drawn by Margaret Owen



GROUND FLOOR



FIRST FLOOR

A.L.I. Building Design Ltd.
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Drawing No:	AO/JP/05
Rev:	D
Date:	AUG 2025
Scale:	1:100
Paper Size:	A3

PROPOSED

Note:

All Site Dimensions To Be Checked
This Drawing Is Copyright Of A.L.I.LTD 2025

This drawing must be read with and checked against all relevant Engineers and Architects drawings and all other specialist information provided
Do not scale. Only figured dimensions to be worked to, all measurements to be checked on site
Any discrepancies are to be reported as proposals were based on plans/measurements provided and estimations of existing site features and may need to be verified by survey

Drawn by Margaret Owen

Eryri National Park Authority – Planning and Access Committee.

Date: 15-October-2025

Application Number: NP5/75/272A

Date Application Registered: 24/06/2025

Community: Pennal

Grid Reference: 270220 300408

Case Officer: Mr. David Pryce Jones

Location:
Land adjoining Ty Gwyn, Pennal

Applicant:
Mr. Alan Pugh

Description:
Erection of one open market dwelling, and one self-build dwelling for affordable local needs, including the formation of a vehicular access, parking and turning areas and associated works. (re-submission)

Summary of the Recommendation:

To REFUSE on the following grounds:

1. Unacceptable open market residential development in the countryside as part of an exception scheme.

2. The need for an affordable dwelling of this scale has not been demonstrated.

Environmental Impact Assessment (EIA):

The development has been subject to a screening opinion, which concluded that the development is not an EIA development.

Land Designations / Constraints:

- Outside the settlement boundary of Pennal
- There is a public right-of-way along the eastern part of the site.
- Scheduled Ancient Monuments in the vicinity

Site Description:

The site comprises agricultural land located on the eastern side of Pennal.

The frontage of the site abuts the A493 to the north. The site is within the 20mph speed limit for the village, and street lighting is present along this section of the A493.

The western boundary of the site abuts a residential property. There is a residential property on the other northern side of the A493. Behind this, property, there is a wooded hillside.

There is a mature agricultural-type hedgerow along the boundary with the A493 to the north and along the eastern boundary of the site. The site and the land to the south comprise low-lying pastureland; a watercourse is present in this area.

A public right of way (Public Right of Way Pennal No 13) “PROW” runs south from the A493 along the eastern part of the site.

The Cefn Caer Roman and Tomen Las Castle Mound, Scheduled Ancient Monuments (SAM), are in proximity to the proposal.

Proposed Development:

This is a full planning application for two dwellings. One of the dwellings is a proposed market dwelling, unhindered by any restrictions. The other is an affordable dwelling, which would be expected to have a discounted value, and occupation would be restricted to persons with local housing needs.

The layout plan shows access provided centrally into the site from the A493 and serving both dwellings. Visibility splays of 2.4 metres by 45 metres are shown in both directions onto the A493. A visibility splay is an area that must remain clear of obstructions to enable users of the access to see traffic approaching from distance. A section of the existing hedgerow along the A493 would be removed to form the access. The remainder of the hedgerow at the frontage of the site

would be translocated back from the A493 so that it is outside and does not obstruct the visibility splays.

The plans show two-storey dwellings with single-storey garages on either side of the vehicular access facing the A493 to the north. The dwelling nearest the settlement is shown as having a floor area of around 115 m2; it is understood that this is the affordable dwelling. The dwelling to the east is understood to be the market dwelling and is larger.

The dwellings would have pitched slated roofs. External materials are listed as render with stone cladding on the external walls. Indicative landscape details are shown on the plans, which include new hedgerows on the southern and eastern boundary alongside the PROW. The PROW is shown as being retained in a corridor between the proposed and existing hedgerows on the eastern boundary of the site.

The submissions state that foul drainage from the development will be disposed of into the public sewer. Surface water would be disposed of via a Suds drainage system with an outlet into a watercourse.

The application is accompanied by a Preliminary Ecological Appraisal (PEA), which states that there are no protected species impacted by the proposal. The biodiversity enhancements proposed comprise a native hedge along the southern and eastern boundaries, the planting of native fruit trees and the installation of bird and bat boxes on the proposed dwellings.

Development Plan Policies:

Future Wales 2040
Eryri Local Development Plan 2016-2031 (ELDP)

- SP A: National Park Purpose and Sustainable Development
- SP C: Spatial Development Strategy

- SP D: Natural Environment
- DP 1: General Development Principles
- DP 2: Development and the Landscape
- DP 6: Sustainable Design and Materials
- DP 8 (Protection of Non-Designated Sites)
- SP G: Housing
- DP 30: Affordable Housing
- DP 18: The Welsh Language and the Social and Cultural Fabric of Communities

Supplementary Planning Guidance

- SPG Affordable Housing
- SPG Sustainable Design in National Parks
- SPG General Development Considerations
- SPG Planning and the Welsh Language
- SPG Nature Conservation and Biodiversity

National Policy/Guidance:

- Planning Policy Wales (Edition 12)
- Technical Advice Note 2 Affordable Housing
- Technical Advice Note 5 Nature Conservation and Planning
- Technical Advice Note 12 Design
- Technical Advice Note 18 Transport
- Technical Advice Note 20 Planning and the Welsh Language
- Technical Advice Note 24 The Historic Environment

Consultations:

Pennal Community Council:	Supportive of the application. Councillors emphasised the importance of prioritising local people.
Gwynedd Council - Highways	Satisfied with the arrangements shown on the access plan and consider that the visibility splays shown are within the road verge by the time they reach adjacent land to the east. Conditions are recommended to be attached to any approval granted.
Gwynedd Council Public Rights of Way	No observations received.
Eryri Ecologist	No observations received.
Tree and Woodland Officer	No observations were received.
Natural Resources Wales	No objections are subject to the authority's consideration of landscape and protected species.
Welsh Water	It is confirmed that the additional foul water flows from the development can be accommodated by the Pennal Wastewater Treatment Works. Further, there are no objections in principle to the disposal of surface water into a surface water body subject to appropriate consent including SuDS consent from the SAB. The site is within proximity to a pressurised water main but appears to be outside of the protection zone. The site is crossed by a public sewer and development is proposed within 3 metres of the protection zone on either side. It is recommended that the layout be amended, but it may be possible to divert this sewer. A planning condition is recommended, which requires measures to protect the sewer or divert it as part of any planning permission granted.
YGC Water and Environment Unit	Have reviewed the application and have no comments to add.
Heneb	The Cefn-caer Roman Scheduled Ancient Monument (SAM) is less than 200 metres to the southeast, and CADW must be consulted concerning the impact on its setting. Planning conditions are recommended,

	requiring a scheme of archaeological mitigation comprising an archaeological strip, mapping and record of the site, with the results then submitted for approval.
CADW	The proposal will have no impact on the Tomen Las Castle Mound, SAM is within 500 metres. The Cefn Caer Roman SAM is located 200 northwest, and the development is potentially visible from the SAM. The dwellings will be seen in association with other housing along the A493 and partially screened by hedgerows. Whilst there may be a slight visual change in the view from the SAM this will not have an unacceptable damaging effect.
Fire & Rescue Service	No observations.

Response to Publicity:

The application has been publicised through a press notice, a site notice, and neighbour notification letters. Five objections have been received on the following grounds:

- The proposal is not acceptable as an exception site, as there is a site within the development available for 100% affordable housing on land adjacent to Maesteg. Planning permission has been granted on this site (NP5/75/68B) for affordable housing and has not been implemented. The proposal is therefore not policy compliant as it has not been demonstrated that there are no other suitable sites within the settlement boundary as required by policy DP 11.
- An open market dwelling outside of the settlement boundary is contrary to planning policy.
- Users of the development would have to walk along the public highway to the village, and there is no pedestrian footpath. This is unacceptable on highway safety grounds.
- The proposed vehicular access will exacerbate existing highway safety issues relating to a lack of a footway along this section of the A493.

- Concerns expressed regarding flood risk and surface water flooding. It is stated that the site is at risk of flooding, and there have been flood events in the vicinity. No flood assessment is provided. The NRW categorisation of the site in Flood Zone B needs to be reassessed.
- Only one watercourse is shown on the plans, whereas there are two, both flood in the event of rain.
- The sewage disposal system is inadequate and cannot cope with the additional loading. There have been incidents of raw sewage flowing into properties and adjacent roadways.
- The application is part of the UNESCO Dyfi Biosphere & it should be protected from sewerage development.

Assessment:

1. ***Principle of Development***

1.1. Strategic policy A states that policies in the ELDP seek to ensure that new development promotes the principles of sustainable development in ways which further the National Park's purposes whilst conserving and enhancing its special qualities.

1.2. Strategic policy C provides a spatial development strategy based on a sustainable hierarchy of settlements. The supporting text for the policy explains that the policy is based on a sustainability appraisal, which demonstrates that organising and focusing development in a hierarchical way is the most efficient. Furthermore, the higher-order settlements are consistent with the Wales Spatial Plan and the development plans of neighbouring authorities. This is intended to facilitate sustainable communities by ranking them based on the availability of local facilities, services, and public transport provision. The policy is consistent with national planning guidance in Planning Policy Wales (Edition 12) and Technical Advice Note 18 (Transport).

1.3. Pennal is identified as a Secondary Settlement under the settlement hierarchy of strategic policy C. This is one of the lower-order settlements in the settlement hierarchy, reflecting the limited sustainability credentials of the settlement. Secondary Settlements also have a defined development boundary around the settlement on the proposal plan in the ELDP.

1.4. Paragraph 2.17 of the ELDP states that some limited development will be permitted in secondary settlements to support their sustainability and the maintenance of existing services and facilities, such as the village school, and help meet rural needs. Under criterion xi of strategic policy, C, small-scale open market and affordable housing for local needs is permitted.

1.5. The site is located outside but adjoining the defined settlement boundary of Pennal. In these circumstances, residential development can only be permitted under the EDPL on an exception basis under policy DP 11 (Affordable Housing on Exception Sites), if the proposal meets local housing needs as an exception to general market housing policies.

1.6. The proposed dwelling to the east of the site, away from the defined settlement boundary in the ELDP, is a market-dwelling, and this is not acceptable as a matter of principle. General housing policies would apply to this part of the proposal, and it would amount to a new dwelling in the open countryside, which would contravene local and national planning policies.

1.7. Whilst an affordable dwelling adjoining the settlement boundary of Pennal could be acceptable in principle, this would be on an exceptional basis and demonstration of compliance with the requirements of policy DP 11 would be necessary. Considerations include the size of the affordable dwelling and that the need for affordable housing has been demonstrated through an approved local housing needs survey or on the written advice of the local housing authority. The proposal is submitted on the premise that construction of the affordable dwelling is only viable on the basis that

planning permission is granted for the market dwelling. This type of cross-subsidy is not compliant with the provisions of policy DP 11 nor national planning policies in relation to affordable housing, which only allow for the provision of affordable housing to meet local needs as an exception to general housing provision, where all other requirements are met.

1.8. The proposed affordable housing unit is a 4-bedroom two-storey dwelling, and it is labelled on the plans that the floor area would amount to around 115m2. A separate detached garage is also proposed. The maximum floor area for a 4-bedroom affordable dwelling, within the SPG Affordable Housing is 110m2, and the proposal is therefore not compliant.

1.9. As an exception site, it is necessary to demonstrate that there is a need for affordable housing and that this need cannot be met on sites within the development boundary. The applicant has provided details of properties for sale in the village, and they also confirm that there are no other sites available for sale in the village. They also state that the site at Maes Teg to be developed for affordable housing is different to the self-build affordable housing unit being proposed in this application. The information submitted indicates that a person has shown interest in the plot but to date their needs have not been assessed by tai teg. Furthermore, there is no information regarding the size of dwelling required by that person. The SPG identifies that the Social Housing Register and the Tai Teg Intermediate Housing Register as an up to date and reliable source of information that can be used to identify need. Information provided by Cyngor Gwynedd, as the local housing authority, shows that there are no persons identified on the Tai Teg register in need of a 4 bedroom intermediate affordable dwelling in this locality.

1.10. Having regard to the requirements of policy DP 11, it is not considered that the level of information provided by the applicant has demonstrated that there is need for an affordable housing of this size and that the need cannot be met in some other way as required by policy DP 11.

2. Siting, Design and Landscape

2.1. Policy DP 1 aims to conserve and enhance the Special Qualities and purpose of the National Park by only permitting development subject to the listed criteria. They include a requirement that the (i) form and scale of the development is compatible with the character of the site and the locality, (iv) that it reflects good sustainable design and materials are appropriate.

2.2. Policy DP 6 requires that development proposals, at a minimum, attain the national sustainable building requirements and requires that Welsh mineral slate or an equivalent.

2.3. The scale of the development of two dwellings is small. This means that the visual impacts of the development are more localised. For this reason, it is not considered necessary to require a landscape assessment as part of the submission, as contended in the objections received.

2.4. The site adjoins a residential property which is within the settlement boundary of the village. The dwellings to the west comprise a linear type of development alongside the A493. In this regard, the scale and form of the development are reflective of these adjacent dwellings.

2.5. There is also a residential property on the opposite side of the road, although this property is not within the settlement boundary for the village. The site is within the 20mph speed village for the settlement, and street lighting is present along the frontage of the site. The eastern boundary of

the site is defined by an existing hedgerow. This would be reinforced by a further hedge, along the PROW on this part of the site.

2.6. Most of the existing hedgerows along the frontage of the site would be retained by translocating them back from the public highway. This measure would provide some screening from the A493 adjacent.

2.7. From the south, the development would be visible from the public highway, which leads from the village towards the Welsh Water wastewater treatment plant. In these views, it is considered that the development could be seen as a minor and logical extension of the settlement eastwards. In these views, the development would also be viewed against the backdrop of an existing dwelling to the north and the wooded hillside. A hedgerow is proposed along the southern boundary of the development, which will also mitigate the visual impacts of the development in views from the south.

2.8. Having regard to all the material considerations above, it is considered that the development can be regarded as a logical and appropriate extension to this part of the settlement. Further that the scale and layout, including the landscape measures, are acceptable on visual amenity grounds and are compliant with policy requirements in the ELDP. The external materials proposed include natural mineral slate roofs and stone cladding, which are considered appropriate in this edge-of-settlement location.

3. Archaeology & Heritage Considerations

3.1. Policy DP 8 states that development which may affect sites of archaeological interest will require an appropriate archaeological assessment before the application is determined, which is consistent with advice in PPW and TAN 24. The Heneb advise that, primarily due to the proximity to the proximity to the Cefn Caer Roman Scheduled Ancient Monument (SAM) that a planning condition that a programme of

archaeological work is approved by the authority and once these works are implemented, the results submitted.

3.2. The impact of the proposal on the setting of Cefn Caer Roman Scheduled Ancient Monument (SAM) is a material consideration in the determination of the planning application. CADW, who are the statutory consultee, raise no concerns. It is therefore considered that the proposal conforms with policy DP 8.

4. Highway and Pedestrian Safety

4.1. Policy DP 1 (General Development Principles) generally requires, among other provisions, that the proposal is acceptable on highway safety grounds.

4.2. The layout plan shows access provided centrally into the site from the A493 and serving both dwellings. Visibility splays of 2.4 metres by 45 metres are shown in both directions onto the A493. Gwynedd Council Highways has confirmed that they are content with these details that are shown on the plans, which can then be secured with a planning condition.

4.3. Objections are made to the development on pedestrian safety grounds as there are no footpaths leading to the village. These objections have been brought to the attention of Gwynedd Highways, but no objections have been raised on this basis by the highway authority. Whilst there are no pavements in the vicinity leading to the village. The site is within the 20mph speed limit for the village, and street lighting is present along this section of the A493. Given the short distance to facilities in the village and that this is a small-scale proposal, it is considered that pedestrian connectivity to the development is acceptable.

4.4. The PROW on the eastern part of the site has been shown to be retained as part of the proposal. No observations have been received from Gwynedd Council PROW on this aspect of the proposal.

5. Foul and Surface Water Drainage

5.1. Policy DP 1 (General Development Principles) generally requires, among other provisions, that appropriate services and infrastructure are provided in connection with development, which would include drainage provision.

5.2. Other grounds of objections relate to the adequacy of the foul and surface water drainage arrangements in connection with the proposal, and that the development is at risk of flooding.

5.3. Foul drainage from the development will be discharged into the public sewer. The Welsh Water comments explain that there is sufficient capacity at the Wastewater Treatment Works.

5.4. The Welsh Water comments also explain that there is a 150 mm foul sewer likely located on the southern part of the site. They are, however, content to recommend a planning condition requiring that a scheme be submitted to either protect or divert this sewer as appropriate.

5.5. In terms of surface water drainage, the submission states that it will be disposed of into a watercourse. The submission is not accompanied by a Drainage Strategy, but the SAB have confirmed that the arrangements outlined in the submission are acceptable. The acceptability of these arrangements would need to be assessed by the Sab Approving Body (SAB) as part of a Sustainable Urban Drainage System (SuDS) application. This is a separate statutory consenting process which assesses the acceptability of surface water drainage arrangements. Based on the advice

of the SAB the scheme is likely to obtain SAB approval and therefore it is not considered that the proposal is contrary to the requirements of PPW.

5.6. The site is not within any designated flood zones in the Natural Resources Wales Flood Map for Planning, which identifies areas at flooding risk. No concerns on flooding grounds have been raised by any consultees, including Natural Resources Wales and YGC.

6. Linguistic Considerations

6.1. Policy DP 18 requires that all planning applications take into account the needs and interests of the Welsh Language. Given the scale and nature of the application a community and linguistic statement or assessment is not required in this instance. Furthermore, it is not considered that it would cause significant harm to the character and language balance of the community. If permission was granted, it would be possible to impose a condition to ensure the use of Welsh names for the dwellings in accordance with criteria v. of policy DP 18.

7. Other Matters

7.1. The proposal is accompanied by a Preliminary Ecological Appraisal, which includes several Reasonable Avoidance Measures (RAMs). There is also a Green Infrastructure Statement, which explains how the step-wise policy approach has been applied to the development. The biodiversity enhancements proposed are also considered proportionate and appropriate to the development being applied for. All these are matters which could be secured by planning conditions and be policy compliant.

7.2. Regard has been taken of all other matters raised in the objections. They are, however, not matters that lead to an objection on the grounds raised, which include amenity, sustainability and impacts on the UNESCO Dyfi Biosphere.

8. Conclusion

8.1. The proposal cannot be considered acceptable as it would entail a market dwelling in the open countryside outside the defined settlement boundary of Pennal. Policy DP 11 and national planning policies only allow for the provision of affordable housing to meet local needs as an exception to general housing provision. In addition to this the need for an affordable dwelling of this scale has not been proven.

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

RECOMMENDATION: To REFUSE for the following reason:

1. An open market dwelling in an open countryside location as part of a residential development seeking consent as an exception to general housing provision outside the defined settlement boundary is not considered acceptable. The proposal is therefore considered to contravene the provisions of policies SP C, SP G and DP 11 of the Eryri Local Plan 2016 – 2031, Planning Policy Wales Edition (12), Technical Advice Note 2 Planning and Affordable Housing (2006) and Supplementary Planning Guidance Affordable Housing (January 2020).

2. It is not considered that the need for an affordable dwelling of this scale has been proven, nor that it has been demonstrated that the affordable housing need could be met in some other way within the settlement. The proposal is therefore considered to contravene the provisions of policies DP 11 of the Eryri Local Plan 2016 – 2031, Planning Policy Wales Edition (12), Technical Advice Note 2 Planning and Affordable Housing (2006) and Supplementary Planning Guidance Affordable Housing (January 2020).

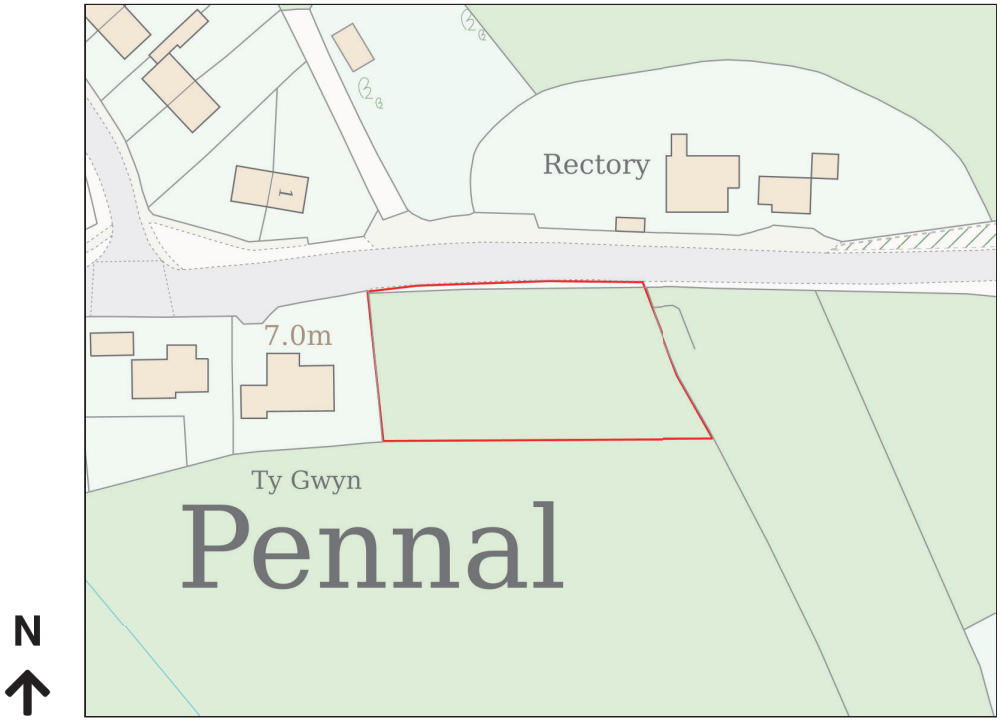
Location Plan
Site Address: **Easting: 270218 Northing: 300419**

RHIF CAIS NP5/75/272A / APPLICATION NO. NP5/75/272A

PlanningPortal

Date Produced: **24-Jun-2025**

Scale: **1:1250 @A4**



Planning Portal Reference: **PP-14123166v1**

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Metres

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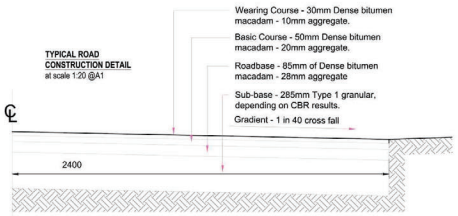
PLOT ALLOCATION

1. Affordable Dwelling
2. Open Market Dwelling

KEY

- Proposed Site Boundary
- Visibility line of 45m at 2.4m back
- Junction Awareness Splay 10m x 10m
- Hedge set back 1m from Vis. Splay
- New Tarmac entrance 4.8m wide for 15m with radii of 6m
- Parking Area(s)
- New Dwelling(s)
- Garage(s)
- Grass verge
- Trees / Hedge / Planting
- 45m zone from center of Junction
- Dotted outline of existing hedge to be translocated

TYPICAL ROAD CONSTRUCTION DETAIL
at scale 1:20 @A1



N

PROPOSED SITE PLAN
@ 1 : 150

A. Revised following Highways confirmation 22/09/2025

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Client: Mr A. Pugh

PROPOSED DETAILED ACCESS PLAN

Project: NEW DWELLINGS @ **PENNAL**, Gwynedd

Job Nr.: 24 / 25

Drawing Nr.: PL 04 A

Graddfa / Scale: 1:150 @A1, 1:300 @A3

Dyddiad / Date: JUL '25 AO

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Rectory

A493

To Pennal / Aberdyfi

To Machynlleth

Visibility line 45x2m (20mph)

SITE ENTRANCE

Visibility line 45x2m (20mph)

New gate to Footpath

7.0m

Existing hedge

Section of hedge translocated in winter to facilitate visibility

Section of hedge translocated in winter to facilitate visibility

Section of hedge translocated in winter to facilitate visibility

GARAGE

GARAGE

DRIVEWAY

DRIVEWAY

Existing field boundary hedge

Existing field boundary hedge

GARDEN

New native fruit trees

New native fruit trees

New native fruit trees

New Hedgerow to boundary of Footpath

1.

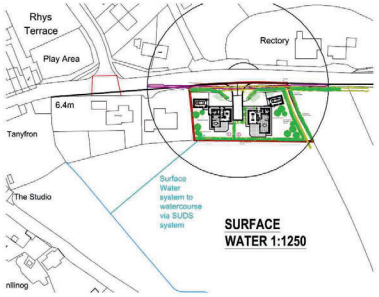
2.

New hedgerow as site boundary

PLOT ALLOCATION

1. Affordable Dwelling

2. Open Market Dwelling



SURFACE WATER 1:1250

N

PROPOSED SITE PLAN @ 1 : 100

E. Revised following Highways confirmation 22/09/2025
D. Revised Highways comments & detailed site survey of hedge 12/06/2025
C. Revised Highways comments 10/04/2025
B. Revised for Planning Submission 13/01/2025
A. Revised as requested by WT 14/08/2024

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Client: Mr A. Pugh

PROPOSED SITE PLAN

Project: NEW DWELLINGS @ **PENNAL**, Gwynedd

Job Nr.: 24 / 25

Drawing Nr.: PL 01 E

Graddfa / Scale: 1:100,1250 @A1; 1:200,2500 @A3

Dyddiad / Date: Aug '24 AO

MAE HAWLFRAINT Y DARLUNIAU HYN YN EIDDO I GEORGE+TOMOS CYF YN CHEIR ED GOPRO NAG ALLEIR EIHYRTHU HEB ENNILL YNGHYLCH HYN MEWN UNRHYW FFORDD HEB GANIATAD YSGRIFENEDIG GAN GEORGE+TOMOS CYF. MAE'R DYLUNIAD HWN WEDI ESGRIFENNU GAN GEORGE+TOMOS CYF AC NI DDYLAI'R DYLUNIAD HWN NEU'R WYBODAETH SYDD YNDDO GAEL EI DDEFNYDDIO NEU EI GOPIO HEB GANIATAD YSGRIFENEDIG GAN GEORGE+TOMOS CYF. THE PROPERTY OF THIS DRAWING AND DESIGN IS VESTED IN GEORGE+TOMOS CYF AND MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THEIR WRITTEN CONSENT

EDRYCHIAD BLAEN
FRONT ELEVATION

EDRYCHIAD GEFN
REAR ELEVATION

EDRYCHIAD OCHR
SIDE ELEVATION

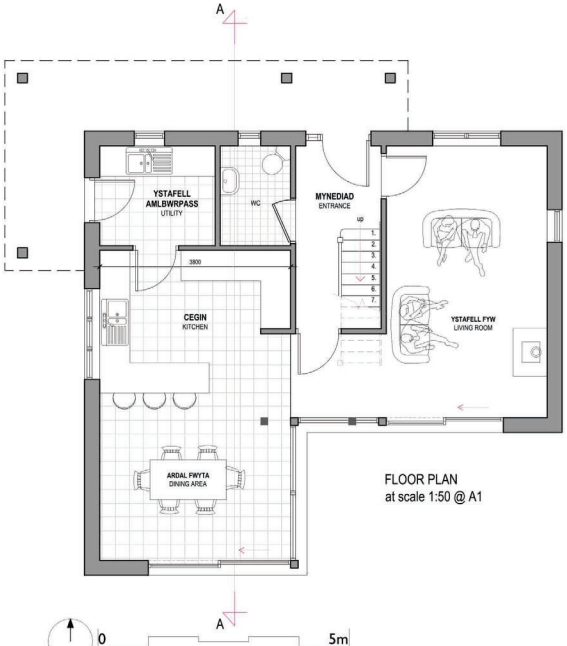
Swift "S" Bricks
Swift Bricks to be installed at least 5m above ground level, on a north, north-east or north-west facing wall away from windows.

Integrated Bat Box
To be built into the external skin of the building, at least 3m above ground level, away from artificial light sources, sheltered from strong winds.

EDRYCHIAD OCHR
SIDE ELEVATION

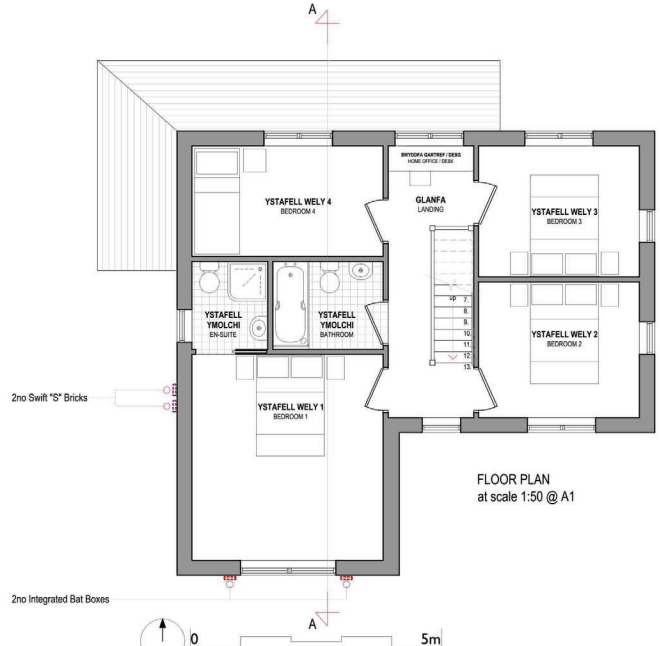
TORIAD A - A
SECTION A - A

ELEVATIONS & SECTIONS
at scale 1:100 @ A1



FLOOR PLAN
at scale 1:50 @ A1

CYNLLUN LLAWR
GROUND FLOOR PLAN
58.8 sqm



FLOOR PLAN
at scale 1:50 @ A1

CYNLLUN LLAWR CYNTAF
FIRST FLOOR PLAN
56.72 sqm

TOTAL
GF = 58.8 sqm
FF = 56.72 sqm
TOTAL = 115.52 sqm

PLOT 1 = Affordable Dwelling

B. Revised following Highways confirmation 20/08/2025
A. Ecology info & areas included 17/06/2025

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Client: Mr A. Pugh

PROPOSED FLOOR PLAN, ELEVATIONS & SECTION - PLOT 1

Project: NEW DWELLINGS @ **PENNAL**, Gwynedd

Job Nr.: 24 / 25

Drawing Nr.: PL 02 B

Graddfa / Scale: 1:50 / 100 @A1, 1:100 / 200 @A3

Dyddiad / Date: Aug '24 AO

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EDRYCHIAD OCHR
SIDE ELEVATION

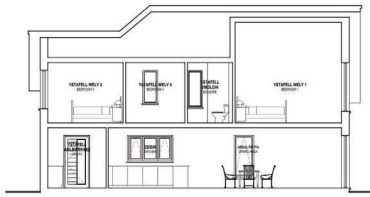
EDRYCHIAD GEFN
REAR ELEVATION

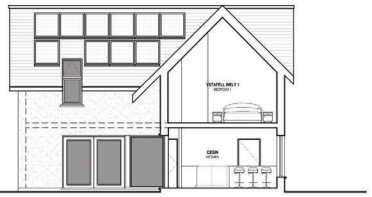
EDRYCHIAD OCHR
SIDE ELEVATION

Swift "S" Bricks
Swift Bricks to be installed at eaves level, at least 2 bricks together, 45 degrees from window.

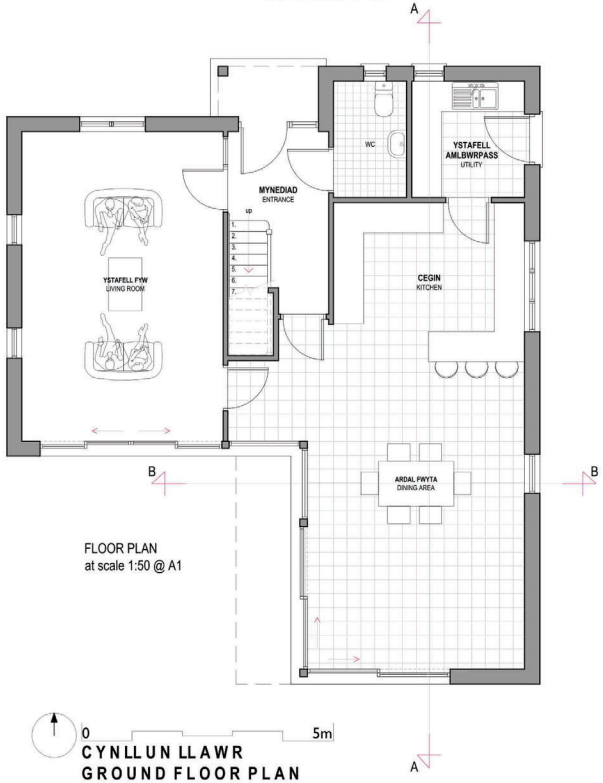
Integrated Bat Box
To be built into the external skin of the building, at least 4m above ground level, away from artificial light sources, sheltered from downpours.

EDRYCHIAD BLAEN
FRONT ELEVATION





ELEVATIONS & SECTIONS
at scale 1:100 @ A1



FLOOR PLAN
at scale 1:50 @ A1

CYNLLUN LLAWR
GROUND FLOOR PLAN
58.8 sqm

FLOOR PLAN
at scale 1:50 @ A1

CYNLLUN LLAWR CYNTAF
FIRST FLOOR PLAN
56.72 sqm

TOTAL
GF = 85 sqm
FF = 83 sqm
TOTAL = 168 sqm

PLOT 2 = Open Market Dwelling

C: Revised following Highways confirmation	22/09/2025
B: Ecology info & areas included	17/06/2024
A: Revised as requested by WT	14/08/2024

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Client: Mr A. Pugh

PROPOSED FLOOR PLAN, ELEVATIONS & SECTION - PLOT 2

Project	Job Nr.	Drawing Nr.
NEW DWELLINGS @ **PENNAL**, Gwynedd	24 / 25	PL 03 C
	Graddfa / Scale: 1:50 / 100 @A1, 1:100 / 200 @A3	Dyddiad / Date: Aug '24 AO

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ITEM NO. 5

MEETING	Planning and Access Committee
DATE	October 15th, 2025
TITLE	**ERYRI LOCAL DEVELOPMENT PLAN – ANNUAL MONITORING REPORT FOR 2024-2025**
REPORT BY	Head of Planning Policy
PURPOSE	To discuss and approve the content of the Annual Monitoring Report for 2024-25

1 BACKGROUND

1.1. The revised Eryri Local Development Plan 2016-2031 (LDP) was adopted on the 6th of February 2019. Monitoring the Eryri LDP is a continuous process and does not end once the plan is adopted. An Annual Monitoring Report aims to demonstrate the extent to which the Eryri LDP strategy is being achieved, whether the policies are working or not or where there is a policy 'void'. Flexibility within the LDP system allows adjustments and revisions to be made to policies, making the plan relevant and responsive to change. Such adjustments, if required, can be made in a formal review of the LDP which is required every four years. As members are aware, a review of the Eryri Local Development Plan (LDP) was undertaken and informed by stakeholder engagement between 7th April 2023 and May 12th 2023. The Review Report established the need to undertake a Full Revision procedure, rather than a Short Form Revision procedure to respond to strategic issues raised and significant changes in the planning policy context. The Review Report was adopted by the Authority and published in June 2023.

1.2. This is the sixth Annual Monitoring Report (AMR), since the adoption of the Eryri LDP and it covers the period April 2024 to the end of March 2025. The AMR is to be submitted to the Welsh Government by 31st of October each year. Although there have been no significant developments permitted which undermine the existing Plan's Spatial Development Strategy, the need to revise the LDP and its Strategy has become evident. Since the Plan was adopted in 2019, things have changed significantly and the need to revise the LDP continues to be apparent. Significant changes have occurred in the planning policy context, particularly at a national level with the publication of Future Wales and updated editions of Planning Policy Wales (PPW). The LDP will need to be revised to reflect the emphasis within these documents on the principles of placemaking and sustainable development, including the National Sustainable Placemaking Outcomes.

1.3. Revising the LDP will be an opportunity to reconsider planning policy priorities to assist in the recovery after the Covid-19 pandemic crisis. The environmental, social and economic impacts of the pandemic have had far reaching consequences and raise significant issues for future policy making in Eryri. Following the relaxation of restrictions after the first lockdown, the National Park saw an increase in visitor numbers above previous years, as more decide to take their holidays within the UK. This resulted in significant pressures on visitor management and the environment. This led to an increase in traffic and parking along with the occurrence of wild camping and motor homes parking up on side of the roads / car parks overnight. A visitor economy that maintains and respects the environment and protects local communities, language, culture and heritage needs to be emphasised.

1.4. Overnight, we saw a substantial increase in home-working, which triggered an increased demand for properties from outside the local area from those who wish to have a more balanced life when working from home resulting in potential conflict with local residents about the availability of properties. The demand for second home and holiday accommodation also pushed prices up with more permanent resident dwellings being used as holiday accommodation thus reducing the available stock for local communities. This has placed significant pressure on the local housing market and it is important to ensure that local people are able to live locally and that communities become more sustainable and resilient into the future. The pandemic has also highlighted the importance of health and well-being, access to services, economic resilience, digital connectivity and the value of the natural environment. We've seen a renewed value placed on the provision of local services, local food, and local quality green space.

1.5. The Local Planning Authority must also meet other duties and responsibilities, including those relating to the environment and climate change. Sustainable, low carbon developments and infrastructure are needed to respond to the climate and nature emergencies.

1.6. Indication of the consideration to inform revisions to the Plan have been included at the end of each Chapter under the heading "Further research and consideration to inform a revised Eryri LDP".

MAIN FINDINGS OF THE AMR (2024-2025)

The main headlines from the annual monitoring framework are that:

- There have been no significant developments permitted which undermine the statutory purposes of the National Park

- All planning applications received since adopting the revised Eryri LDP (2016-2031) have been determined in accordance with the Spatial Development Strategy

- The Eryri LDP policies have been effective in determining land use planning applications and in defending appeals.

- Housing Permissions and Completions have been below the average annual housing requirement target for several years in a row. Although an increase was seen in the number receiving planning permission (45 units) during the 5th monitoring year, there was a decrease to 17 units during 2024/25. There may be several local and wider national reasons for the low numbers in recent years. The housing market in the National Park is localised in nature, relying on small local builders and self-build projects on small sites. There are no regional house builders active in the market and therefore there is very limited speculative building of open market and affordable housing. The decrease may in part be due to high inflation and the recent increase in building costs, adifficult borrowing environment for developers, small builders, and self-build projects.

- The Housing Trajectory shows an annual shortfall against the Annual Anticipated Housing Requirement (AAR) during 2024/25 with this years' completions 34 units below what was anticipated (51 AAR vs 17 actual completions). The number of dwellings that have been completed annually have been consistently below the (AAR) of 51 dwellings per annum since 2016-17. There is a shortfall of -41% for cumulative required build rate from the start of the plan period, 2016-17, up to 31st March 2025. The plan is falling significantly short of what is intended.

- Of the 32 new residential properties that were granted planning permission between April 2024 and March 2025, 24 of these were affordable housing units. This is higher than the numbers in previous years, and it is higher than the trigger point of 21 units for the first time in the 6 years of monitoring. Despite this, a policy review is required as affordable housing has not been delivered over the period of the plan. The increasing pressures on the local housing market exacerbated by Covid 19 and the resulting impact on the sustainability of local communities suggests that future LDP policies may need to focus on achieving accessible local market housing and affordable housing.

- The AMR housing numbers over the first 6 years of monitoring (and further) demonstrates that in the current economic climate, the low number of private sector housing devlopment is not delivering affordable housing within the National Park and that affordable housing delivery is heavily dependent on Housing Associations. Not many private allocations are coming forward for development, and therefore do not provide a contribution of affordable housing.

- The 2018 based household projections for the National Park were published in May 2021. These projections estimate that between 2018 and 2028 the population of the Park will decrease by 1.92%. During the same period the households in Snowdonia is projected to increase by 40 units (0.3%), a very modest increase within a 10 year period. A falling population and slower new household formation rates suggests that a lower overall housing requirement figure may be more suitable when amending the LDP. A lower housing requirement figure would also reflect past completions and the current housing development industry's ability to deliver within the National Park.

- All planning applications granted for housing since adopting the LDP have been determined in accordance with Strategic Policy C: Spatial Development Strategy and therefore complied with the main spatial strategy outlined in the Plan. Due to the relatively small scale of new development and therefore low number of housing units within the National Park, unanticipated development on a windfall

site or a large site completed within one year can result in exceeding the % target for a given settlement tier for that particular year and can have a profound impact on the % target (see MF 25)

- The designation of the Snowdonia Enterprise Zone on sites in Trawsfynydd and Llanbedr has the potential to create new sustainable employment opportunities. The sites have been formally allocated in the adopted Eryri LDP 2016-2031, through a Welsh Government Enterprise Zone Designation, and an Indicative Focus Area at Llanbedr. A criteria-based policy has also been adopted to deal with developments on the sites, and development will also need to conform to other relevant policies within the ELDP 2016-2031. The only application received within the Eryri Enterprise Zone this year was for to extend the holding area Part 2 by raising the present land levels around the edges to provide more holding space in the Trawsfynydd Enterprise Zone.

- One application was received for Hydro schemes in the previous year of monitoring, compared with 35 applications received between 2018/2019. It is assumed that this is due to the changes in Tariff payments.

- 4,537 m^2new employment floor space (including adaptations/conversions) has been permitted during 2024/2025 within the National Park.

- Permission was given to 29 applications, in relation to tourism, during this annual monitoring period. These included developments such as;

  - Applications for the development of Alternative Holiday Accommodation, mainly pods.
  - Change of use of a retail unit to an indoor climbing wall and gym facility in Beddgelert
  - New footbridge in Betws y Coed.
  - Extension to Llyn Tegid narrow track railway
  - Installation of Capel Curig e-bike charging points
  - Changes to the Mountain Bike course in Dinas Mawddwy.

- Between 2024 and 2025, 5 applications were approved to improve community facilities, namely permission for a change of land use for a community area including the installation of play equipment and landscaping work in Abergwyngregyn; installing 4 skylights in Neuadd Goffa, Penmachno; external changes to the existing hall to relocate an entrance and create an accessible access ramp, in the Village Hall, Llanfachreth; erecting a gazebo to be used in connection with a children's nursery in Dolgellau, and permission for a rear extension together with minor changes to the Community Centre in Parc.

- There has been no or little development of significance to impact on other policies in the Plan.

NEXT STEPS

1.7 The evidence in recent Annual Monitoring Reports, significant contextual changes, the publication of Future Wales: The National Plan 2040 along with changes in national policy has highlighted the need to revise the LDP. The Authority has already undertaken a review of the adopted LDP and reported its findings to Welsh Government through a Review Report. The Review Report was approved and published in June 2023. Members considered and agreed on a draft Delivery Agreement for consultation on 9 April 2025. The Authority consulted on the draft Delivery Agreement which includes a timetable of key steps to take in preparing the Eryri Local Development Plan 3 along with the Community Involvement Scheme outlining how and when the community will be able to participate in the process of preparing the Plan between 16 May 2025 and 27 June 2025. The comments received were considered and the revised Delivery Agreement received the Authority's approval on 10th September 2025 to be submitted to the Welsh Government.

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

Definitive Stages

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

Indicative Stages

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

2 RESOURCE IMPLICATIONS

There are no resource implications.

3 RECOMMENDATION

To discuss and approve the content of the Annual Monitoring Report 2024-25, with any additional changes put forward and agreed by the members.

4 BACKGROUND PAPERS

As per the report.

SNOWDONIA NATIONAL PARK AUTHORITY

ERYRI LOCAL DEVELOPMENT PLAN

ANNUAL MONITORING REPORT

for the period 1st April 2024 to 31st of March 2025

October 2025

Contents

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1 INTRODUCTION

1.1 The revised Eryri Local Development Plan 2016-2031 (LDP) was adopted on the 6th of February 2019. Monitoring the Eryri LDP is a continuous process and does not end once plan is adopted. The Annual Monitoring Report aims to demonstrate the extent to which the Eryri LDP strategy is being achieved, whether the policies are working or not or where there is a policy 'void'. Flexibility within the LDP system allows adjustments and revisions to be made to policies, making the plan relevant and responsive to change. Such adjustments, if required, can be made in a formal review of the LDP.

1.2 This is the sixth Annual Monitoring Report (AMR), since the adoption of the revised Eryri LDP and it covers the period April 2024 to the end of March 2025. The AMR is submitted to the Welsh Government by the 31st of October each year.

1.3 The Eryri LDP has an adopted monitoring framework in place to inform findings in the AMR. This report has been set out to follow a similar structure to the Eryri LDP written statement document and uses the same chapter headings. Each section identifies the relevant LDP objectives, and any key contextual issues arising during the monitoring period. Case studies have also been included at the end of each chapter (where relevant) to provide examples of how policies have been taken into consideration in determining planning applications. The monitoring framework also includes reference to other organisations and other plans and strategies that may have a proactive influence on the implementation of policies.

Indicators, Targets and Trigger levels

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

1.5 When trigger points are activated, investigation is required to understand why policies and proposals are not being implemented as intended and determine what action will be necessary. The following actions have been included for each indicator in the AMR to provide clarity on the steps to be taken.

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

Sustainability Appraisal Monitoring

1.6 The Finalised Strategic Environmental Assessment and Sustainability Appraisal (2019), undertaken as part of the Eryri Local Development Plan Review, provides an outline monitoring framework and advice for monitoring the significant effects of implementing the LDP. This is used to;

- Determine the performance of the plan and its contribution to objectives and targets
- Identify the performance of mitigation measures
- Fill data gaps identified earlier in the SA process
- Identify undesirable sustainability effects
- Confirm whether sustainability predictions were accurate

1.7 Welsh Government's Development Plans Manual (2020) requires monitoring frameworks to focus on the 'significant environmental effects' of implementing a Local Development Plan, with the key purpose of identifying unforeseen adverse effects and, if necessary, to identify and take appropriate remedial action. The LDP regulations require Local Planning Authorities to produce Annual Monitoring Reports which allows for the SA monitoring framework to be integrated to the plan monitoring. The collation of monitoring data provides an opportunity to update baseline information and will provide a useful source of baseline information to inform plan review and subsequent plan revisions or replacements.

1.8 In terms of reviewing a Local Development Plan, Welsh Government's Development Plans Manual (2020) notes that the starting point is to update the baseline situation.

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

KEY FINDINGS AND EXECUTIVE SUMMARY

1.10 The annual monitoring reports of recent years highlighted the need to amend the Eryri Local Development Plan and a Review Report was prepared and adopted in early 2023.This monitoring report complements the conclusions of the previous annual monitoring reports and the review report. Although there have been no significant developments permitted which undermine the existing Plan's Spatial Development Strategy or its strategic policies, the need to amendthe LDP and its Strategy has become evident. Significant changes have occurred in the planning policy context, particularly at a national level with the publication of Future Wales and updated editions of Planning Policy Wales (PPW). As stated in the review report, the LDP amendments will need toreflect the emphasis within these documents on the principles of placemaking and sustainable development, including the National Sustainable Placemaking Outcomes. The environmental, social and economic impacts of the coronavirus have had far reaching consequences and raise significant issues for future policy making in Eryri. The pandemic has highlighted the importance of health and well-being, access to services, economic resilience, digital connectivity and the value of the natural environment. We've seen a renewed value placed on the provision of local services, local food, and local quality green space as well as the need for sustainable, low carbon developments and infrastructure to respond to the climate and nature emergencies. The LDP amendmentswill need to ensure that people are able to live locally and that communities become more sustainable and resilient into the future.

The main headlines from the annual monitoring framework are that:

- There have been no significant developments permitted which undermine the statutory purposes of the National Park
- All planning applications received since adopting the revised Eryri LDP (2016-2031) have been determined in accordance with the Spatial Development Strategy
- The Eryri LDP policies have been effective in determining land use planning applications and in defending appeals.
- Housing Permissions and Completions have been below the average annual housing requirement target for several years in a row. Although an increase was seen in the number receiving planning permission (45 units) during the 5th monitoring year, there was a decrease to 17 units during 2024/25. There may be several local and wider national reasons for the low numbers in recent years. The housing market in the National Park is localised in nature, relying on small local builders and self-build projects on small sites. There are no regional house builders active in the market and therefore there is very limited speculative building of open market and affordable housing. The decrease may in part be due to high inflation and the recent increase in building costs, adifficult borrowing environment for developers, small builders, and self-build projects.
- The Housing Trajectory shows an annual shortfall against the Annual Anticipated Housing Requirement (AAR) during 2024/25 with this years' completions 34 units below what was anticipated (51 AAR vs 17 actual completions). The number of dwellings that have been completed annually have been consistently below the (AAR) of 51 dwellings per annum since 2016-17. There is a shortfall of -41% for cumulative required build rate from

the start of the plan period, 2016/17, up to 31st March 2025. The plan is falling significantly short of what is intended.

- Of the 32 new residential properties that were granted planning permission between April 2024 and March 2025, 24 of these were affordable housing units. This is higher than the numbers in previous years, and it is higher than the trigger point of 21 units for the first time in the 6 years of monitoring. Despite this, a policy review is required as affordable housing has not been delivered over the period of the plan. The increasing pressures on the local housing market exacerbated by Covid 19 and the resulting impact on the sustainability of local communities suggests that future LDP policies may need to focus on achieving accessible local market housing and affordable housing.

- The AMR housing numbers over the first 6 years of monitoring (and further) demonstrates that in the current economic climate, the low number of private sector housing devlopment is not delivering affordable housing within the National Park and that affordable housing delivery is heavily dependent on Housing Associations. Not many private allocations are coming forward for development, and therefore do not provide a contribution of affordable housing.

- The 2018 based household projections for the National Park were published in May 2021. These projections estimate that between 2018 and 2028 the population of the Park will decrease by 1.92%. During the same period the households in Snowdonia is projected to increase by 40 units (0.3%), a very modest increase within a 10 year period. A falling population and slower new household formation rates suggests that a lower overall housing requirement figure may be more suitable when amending the LDP. A lower housing requirement figure would also reflect past completions and the current housing development industry's ability to deliver within the National Park.

- All planning applications granted for housing since adopting the LDP have been determined in accordance with Strategic Policy C: Spatial Development Strategy and therefore complied with the main spatial strategy outlined in the Plan. Due to the relatively small scale of new development and therefore low number of housing units within the National Park, unanticipated development on a windfall site or a large site completed within one year can result in exceeding the % target for a given settlement tier for that particular year and can have a profound impact on the % target (see MF 25)

- The designation of the Snowdonia Enterprise Zone on sites in Trawsfynydd and Llanbedr has the potential to create new sustainable employment opportunities. The sites have been formally allocated in the adopted Eryri LDP 2016-2031, through a Welsh Government Enterprise Zone Designation, and an Indicative Focus Area at Llanbedr. A criteria-based policy has also been adopted to deal with developments on the sites, and development will also need to conform to other relevant policies within the ELDP 2016-2031. The only application received within the Eryri Enterprise Zone this year was for to extend the holding area Part 2 by raising the present land levels around the edges to provide more holding space in the Trawsfynydd Enterprise Zone.

- One application was received for Hydro schemes in the previous year of monitoring, compared with 35 applications received between 2018/2019. It is assumed that this is due to the changes in Tariff payments.

- 4,537 m^2 new employment floor space (including adaptations/conversions) has been permitted during 2024/2025 within the National Park.

- Permission was given to 29 applications, in relation to tourism, during this annual monitoring period. These included developments such as;

- Applications for the development of Alternative Holiday Accommodation, mainly pods.

- Change of use of a retail unit to an indoor climbing wall and gym facility in Beddgelert, new footbridge in Betws y Coed, extension to Llyn Tegid narrow track railway, installation of Capel Curig e-bike charging points and changes to the Mountain Bike course in Dinas Mawddwy.

- Between 2024 and 2025, 5 applications were approved to improve community facilities, namely permission for a change of land use for a community area including the installation of play equipment and landscaping work in Abergwyngregyn; installing 4 skylights in Neuadd Goffa, Penmachno; external changes to the existing hall to relocate an entrance and create an accessible access ramp, in the Village Hall, Llanfachreth; erecting a gazebo to be used in connection with a children's nursery in Dolgellau, and permission for a rear extension together with minor changes to the Community Centre in Parc.

- There has been no or little development of significance to impact on other policies in the Plan.

GENERAL CONTEXT

Planning applications 2024-2025

1.11 Snowdonia National Park Authority determined 436 planning applications during 2024-25, including Discharge of Condition applications, non-material amendments, and Listed Building Consents. The number of planning applications received has been higher than the past two years. In line with previous years, approvals have continued to be relatively high at 80.3%.

1.12 Following the adoption of the ELDP (2016-2031) in February 2019, the Authority has been monitoring all the planning decisions made by the type of development proposed in the National Park. The following table gives a clearer picture of the type of development that has been determined during 2024-25, (excluding Requests to Relax Conditions, Minor Amendments, and Listed Building Consent) and shows a similar pattern to that of previous years, although note that there is a lower percentage for householder developments this year and a higher percentage of applications for housing and utilities/ infrastructure.

Type of Development	Number	Percentage
Advertisements and Signs	10	4.5%
Agriculture and Fisheries	17	7.6%
Parking Areas	0	0.0%
Chalets	3	1.3%
Community Services	4	1.8%
Education	3	1.3%
Forestry	0	0.0%
Holiday Accommodation - Conversion	5	2.2%
Holiday Parks	2	0.9%
Food to go	1	0.4%
Development for Householders	83	37.1%
Industry and Business	7	3.1%
Minor Development - Other Buildings	6	2.7%
Pubs and Bars	0	0.0%
Entertainment and Leisure	23	10.3%
Renewable - Hydro	1	0.4%
Renewable - Other	21	9.4%
Renewable - Solar	10	4.5%
Housing	26	11.6%
Restaurants and Cafe	4	1.8%
Retail	5	2.2%
Static Caravans	0	0.0%
Touring and Camping Caravans	1	0.4%
Transport	2	0.9%
Utilities and Infrastructure	10	4.45%

Use of Eryri Local Development Plan Policies

1.13 There are 46 policies within the adopted LDP 2016-2031. 41 policies have been taken into consideration in determining planning applications during 2024-25. The following policies were not used within the monitoring period;

- Strategic Policy E (2): Large Scale Minerals Development
- Strategic Policy E (3): Removal of Slate Waste and Building Stone Quarries
- Development Policy 13: Gypsy and Traveller Sites
- Development Policy 12: Residential Care Homes and Extra Care Housing
- Development Policy 17: Withdrawal of Agricultural Tenure and Holiday Accommodation Condition

Appeals

1.14 There were tenappeals during the 2024-25 monitoring period. All the appeals were dismissed.

Decisions in accordance with Eryri LDP policies

1.15 Between 2024 and 2025, no planning decisions (% of all applications) were permitted contrary to an officer's recommendation of refusal.

Annual meeting with agents and planners

No meetings were held with agents and planners during 2024-25. There was an intention to hold a meeting, but it was postponed. A new meeting will be arranged soon.

2 THE DEVELOPMENT STRATEGY

Aim of Strategy:

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

Context

National Park purposes and duty

2.2 The National Park purposes and duty provide an important strategic focus for the LDP, as they help define the scale and location of future development in the area. These are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
- Promoting opportunities for the understanding and enjoyment of the special qualities of the area by the public.

In addition, the National Park has a duty to:

- Seek to foster the social and economic wellbeing of the local communities within the Park area.

2.3 The National Park purposes and socio-economic duty, supported by the Sandford principle[1] and the Silkin test[2] set a clear statutory framework for development planning within the National Park. These purposes and duty provide an important strategic focus for the Plan and help to define the scope of future development in the area.

Sustainable Development

2.4 Sustainable development is the second key focus of the plan. National Park purposes and duty provide a 'special context' for sustainability. **The Well Being of Future Generations Act (2015)** concerns the embedding of the principle of sustainable development into all of the work carried out by public bodies and places a requirement on all public bodies to set out how they will progress the 7 well-being goals set out in the Act.The relationship between the revised Eryri LDP and the Well Being Goals were outlined during plan preparation stage and the revised LDP positively complements the well-being goals.

Scale of Development

2.5 The relationship between the scale of development and its location is important when considering the impact on the landscape. In comparison with other larger planning authority areas, the scale of development proposed in the Eryri Local Development Plan is modest. The scale and location of development is considered important when assessing the impact of development on the National Park landscape. Given the sensitive environment of the Park and the scale of local communities, larger development could have significant effects on the character of the landscape and the integrity of the Park environment. National policy is clear in that major development

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[1]If it appears that there is an irreconcilable conflict between the statutory purposes, greater weight will be attached to the purpose of conserving and enhancing the natural beauty, wildlife, and cultural heritage of the National Park.

[2]The Silkin test for major development asks 'is the development absolutely necessary in the national interest and is there no possible alternative solution, source or supply?'

should not take place in National Parks except in exceptional circumstances. This is set out in Strategic Policy B: Major Development.**No planning applications have been approved since adoption contrary toStrategic Policy B:MajorDevelopment.**

Spatial Development Strategy

2.6 Snowdonia's population is small and geographically dispersed and the scale of proposed new development is relatively small to serve the existing population. The Spatial Development Strategy seeks to maintain the viability and vibrancy of local communities in a sustainable way appropriate to the National Park. The level of development needs to be proportionate to the size and population of individual settlements and their capacity to accommodate further development. The aim of Strategic Policy C (SP:C) is to direct development of all types to the most appropriate location. SP:C allows for the development of new housing, employment and the provision of services and facilities within settlements according to their designation within the settlement hierarchy, with the overall aim of making communities more self-sustaining. Bala and Dolgellau are the local service centres where most housing and employment related development will take place. Service Settlements are considered to have the ability to supplement the services provided by the Local Service Centres. However due to environmental and landscape constraints in the Local Service Centres and in Service Settlement, this limits their capacity to accommodate new development. Some of this capacity has therefore been diverted towards the Secondary Settlements which are the larger villages. The strategy recognises that small scale housing, employment and other development in Secondary Settlements, Smaller Settlements and sometimes in the open countryside is sustainable where appropriate opportunities arise. **All planning applications received since adopting the revised Eryri LDP (2016-2031) have been determined in accordance with Strategic Policy C: Spatial Development Strategy and therefore in compliance with the main spatial strategy outlined in the Plan.** Further detail regarding the distribution of housing consents and completions between settlement tiers is included in Chapter 7: Promoting Healthy and Sustainable Communities.

Considerations to inform amendmentstothe Eryri LDP

Future Wales: The National Plan 2040

2.7 Future Wales: The National Plan 2040 (the National Development Framework) was published in February 2021. Future Wales, which sets the direction for development in Wales between 2020 and 2040 is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. Future Wales is a spatial plan, which means it sets a direction for where we should be investing in infrastructure and development for the greater good of Wales and its people. It sets the challenge of delivering these improvements to public, private and third sectors. It makes clear the importance of planning new infrastructure and development in such a way they are complementary rather than competing priorities, ensuring opportunities are maximised and multiple benefits are achieved. It will be important for future revisions of the Eryri Local Development Plan to be in conformity with Future Wales: The National Plan 2040. Further consideration is given to the priorities set out in Future Wales in the relevant chapters of the AMR.

Planning Policy Wales updates

2.8 Since the Eryri LDP was adopted Planning Policy Wales (PPW) has been updated to promote the concept of placemaking within the planning system and sets out the National Sustainable Placemaking Outcomes. Revisions have been made to align with Future Wales and to take into account the socio-economic duty and the impacts of the Covid-19 pandemic. It also reflects policy changes to housing land supply, affordable housing-led sites, development quality standards, local energy planning, transport and active travel.

Designated Landscapes: Valued and Resilient

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

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

Cynllun Eryri 2020

2.10 Cynllun Eryri, the National Park Management Plan adopted in 2020 is the overarching strategic document for the National Park, co-ordinating and integrating other plans, strategies and actions. It indicates how National Park purposes and the associated duty will be delivered through sustainable development. Cynllun Eryri is not just a plan for the National Park Authority; it is for all those people and organisations that have influence over the future of the National Park.Cynllun Eryri sits alongside the Eryri Local Development Plan (LDP). The plans have a shared vision and the LDP seeks to deliver the spatial elements of Cynllun Eryri.

2.11 Cynllun Eryri contains a series of outcomes.

Environmental outcomes:
A1. Sustainable Tourism principles are achieved.
A2. Biodiversity is being maintained and enhanced, whilst the resillience of ecosystems is increased.
A3. We are prepared for the impacts of climate change and are reducing our carbon footprint.
A4. Snowdonia is at the forefront internationally in successfully tackling invasive species, pests and diseases that impact on native species.

A5. Communities, businesses and visitors play an active role in caring for the National Park's landscapes, habitats, wildlife and cultural heritage.
A6. Snowdonia is a leading example in Wales of how to care for and champion cultural heritage and the historic environment.
A7. Our Special Qualities are well protected.

Health and Wellbeing outcomes:
B1. The National Park is having a positive impact on well-being.
B2. Residents and visitors can access a variety of routes in the National Park aimed to improve physical and mental health.
B3. Our Special Qualities are widely recognised and understood.
B4. Sustainable options for transport and parking are achieved.
B5. Our visitor facilities are high quality and landscape sensitive.

Community and Economy outcomes:
C1. The language, culture and heritage of Snowdonia is being celebrated, supported and strengthened.
C2. Jobs and opportunities encourage people to remain in the area.
C3. Innovative solutions relating to affordable housing to buy and rent in the area are being implemented
C4. Local communities are supported to thrive in all aspects of well-being

2.12 Cynllun Eryri will be reviewed in parallel with the Eryri LDP to ensure co-ordination between the Authority's two strategic documents.

Exit from the European Union

2.13 Although the true impact of Britain's exit from the European Union in the long term is still unclear, Brexit could have an impact on food, farming, fishing and environment sectors. These sectors are important to the National Park rural economy and the viability of our local communities and are vital to support the sustainability of the Welsh language.

2.14 In the short term, the exit from the European Union resulted in an increase in visitors deciding to stay in the UK putting huge pressure on the National Park area and highlighting the need for a better balance in the visitor economy. The visitor economy has an important contribution to make to the economy and communities of Eryri - this contribution needs to be balanced and sustainable in order to protect our communities, our environment, language and culture for future generations.

Coronavirus pandemic

2.15 It's also important to understand the implications of the coronavirus pandemic on the National Park area. The economy came to a standstill with non-essential shops and businesses having to close overnight. Following the relaxation of restrictions after the first lockdown, the National Park saw an increase in visitor numbers above previous years, as more decide to take their holidays within the UK. This resulted in significant pressures on visitor management and the environment. This led to an increase in traffic and parking along with the occurrence of wild camping and camper vans/motor homes parking up on side of the roads / car parks overnight and this remains the case to this day.

2.16 Overnight, we saw a substantial increase in home-working, which triggered an increased demand for properties from outside the local area from those who wish to have a more balanced life when working from home resulting in potential conflict with local residents about the availability of properties. The demand for second home and holiday accommodation has also pushed prices up with more permanent resident dwellings being used as holiday accommodation thus reducing the available stock for local communities.

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

2.17 This document sets out the Welsh Government's planning policy priorities to assist in taking action in the recovery period after the Covid-19 pandemic crisis. The document highlights the policy priorities and actions which should be used in the environmental, social, cultural and economic recovery of Wales.

2.18 The pandemic crisis highlighted the need for good quality places for people to live, work and relax in. We have also seen the importance of local services and infrastructure with people spending more time locally. The document also highlights that whilst there is undoubtedly a need for economic recovery, which the planning system should facilitate, this should not be at the expense of quality, both in terms of health and well-being and in response to the climate and nature emergencies. The following policy priorities for post pandemic recovery will need to be taken into account when amending the Eryri LDP:

- Staying local: creating neighbourhoods
- Active travel: exercise and rediscovered transport methods
- Revitalising our town centres
- Digital places – the lockdown lifeline
- Changing working practices: our future need for employment land
- Reawakening Wales' tourism and cultural sectors
- Green infrastructure, health and well-being and ecological resilience
- Improving air quality and soundscapes for better health and well-being

Conclusion

2.19 Although there have been no significant developments permitted which undermine the existing Plan's Spatial Development Strategy or its strategic policies, the need to amendthe LDP and its Strategy has become evident. The number of dwellings that have been completed annually have been consistently below the Annual Anticipated Housing Requirement of 51 dwellings and therefore falling short of the LDP growth strategy. A falling population and slower new household formation rates suggests that a lower overall housing requirement figure may be more suitable when amendingthe LDP.

2.20 Since the Plan was adopted in 2019, things have changed significantly and the need to amendthe LDP has become apparent. Significant changes have occurred in the planning policy context, particularly at a national level with the publication of Future Wales and updated editions of Planning Policy Wales (PPW). The LDP will need to be amendedto reflect the emphasis within these documents on the principles of placemaking and sustainable development, including the National Sustainable Placemaking Outcomes.

2.21 An amendmentof the LDP will be an opportunity to reconsider planning policy priorities to assist in the recovery after the Covid-19 pandemic crisis. The environmental, social and economic impacts of the pandemic have had far reaching consequences and raise significant issues for future policy making in Eryri. The pandemic has highlighted the importance of health and well-being, access to services, economic resilience, digital connectivity and the value of the natural environment. We've seen a renewed value placed on the provision of local services, local food, and local quality green space. It is important to ensure that local people are able to live locally and that communities become more sustainable and resilient into the future.

2.22 The LPA must also meet other duties and responsibilities, including those relating to the environment and climate change. Sustainable, low carbon developments and infrastructure are needed to respond to the climate and nature emergencies. A visitor economy that maintains and respects the environment and protects local communities, language, culture and heritage also needs to be emphasised.

3 PROTECTING, ENHANCING AND MANAGING THE NATURAL ENVIRONMENT

This section delivers a response to the following objectives:

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

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

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

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

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

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

Landscape Character, Capacity and Sensitivity

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

Dark Skies Reserve

3.2 In November 2015, the Snowdonia National Park was awarded the status of Dark Sky Reserve. A Dark Skies Reserve designation is a prestigious award given by the International Dark Sky Association (IDA) to those discrete areas that have proven that the quality of their night sky is outstanding and have demonstrated that real efforts are being made to reduce obtrusive light pollution.

3.3 The Authority has to submit a report to the IDA annually, which serves to show that the Reserve continues to meet the minimum program requirements, sustains partnerships, outreach and interpretive efforts and makes adequate progress towards at least 90% compliance with Lighting Management Plans. This report can be viewed on the International Dark Sky Reserves website.

3.4 During October 2016, the Supplementary Planning Guidance on Obtrusive Lighting (Light Pollution) was published. Whilst the whole of the National Park is designated a Dark Skies Reserve, there are a number of core areas, shown on the Proposals Map, where new lighting will be more strictly controlled and must be compliant with the requirements of the *"Snowdonia Dark Sky Reserve External Lighting Masterplan"* produced by Lighting Consultancy And Design Services Ltd. The adopted Local Development Plan (2016-2031) addresses the Dark Sky status within the Plan, and the "core areas" are identified on the proposals map.

3.5 Between 2016 and 2017, there were several meetings and discussions between the ENPA, Community Councils and specific Organisations to try and maintain and implement the Dark Sky Reserve through various projects that raise awareness and seek protection. One of these projects was Gwynedd Street Light, whereas in March 2017, it has managed to reduce over 50% of Gwynedd's streetlights, thereby securing further protection for the Dark Sky Reserve. During Summer 2017 Highways and Gwynedd Council submitted a funding bid for another major investment, a three-year project to dim the remaining 7,500 streetlights in Gwynedd.

3.6 Since 2017, there has been an emphasis on working in the community to support local people to take ownership of light pollution in their areas. Events and advice on dark sky friendly lighting have been well received with many communities requesting further events and support to ensure they are protecting the darkness where they live. This is important to the Reserve as it means the areas that fall outside the reserve will become darker and hopefully create a darker reserve. In 2019, the Park entered into a partnership with the three AONB's of Ynys Môn, Clwydian Range and Dee Valley, and Pen Llŷn to help protect night skies over a larger area of North Wales, impacting positively on wildlife, habitat, residents and tourists on a much larger scale. The project, known as 'ProsiectNôs' is working across north Wales to educate and support communities to protect their dark skies and all the benefits they bring. Since 2019 they have engaged with nearly 10,000 people at wide ranging events in the area.

3.7 As part of the 'ProsiectNôs', a guidance document was prepared which was called 'Good lighting – Business and community guidance'. The document was prepared for the Clwydian Range and Dee Valley AONB by Light 4 Cundall, supported by a working group of officers from the AONB and ProsiectNôs North Wales Dark Sky Partnership (which includes Snowdonia National Park officers). The document seeks to provide information to businesses, organisations, communities and individuals about how they can create an environment that supports dark skies, and to become dark sky friendly. It is possible that this guidance could be adopted as an SPG for the National Park

3.8 In 2021, the National Park finished a project with Plas y Brenin, the National Outdoor Centre in Capel Curig, who welcomed the dark skies project to work on improving their lighting. The site is now an excellent demonstration of how dark sky lighting should be done. It is better for the health of local residents, people visiting the centre and for the nocturnal habitat for a multitude of wildlife. The centre has also saved nearly two tons of carbon a year by changing its light and will see thousands in energy savings over time. During February 2025, the Welsh Government published a guide called 'Planning for the Conservation and Improvement of Dark Sky in Wales'. This guide exists to help everyone involved in planning for dark skies. Welsh Ministers, Planning Decisions

and Environment Wales (PEDW) and Local Authorities can use these guidelines in their respective roles when reviewing, guiding and deciding on planning applications. Developers can use the good practice guidelines early in the planning process to identify and appropriately address potential problems and design plans appropriately.

Climate Change

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

3.10 PPW policy areas in this regard include;

- Sustainable transport hierarchy should be used to reduce the need to travel, prevent car dependent developments in unsuitable locations, and support the delivery of schemes located, designed and supported by infrastructure which prioritises access and movement by active and sustainable transport.

- The importance of Ultra Low Emission Vehicles (ULEVs) which includes electric vehicles, in the decarbonisation of transport.

- A requirement for local planning authorities to establish targets for renewable energy generation in development plans, as well as to identify spatial areas where renewable energy developments will be permitted.

- Severely restricting the extraction of new fossil fuels.

- Ensuring biodiversity enhancement (a net benefit for biodiversity), ecosystem resilience and green infrastructure as part of advocating nature-based solutions.

- Taking forward measures to embed the principles of a circular economy, particularly in the construction, and use, of the built environment and land, and the sustainable management of mineral resources.

- Directing development away from areas at risk of flooding.

3.11 Prosperity for All: A Low Carbon Wales Delivery Plan 2019, is a document that outlines the foundations for Wales to transition to a low carbon nation. The plan begins the process of putting in place the systems and policies required to achieve long term targets across key areas such as agriculture, land use, transport, energy, the public sector, industry and business, waste and homes. By 2050, it is Welsh Government's aim to have reduced emissions by at least 80% (against a 1990 baseline).

3.12 An assessment was undertaken by Snowdonia National Park officers in early 2021, in order to look at how policies and strategies within the Local Development Plan and CynllunEryri;

- Contribute to producing CO_2 and to what degree
- Actively reduce carbon and to what degree
- Contribute to the absorption of carbon and to what degree

3.13 The assessment of the current LDP concluded that the policies and strategies within it were effective in actively reducing carbon and that policies also contributed to the absorption of carbon. For example, Policy Dd (Climate Change) within the plan enables the conservation and protection of woodlands, upland soils and peatland areas to assist in carbon retention. Its fundamental that the replacement Plan provides a clear steer and continues to address the causes and effects of climate change. It is essential that future development is sustainably managed within the National Parks environmental and carbon limit. During May 2021, Dr Chris Jones (Tyndall Centre) produced a document entitled 'Setting Carbon Budgets for Snowdonia'. The document looked to present climate change targets for the National Park, informed by the latest science on climate change and defined in terms of science-based carbon budget setting. The assessment concluded that in order for the National Park to make a 'fair' contribution towards the IPCCParis Agreement, it needed to;

- Stay within a maximum cumulative carbon dioxide emissions budget of 1,201 thousand tonnes (ktCO_2) for the period of 2020 to 2100. At 2017 CO_2 emissions levels, this budget would be spent within 6 years from 2020
- Initiate an immediate programme of CO2 mitigation to deliver annual cuts in emissions averaging 14.2% to deliver a Paris Agreement aligned carbon budget. These reductions require national and local action, and could be part of a wider collaboration within the National Park
- Reach zero or near zero carbon no later than 2039.

3.14 The Authority has also commissioned Small World Consulting, to undertake an assessment of Snowdonia National Park's carbon footprint and a proposed pathway to net zero, the results of which will be published during 2022.

3.15 In March 2022, Gwynedd Council published their 'Climate and Nature Emergency Plan' lasting the period between 2022 and 2030. The aim of the plan is to outline the steps that they will take by 2030 to ensure the ambition of becoming a net zero council is met. The plan focuses on making changes to the topics listed below, in order to ensure that the net zero ambition is met;

- Buildings and energy
- Mobility and transport
- Waste
- Governance
- Procurement
- Land Use
- Ecology

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

Eryri's Low Carbon Strategy 2024 - 2029

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

3.18 So far, the NPA has commissioned 3 reports to inform the evidence base and formulate policies in the National Park. All 3 reports contribute significantly to the evidence base, but they also have their limitations. They will be useful for guiding and feeding information rather than setting arrangements for policy making.

3.19 The three reports in question are "The Tyndall Centre: Setting Carbon Budgets for Eryri"; Work by 'Small World Consulting'; and the work of Aquaterra (how the Park organization itself can contribute to decarbonisation). These reports all contained a large number of recommendations and targets for the Authority itself, and the Park area, to ensure progress towards the 2030 target.

Green Infrastructure

3.20 Green infrastructure has a key setting within Planning Policy Wales (PPW) (edition 10) and Future Wales: The National Plan 2040. PPW notes that green infrastructure is the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places.

3.21 Green Infrastructure comprises of features such as;

- Woods
- Street trees
- Ponds, streams, lakes and wetlands
- Meadows and grasslands
- Roadside verges
- Parks and gardens (open areas that once held buildings – brownfield land)
- Landscaped grounds around offices and factories
- Green roofs and green walls
- Any features with plants or water

3.22 At a local scale these might comprise of parks, fields, public rights of way, allotments, cemeteries and gardens. At smaller scales individual urban interventions such as street trees, hedgerows, roadside verges and green roofs/walls can all contribute to green infrastructure networks.

3.23 These features provide a range of natural functions and uses, by improving our connectivity through footpaths and cycle paths; by generating space for nature by linking habitats, establishing recreational facilities and ‘green’ our urban areas making them more resilient to the impact of climate change. NRW note that the ecosystem benefits that could potentially be derived from urban greenspace are substantial. In the past, the importance of these areas in terms of general health and well-being wasn’t always appreciated, meaning their potential was never realised. Improvements in green infrastructure can also result in the reduction of noise pollution, soaking up rainstorm water, trapping air pollution and creating places for exercise.

3.24 PPW notes that the planning system should protect and enhance green infrastructure assets and networks. Additionally, the protection and enhancement of bio-diversity must be carefully considered as part of green infrastructure provision. The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places. There are multiple ways of incorporating green infrastructure, dependent on the needs and opportunities a site presents. Landscaping, green roofs, grass verges, sustainable urban drainage and gardens are examples of individual measures that can have wider cumulative benefits, particularly in relation to biodiversity and the resilience of ecosystems as well as in securing the other desired environmental qualities of places.

3.25 PPW notes that planning authorities should adopt strategic and proactive approaches to green infrastructure and biodiversity by producing up to date inventories and maps of existing green infrastructure. Titled 'Green infrastructure assessments', these should be used to develop a map-based evidence resource and they should draw from the evidence base provided by Area Statements and well-being assessments and be integrated into development plans. Further information on the implications of green infrastructure to the plan review can be found at the end of this chapter.

3.26 There have been discussions between the three Welsh National Parks in order to see the best way forward with the Green Infrastructure Assessment work, possibly sharing some elements of the work and sharing ideas about the best methods of setting out the work and collecting data. This work will continue from the end of 2025 onwards.

Phosphates

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

3.28 As part of their LDP process, Wrexham County Borough Council produced "The Dee Catchment Phosphorous Reduction Strategy" (alongside Flintshire County Council) in November 2021. It was credited by the Planning Inspector as being the first of its kind in Wales, and it was created due to the fact that a compliance test by NRW found that the River Dee and Llyn Tegid SAC failed to meet the new standards and thresholds.

3.29 In terms of Snowdonia National Park, an assessment was undertaken during January 2022 to try and understand the potential planning and development impact of NRW's phosphate planning advice for Snowdonia's River SAC catchments. In terms of the river SAC catchments affected within the National Park, they include Gwyrfai, Glaslyn, Dee and the Eden. Of these, parts of the Dee, and now Gwyrfai SAC, are failing to reach these new standards.

3.30 In terms of settlements affected by the new phosphate standards, within the current Eryri Local Development Plan, it is estimated that 4 allocated sites (of which are housing) are affected. This equates to around 28 open market units and 50 affordable housing units. When amending the Plan it will be necessaryto assess the impacts of phosphate strategies on sites and allocations within the National Park.

There were discussions between National Park officials and officers from Wrexham, Flintshire and Denbighshire County Councils, as well as Welsh Water and Natural Resources Wales, in the early months of 2025 in order to gain a better understanding of the issues relating to phosphates and try to understand the implications for the National Park as a result. Welsh Water and Natural Resources Wales officers want to hold further discussions to try to understand the best way forward. It is hoped that Park officers will have further discussions following this in order to understand the implications on areas within the Dee and Gwyrfai catchment areas, and specifically the town of Bala and the surrounding villages going forward with the process of reviewing the Local Development Plan.

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

Strategic Flood Consequences Assessment (SCFA)

3.32 The revised TAN 15 was published in March 2025. The revised TAN contains stricter guidance for development, which includes brownfield land only development in areas of risk and higher thresholds for flood defences

3.33 The publication of this revised document was delayed (it was originally due to be published in 2022), and the main reason for this was to enable the Local Planning Authorities (LPAs) to adequately plan for the new flood risk areas, especially when forming Local Development Plans or undergoing review processes.

3.34 During December 2021, Welsh Government wrote to all Local Authorities in Wales, requesting that their SFCA's be updated in order to reflect the Flood Mapping for Planning (FMfP) which is part of the new TAN15. The new FMfP (in contrast to the previous TAN's Development Advice Maps), takes into account the risks of climate change within the flood risk maps.

3.35 In response to this, Gwynedd Council, Anglesey Council and Snowdonia National Park have appointed Ymgynghoriaeth Gwynedd Consultancy (YGC) to update the assessments of sites, and allocated sites, within the Local Development Plans. These sites vary from residential sites and allocations; employment and industrial sites and the designated enterprise zones.

Area Statements

3.36 Area Statements produced by NRW cover seven separate parts of Wales, with the north west Wales Area Statement being relevant to Snowdonia National Park. Their purpose are to outline the key challenges that face the locality; what can be done to meet those challenges and how we can better manage natural resources for the benefit of future generations.

3.37 The Area Statements are updated regularly and improved upon year on year as more data and information is gathered. The key themes for the north west Wales area included 'Ways of Working'; 'Climate and nature emergency'; 'Reconnecting people with nature'; 'Encouraging a sustainable economy'; 'Supporting sustainable land management'; 'Opportunities for resilient ecosystems'.

3.38 It has been noted that many ecosystems within our natural environment are in decline, and there is a need to find more sustainable ways to manage, protect and enhance these natural assets.

Wales Marine Plan

3.39 The Wales Marine Plan was published during November 2019, and it is the first marine plan for Wales and represents the start of a process of shaping our seas to support economic, social, cultural, and environmental objectives. Marine planning will guide the sustainable development of the marine area by setting out how proposals will be considered by decision makers.

3.40 The document is a marine plan for the inshore and offshore Welsh marine plan regions. The plan and supporting material should be used by applicants to shape proposals and licence applications, public authorities to guide decision making and other users to understand Welsh Government's policy for the sustainable development of the Marine Plan area. It is a 20 year plan and will be reviewed every three years.

The National Strategy for Flood and Coastal Erosion Risk Management in Wales

3.41 This document was published in October 2020, and it is the second National Strategy on Flood and Coastal Erosion Risk Management (FCERM) for Wales, replacing the 2011 strategy. It is prepared under the terms of the Flood and Water Management Act 2010.

3.42 The strategy sets out how Welsh Government intends to manage the risks from flooding and coastal erosion across Wales. It sets objectives and measures for all partners to work towards over the life of the document (which will be 10 years unless significant policy updates are required prior to that time).

3.43 Whilst measures are designed to be clear and deliverable over the next decade, the strategy has been drafted with a longer term, strategic view, recognising the nature of flood and coastal erosion risk with respect to the challenges of climate change. In this way it will work alongside other strategic plans for shoreline management, infrastructure and planning to set out the direction Welsh Government want to take.

3.44 A specific reference within the document, which indirectly may affect the National Park, is a section about Fairbourne, Gwynedd. The village sits just outside the National Park boundary. Welsh Government note that Fairbourne sits on a low-lying sandbar behind coastal and estuarine defences which will become increasingly difficult to manage. The defences have been earmarked for managed realignment in the Shoreline Management Plan as this is considered to be the most sustainable solution to keep residents safe in the long term. In Wales, 95 coastal areas will move from a ‘holding the line’ policy (defending) to ‘no active intervention’ or ‘managed realignment’ by 2100. Around 40 of those areas may require relocation of property. A policy of managed realignment does not mean the complete withdrawal of support. The Welsh Government continue to provide funding for defences, maintenance and adaptation studies in Fairbourne. Since 2013, £8 million has been invested to keep its residents safe, plan ahead and adapt. It is possible that this may mean some relocation of residents/households in the future, and so the developments in Fairbourne will need to be watched carefully in the future.

Local Flood Risk Management Strategy (Gwynedd Council)

3.45 Gwynedd Council officers have produced a draft document 'Local Flood Risk Management Strategy. The Flood and Water Management Act, 2010 requires the 22 Lead Local Flood Authorities (LLFA) in Wales to draw up Local Flood Risk Management Strategies (Local Strategy). The Welsh Government's National Strategy for Flood and Coastal Erosion Risk Management (RPLEA) in Wales (National Strategy) states that over 245,000 properties across Wales are at risk of flooding from rivers, the sea and surface water, with nearly 400 properties also at risk of coastal erosion. The National Strategy explains that as the climate changes, we can expect that risk to increase, with more frequent and more serious floods, sea levels rising and the coast eroding at a faster rate. The National Strategy sets out the legal context for RPLEA activities in Wales. Local Authorities are also required in certain circumstances to draw up Flood Risk Management Plans under the Flood Risk Regulations 20093 (now repealed under the EU Retained Law Act).

3.46 Different Risk Management Authorities (RMAs) in Wales are responsible for different sources of flood risk. The LLFA in Wales are responsible for 'local flood risk' which is defined as flood risk from; Runoff surface water; Ground Water; and Normal watercourses (generally smaller watercourses). This Strategy focuses on these local sources of flood risk but recognizes and considers other sources of flood risk (including from the sea, larger watercourses and sewers) and associated RMA.

3.47 The first Local Strategy was published in 2014, which set out the general approach to local flood risk management. Alongside the Local Strategy, the Flood Risk Management Plans (FRMP) were published. The FRMPs developed the high level objectives and actions outlined in the Local Strategy in a more detailed plan to control flooding in the communities. This document is the second Local Strategy. Although the Council published the Local Strategy and the FRMP separately, this new Local Strategy combines the two documents into one. This reduces any complexity and enables more effective communication and management of local flood risk. In this document, they identify the current and future risks associated with flooding and coastal erosion. The aim is to ensure that the reader is aware of all the sources of flooding in the community, rather than focusing only on the sources for which Gwynedd Council acts as an RMA.

Nature Recovery

3.48 There is a key focus on reversing biodiversity decline and the importance of resilient ecological networks which are vital for nature recovery and for health and wellbeing purposes. The Covid-19 pandemic has also highlighted the importance of access to green spaces.

3.49 Welsh Government's 'Building Better Places – July 2020' notes the need for maximising environmental protection and limiting environmental impact. These will be measured against outcomes which include;

- resilient biodiversity and ecosystems
- distinctive and special landscapes
- integrated green infrastructure
- appropriate soundscapes
- reduced environmental risks
- manage water resources naturally
- clean air
- reduced overall pollution
- resilience to climate change
- distinctive and special historic environment

3.50 Officers within the National Park's agricultural department have been working on creating an 'Eryri Nature Restoration Action Plan 2025-2030' (CGAN). This is a strategic plan for trying to restore the natural environment, and is a plan for anyone who is interested in protecting and improving the world of nature around us. This can include individuals, community groups, schools, landowners, land managers, local and national authorities, businesses and not-for-profit organisations. The Eryri CGAN is a document aimed at promoting biodiversity and ecosystems within the National Park through collaboration with local communities. It replaces the previous Biodiversity Action Plan and align with international calls for the restoration of the natural world, as well as the Welsh Government's global legislation, policies and targets. It also coincides with the Climate Emergency and Nature Emergency statements issued in 2019 and 2021 respectively.

This CGAN covers the area within the Eryri National Park, which is shared between Gwynedd and Conwy County Councils. The plan outlines six main objectives, for reaching the goal of putting an end to the decline of biodiversity;

- Engage in and support participation and understanding to embed biodiversity into decisions at all levels
- Protect species and habitats of great importance and improve their management
- Increase the resilience of our natural environment by restoring degraded habitats and creating habitats
- Address key pressures on species and habitats
- Improve our evidence, understanding and monitoring of ecological resilience
- Put a framework of governments and support in place for delivery.

Woodlands Strategy

3.51 Officers within the National Park, and external partners, have come together to produce a draft 'Trees and Woodlands Strategy 2025-2125' for the Authority. This follows a recent study carried out to assess the carbon footprint of all UK National Parks has highlighted the need for a local carbon reduction and capture and storage plan. As part of the response to this report which is to be published soon, the Park Authority wanted to produce a Tree and Woodland Strategy. As interest increases in acquiring land for tree planting, carbon sequestration, and carbon trading, there is increasing awareness among communities and the Authority of the potential changes ahead. It is essential for the Authority to be prepared to face these challenges and provide guidance on the appropriate actions, locations and density of tree planting initiatives. The Trees and Woodlands Strategy is a document that gives advice and guidance to planners, landowners, land managers, stakeholders and local people in order to manage forests and trees in the landscape, and also to establish new trees and woodlands. Some of the targets of the strategy by 2125 include;

- Restore up to 80% of ancient forest, ensure that they are protected and in good condition
- That 100% of identified ancient trees are under positive control
- An increase in tree cover in the Park by 30% (which is approximately 21,576 ha)

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

Environment (Wales) Act 2016

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

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

Future Wales 2040

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

3.56 In terms of energy production, the potential siting of a Small Modular Reactor (SMR) at Trawsfynydd is referenced within this document. The document notes that "*Trawsfynydd is a potential site for a Small Modular Reactor, building on the existing sector-specific technical capacity and expertise available locally and creating a new nuclear industry growth zone. The site is in an unique position having previously been a former nuclear power station with the necessary infrastructure and local skills in place*".

3.57 The document also notes the commitment towards *"developing a national forest through the identification of appropriate sites and mechanisms. Actions to safeguard proposed locations for the national forest will be supported".* The Welsh Government has set a target to increase woodland cover in Wales by at least 2,000 ha per annum from 2020. New forest plantations is currently a land management matter and does not constitute development in planning terms. It is unclear at this stage how the national policy included in 'Future Wales – The National Plan 2040' will be applied through the planning process. In land management terms increasing woodland cover could have a considerable impact on the landscape of Eryri and the future sustainability of small family farms.

3.58 Future Wales: The National Plan 2040 highlights Welsh Government's ambition to see biodiversity enhancements across Wales and as part of the planning process and applications. Planning authorities need to ensure that developments minimise impacts and provide opportunities for biodiversity enhancements, to allow species to adapt and/or to move them to more suitable habitats.

MF01

Objective	Protecting, Enhancing and Managing the Natural Environment.			
Key Policies Development Policy 2: Development and the Landscape (2)		**Related Policies** Strategic Policy D: Natural Environment (D) Strategic Policy Dd: Climate Change (Dd)		
Indicator	**Target**	**Outcome**		**Trigger Point**
Area of undeveloped coast 3,499 ha.	No significant loss of undeveloped coast	AMR No 1:	No significant loss of undeveloped coast.	1 or more developments resulting in significant loss for 3 consecutive years.
		AMR No 2:	No significant loss of undeveloped coast.	
		AMR No 3:	No significant loss of undeveloped coast.	
		AMR No 4:	No significant loss of undeveloped coast.	
		AMB No 5:	No significant loss of undeveloped coast	
		AMB No 6:	No significant loss of undeveloped coast	

Analysis

Permission was given to two applications in this period, which were in or partially within an area of undeveloped coast. The two applications were;

• Change the use of an agricultural building to a use linked to the existing holiday lettings near Llwyngwril. On the border with the undeveloped coastal area, so no real effect
• Retrospective application to erect a garage/storage near Llandecwyn. On the border with the undeveloped coastal area, so no real effect

Conditional exemptions relating to biodiversity issues and wall colour were granted at the 'Barmouth Bay' holiday site near Talybont.

It is not considered that there has been a significant loss of undeveloped coastline during this monitoring period.

Action	Development plan policies are being implemented effectively.

MF02

Objective	Protecting, Enhancing and Managing the Natural Environment.			
Key Policies Development Policy 2: Development and the Landscape (2)		**Related Policies** Strategic Policy D: Natural Environment (D) Strategic Policy Dd: Climate Change (Dd)		
Indicator	**Target**	**Outcome**		**Trigger Point**
Area of SPA, SAC, SSSI or Ramsar sites lost to development.	No significant net loss.	AMR No 1:	No areas of SPA, SAC, SSSI and RAMSAR are negatively affected.	No loss
		AMR No 2:	No areas of SPA, SAC, SSSI and RAMSAR are negatively affected.	
		AMR No 3:	No areas of SPA, SAC, SSSI and RAMSAR are negatively affected.	
		AMR No 4:	No areas of SPA, SAC, SSSI and RAMSAR are negatively affected.	
		AMR No 5:	No areas of SPA, SAC, SSSI and RAMSAR are negatively affected.	
		AMR No 6:	No areas of SPA, SAC, SSSI and RAMSAR are negatively affected.	

Analysis

SPA – Permission was not given for any development within the SCR area within this monitoring period.

SAC – Thirteen applications which intersected a SAC were given permission during this monitoring period and an additional two for relaxation of conditions. The planning applications that were granted included;

- Vary condition (Plan approved) applicable to 'Auxiliary Spillway Cross Sections' on application relating to Llyn Celyn dam
- Replacement of a summer house in Ganllwyd
- Increase the height of the existing 15.5m telecommunications tower to 17.9m for additional antennas and the installation of additional equipment on the ground in an extended compound near the Ogwen car park, Nant Ffrancon
- Listed Building Consent for changes to the footbridge including the cost of a train track and related work (Resubmission) at Mwnwgl-y-Llyn bridge, Bala
- Install 6 air source heat pumps (100kw) at Penllyn leisure centre, Bala
- Erection of a new canopy to the eastern elevation, addition of various handrails, balustrade, gates and fence to the curtilage, Tan y Bwlch, Maentwrog
- Listed Building Consent to install a sewage treatment unit near Nantmor
- Install a sewage treatment unit near Nantmor
- Listed Building Consent to erect a new canopy to the eastern elevation, add various handrails, balustrade, gates and fence to the curtilage, Tan y Bwlch, Maentwrog
- Extension to Llyn Tegid narrow track railway to include 1200m of railway track, railway crossing, construction of a new railway station, ancillary buildings for train engine and vehicles, signal box together with associated development (Resubmission), Bala
- Erection of a double garage, retrospective permission for an extension to the curtilage, retaining the stone terracing and engineering works, Tan y Bwlch, Maentwrog

- Vary a condition attached to a Listed Building Consent to amend approved materials for the external building, remove corner stones and hewn stone lintels to two windows, replace some conservation double glazing units, amend the style of ridge crowns, and amend the style of some chimney pots, Tan y Bwlch, Maentwrog
- Non-material change (Installation of a revised mast and equipment on the ground) to that which was approved in the Pen y Pass car park.

SSSI –18 applications were permitted either within the SSSI area or intersecting them. The 18 applications are noted below.

- Vary condition (Plan approved) applicable to 'Auxiliary Spillway Cross Sections' on application relating to Llyn Celyn dam
- Replacement of a summer house in Ganllwyd
- Increase the height of the existing 15.5m telecommunications tower to 17.9m for additional antennas and the installation of additional equipment on the ground in an extended compound near the Ogwen car park, Nant Ffrancon
- Listed Building Consent for changes to the footbridge including the cost of a train track and related work (Resubmission) at Mwnwgl-y-Llyn bridge, Bala
- Install 6 air source heat pumps (100kw) at Penllyn leisure centre, Bala
- Erection of a new canopy to the eastern elevation, addition of various handrails, balustrade, gates and fence to the curtilage, Tan y Bwlch, Maentwrog
- Listed Building Consent to install a sewage treatment unit near Nantmor
- Demolish the existing house and build a new house with integral garage in Dinas Mawddwy
- Advertising Permission to place an information panel about the Mari Jones Trail in the Eryri National Park car park, Talyllyn
- Install a sewage treatment unit near Nantmor
- Construction of one new underground self-catering holiday unit together with the installation of a septic tank in Arenig, Bala
- Listed Building Consent to erect a new canopy to the eastern elevation, add various handrails, balustrade, gates and fence to the curtilage, Tan y Bwlch, Maentwrog
- Installation of an air source heat pump, installation of new windows and doors and renovation of the existing dormer, Llanfachreth
- Extension to Llyn Tegid narrow track railway to include 1200m of railway track, railway crossing, construction of a new railway station, ancillary buildings for train engine and vehicles, signal box together with associated development (Resubmission), Bala
- Erection of a double garage, retrospective permission for an extension to the curtilage, retaining the stone terracing and engineering works, Tan y Bwlch, Maentwrog
- Vary a condition attached to a Listed Building Consent to amend approved materials for the external building, remove corner stones and hewn stone lintels to two windows, replace some conservation double glazing units, amend the style of ridge crowns, and amend the style of some chimney pots, Tan y Bwlch, Maentwrog.
- Repair work to a track, including essential work to a track retaining wall by installing a traditional dry stone retaining wall instead of undermined gabion baskets, Y Brithdir
- Non-material change (Installation of a revised mast and equipment on the ground) to that which was approved in the Pen y Pass car park.

In addition to this, an amendment of conditions was granted to four applications.

RAMSAR – Permission was given to three applications that were within or partially within the RAMSAR area during this period.

- One involved an extension to the Llyn Tegid narrow track railway. Originally there was an opinion that the application would have an adverse effect on the RAMSAR, but after presenting mitigation measures, it was stated that "*any adverse effects on the SAC / Ramsar Site and their features of designated interest, on their own or in conjunction with other projects, would be considered minimal (de-minimis) so that no adverse effect on the integrity of these sites is anticipated*".
- An application was granted to install six air source heat pumps (100kw) at Penllyn Centre, Bala
- Listed Building Consent for alterations to the footbridge including the cost of train track and related works (Resubmission)
- An application for a non-material change to planning permission, which related to the Llyn Tegid reservoir security project work, was refused

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

Action	Development plan policies are being implemented effectively.

MF02a

Objective	Protecting, Enhancing and Managing the Natural Environment.			
Key Policies Development Policy 2: Development and the Landscape (2)		**Related Policies**		
Indicator	**Target**	**Outcome**		**Trigger Point**
Dark skies		AMR No 1:	It is not considered that Dark Sky core areas are negatively affected	
		AMR No 2:	It is not considered that Dark Sky core areas are negatively affected	
		AMR No 3:	It is not considered that Dark Sky core areas are negatively affected	
		AMR No 4:	It is not considered that Dark Sky core areas are negatively affected	
		AMR No 5:	It is not considered that Dark Sky core areas are negatively affected	
		AMR No 6:	It is not considered that Dark Sky core areas are negatively affected	

Analysis

19 applications were permitted within (or were intersecting) Dark Sky core areas during this monitoring period. These developments included;

- Relax condition (Finished colour of mast, antennae, dishes and related work) attached to previous Planning Permission for telecommunications equipment/application near Rhydymain

- Retrospective application to erect a recycling storage at Trawsfynydd holiday park, Bronaber
- Retrospective planning application for a new cabin and installation of external decking at Trawsfynydd holiday park, Bronaber.
- Vary a condition on an approved plan in the Llyn Celyn reservoir
- Erection of a new summer house in Ganllwyd - condition in place not to install any external lighting on the site without the Authority's approval
- Advertisement Permission to display a sign in Trawsfynydd holiday park, Bronaber
- Install solar panels at Trawsfynydd holiday park, Bronaber
- Create a 32m long path to the 'Bloomeries' archaeological site, Coed y Brenin, Ganllwyd
- Conversion and extension to a bunkhouse to create a rural enterprise house, Capel Curig
- Erection of an equipment and storage building for agricultural purposes, Cwm Prysor, Trawsfynydd - condition in place not to install any external lighting on the site without the Authority's approval
- Erection of an agricultural building above an existing manure storage, Cwm Prysor, Trawsfynydd - condition in place not to install any external lighting on the site without the Authority's approval
- Building an extension at a property in Bronaber
- Advertising Permission to install an information panel about the Mari Jones Trail near Talyllyn - not lit
- Installation of a 25m lattice tower supporting 6 antennas and 4 transmission dishes, 2 equipment cabinets, 1 electricity meter cabinet, 'V Sat' and ancillary development to that, including remote radio units (RRU's), a 1.2m wooden fence and a 'GPS' module for the Wales Rural Network project. Located near Rhydymain - a condition in place not to install any external lighting on the site without the Authority's approval
- Construction of one new underground self-catering holiday unit together with the installation of a septic tank, Arenig, Y Bala - condition in place not to install any external lighting on the site without the Authority's approval
- Extension to an existing agricultural building, Bronaber, Trawsfynydd
- Listed Building Consent for internal and external works, construction of a rear extension, and demolition of an external building, Bronaber.
- Installation of a 30m lattice tower supporting 6 antennas, 4 transmission dishes, 4 equipment cabinets, 1 electricity meter cabinet, construction of a 2.1m high welded mesh fence, and ancillary development to that, including Long Distance Radio Units (RRUS) and the formation of a hard floor spot near Capel Celyn
- Non-material change (Installation of a revised mast and equipment on the ground) to that which was approved under a previous planning reference at Pen y Pass, Nant Gwynant.

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

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

MF02b

Objective	Protecting, Enhancing and Managing the Natural Environment.			
Key Policies Development Policy 2: Development and the Landscape (2)		**Related Policies** Strategic Policy D: Natural Environment (D)		
Indicator	**Target**	**Outcome**		**Trigger Point**
Dyfi Biosphere	No significant net loss	AMR No 1:	It is not considered that the Dyfi Biosphere area was negatively affected.	No loss
		AMR No 2:	It is not considered that the Dyfi Biosphere area was negatively affected.	
		AMR No 3:	It is not considered that the Dyfi Biosphere area was negatively affected.	
		AMR No 4:	It is not considered that the Dyfi Biosphere area was negatively affected.	
		AMR No 5	It is not considered that the Dyfi Biosphere area was negatively affected.	
		AMR No 6	It is not considered that the Dyfi Biosphere area was negatively affected.	

Analysis

No application which intersected the Dyfi biosphere *core* area was granted during this monitoring period.In terms of the areas of the biosphere, which were not core areas (that is transition and buffer areas), 23 planning applications were granted as well as 3 applications for the cancellation of condition/s and one certificate was approved.

The 23 applications within the buffer area included the following:

- Construction of a domestic workshop on the first floor above the existing garage in a property in Aberdyfi
- An extension to a house including a balcony and the demolition of an existing building in a property in Aberdyfi
- Non-material change to a previous planning permission which included changes to the design, increasing the width of the extension and omitting the single storey extension, in a property in Aberdyfi
- Installing dark gray composite decking and stainless steel posts with glass infill panels to replace the existing wooden decking, posts and balustrade, in a property in Aberdyfi
- Vary a condition attached to a previous planning permission which extended the occupation period from 8 to up to 11 months in any calendar year, Plas Panteidal, Aberdyfi

- Remove a condition (10½ month occupancy condition) attached to a previous planning permission to allow 12 month occupancy (Personal Permission), Plas Panteidal, Aberdyfi
- Install an air source heat pump at the rear of the property near Dinas Mawddwy
- Conversion and external alterations to a domestic workshop to form guest accommodation which is supplementary to the occasional use of the dwelling house as a bed and breakfast in a property in Llanymawddwy
- Amend a condition (8 month occupation period) attached to a previous planning permission in order to allow an 11 month occupation period, Plas Panteidal, Aberdyfi
- Construction of a detached garage with a flat parking space, decking, changes to the pedestrian access and changes to a house in a property in Aberdyfi.
- Installing double doors instead of sliding windows and extending the use of A3 to an outdoor area for eating and drinking bought from the property, in a property in Aberdyfi
- Demolition of a garage and construction of a two-storey extension on the side, in a property in Aberdyfi
- An extension to a residential property, in a property in Aberdyfi
- Changes and extensions including raised decking, in a property in Aberdyfi
- Erection of an agricultural building over the existing manure storage, in a property in Pennal
- Alterations, demolition of a sunroom and installation of cladding, in a property in Aberdyfi
- Installation of an external air source heat pump, in a property in Aberdyfi
- Demolish the existing house and build a new house with an integral garage, in a property in Dinas Mawddwy
- Listed Building Consent to replace a bridge, Aberdyfi
- Changes to the 'Red Bull Hard Line (Mountain Bike)' course including new jumping and falling features near Dinas Mawddwy.
- Retrospective application to relocate an existing condensing unit to its previous location at the side of the property, in a property in Aberdyfi
- Amend condition (Approved plans) and (External timber cladding) attached to previous planning permission.
- Non-material change to previous planning permission to install 1 window to the eastern elevation and 1 window to the northern elevation of the extension previously granted in a property in Aberdyfi

Action	Development plan policies are being implemented effectively.

MF02c

Objective	Protecting, Enhancing and Managing the Natural Environment.			
Key Policies Strategic Policy D: Natural Environment (D)		**Related Policies**		
Indicator	**Target**	**Outcome**		**Trigger Point**
Natural heritage and Natura 2000 improvements via S106/conditions or other factors	Increase in areas improved	AMR No 1:	N/a	
		AMR No 2:	N/a	
		AMR No 3:	N/a	
		AMR No 4:	N/a	
		AMR No 5:	N/a	
		AMR No 6:	N/a	
Analysis				
Planning Policy Wales (PPW) 10 sets out that *"planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or*				

nationally and must provide a net benefit for biodiversity". The Authority has been actively securing biodiversity enhancements when considering development proposals. Securing a net benefit for biodiversity requires a pragmatic response to the specific circumstances of the site. If biodiversity loss cannot be completely avoided (i.e. maintained), and has been minimised, officers will consider the need to compensate for loss and look for and secure enhancement opportunities. A net benefit for biodiversity can be secured through habitat creation and/or long-term management arrangements to enhance existing habitats, to improve biodiversity and the resilience of ecosystems. Securing a net benefit for biodiversity is not necessarily onerous; through understanding local context, it is possible to identify new opportunities to enhance biodiversity.	
Action	Development plan policies are being implemented effectively.

MF04

Objective	Protecting, Enhancing and Managing the Natural Environment.			
Key Policies Strategic Policy A: National Park Purposes and Sustainable Development (A) Strategic Policy D: Natural Environment (D)		**Related Policies**		
Indicator	**Target**	**Outcome**		**Trigger Point**
Amount of development (by TAN 15 category) not allocated in the LDP permitted in the C1 and C2 floodplain not meeting the TAN 15 tests.	No development permitted that conflicts with TAN 15 (not including those considered exceptions in TAN 15)	AMR No 1:	No applications were considered unacceptable in terms of the potential consequences of flooding	1 development
		AMR No 2:	No applications were considered unacceptable in terms of the potential consequences of flooding	
		AMR No 3:	No applications were considered unacceptable in terms of the potential consequences of flooding	
		AMR No 4:	No applications were considered unacceptable in terms of the potential consequences of flooding	
		AMR No 5:	No applications were considered unacceptable in terms of the potential consequences of flooding	
		AMR No 6:	No applications were considered unacceptable in terms of the potential consequences of flooding	
Analysis				
• **C1** – 20 developments were permitted, which were within or partly within a C1 area during this monitoring period and three applications to remove conditions. The applications included the following;				

- Retrospective application to retain a shed, access path and stairs and solar panels (3.0kw) near Llanfrothen
- Demolish the existing rear extensions and erect a new single storey extension near Beddgelert
- Listed Building Consent for repairs, painting and rendering at the back of the house in a property in Y Bala
- Listed Building Consent for alterations to the footbridge including the cost of a train track and related works (Resubmission), Mwnwgl-y-Llyn Bridge, Bala
- Listed Building Consent for internal changes associated with change of use, including the retention of unauthorised works in Dolgellau
- Installation of 6 air source heat pumps (100kw), Penllyn Leisure Centre, Bala
- Installation of two ground mounted air source heat pumps within a residential curtilage, Bryncrug
- Construction of 10 parking spaces at the front along with other modifications / changes to the existing highway and footpath in Y Bala Industrial Estate
- Listed Building Consent to replace front door, Beddgelert.
- Erection of a gazebo to be used in connection with a children's nursery, Dolgellau
- Listed Building Consent for internal works to combine flats 9 and 10 on the first floor into one dwelling, Dolgellau
- Retrospective application to erect a separate garage/storage in Llandecwyn
- Listed Building Consent (retrospective) to remove an existing non-load-bearing single brick wall in Bala
- Installation of a new refrigeration unit, Bala Co-op store
- Retrospective permission for advertising permission to retain signs, Dolgellau
- Installation of new windows and doors, roof mounted photovoltaic array and air source heat pump, Beddgelert
- Listed Building Consent to display business name on shop front and window, Dolgellau.
- Extension to Llyn Tegid narrow track railway to include 1200m of railway track, railway crossing, construction of a new railway station, ancillary buildings for train engine and vehicles, signal box together with associated development (Resubmission), Bala
- Remodel Flats 1, 2 and 3 to create a 2 bedroom property and a 3 bedroom property, remove the existing chimney, build a rear extension and install a new skylight and solar panels, Bala
- Change of use of retail unit/showroom (Use Class A1) to indoor climbing wall and gym facility (Use Class D2) and construction of a roof over existing external stairs, Beddgelert
- Three applications to revoke conditions relating to a previous planning application for a new road to the west of Llanbedr village.

C2 – 33 developments were permitted which were within, or partly within, a C2 area during this monitoring period. The applications included:

- Installation of two electric bicycle charging points, two electric contact points and an electric meter box, Capel Curig

- Vary a previously approved plan condition 'Auxiliary Spillway Cross Sections Sheet 1 of 3 Ref. B15100-123532-12-ZZ-DR-CA-PN9063 P02', Llyn Celyn Reservoir, Frongoch
- Forming a roof over the existing manure storage, near Llanelltyd
- Demolish an existing single storey garage and erect a two storey garage in its place with a garden/storage above, Llanrwst
- Listed Building Consent to retain internal work which includes installing a wooden stud wall to extend a toilet to include a sink and shower, and install an external vent to a side elevation, Dolgellau
- Listed Building Consent for repairs, painting and rendering at the rear of the house, Bala
- Install solar panels on the roof, Llanuwchllyn
- New footbridge and improvements to public rights of way to include engineering, and related works, Betws y Coed
- Vary a condition attached to a previous planning permission for changes to the plans which have been granted including amending the design/internal access arrangements, near Nant Peris
- Conversion and external alterations to a domestic workshop to form guest accommodation which is supplementary to the occasional use of the dwelling house as a bed and breakfast, Llanymawddwy
- Listed Building Consent to install a sewage treatment unit, Nantmor
- Installing double doors instead of sliding windows and extending the use of A3 to an outdoor area for eating and drinking bought from the property, Aberdyfi.
- Listed Building Consent to replace a floor, Capel Curig
- Retrospective application for external landscaping work, external finishes to the existing dwelling, replacing a chimney and erecting a pergola, Trefriw
- Erection of a steel frame building on an existing hard floor for the purpose of storing agricultural equipment, animal feed and fertilizer (amended application), Llanelltyd.
- Removal of existing rear conservatory and erection of a new single storey extension, Dolgellau
- Retrospective application to erect a separate garage/storage, Llandecwyn
- Installation of an external air source heat pump, Llwyngwril
- Installation of an external air source heat pump, in another property in Llwyngwril
- Installation of 4 skylights, Penmachno
- Convert hotel accommodation into two separate houses and create a new car park, Dolgellau - a Flood Outcome Assessment was submitted to support the application which met NRW requirements
- Installation of sewage treatment unit, Nantmor
- Change of use and extension of an external building to be used as a supplementary annex to the main property (Tanaeldroch) including an attached bat roosting building, Dolwyddelan.
- Conversion and extension of an external building to create an own short term catering holiday unit, creation of access track, changes to vehicle access and related works (Re-submission), Betws y Coed
- Listed Building Consent for the replacement of the existing gas boiler, external flue and internal radiators including associated changes to pipes, Dolgellau

- Hydroelectric Scheme (34kw) including the construction of a powerhouse, a dam and 3 girder bridges, Brithdir
- Change of use from agricultural land to domestic curtilage (Retrospective application), Garndolbenmaen
- Proposed conversion and change of use of rural outhouses to 3 holiday units to be let, erection of a bat barn, changes to existing vehicle access and associated works, Rhyd Ddu
- Construction of rear extension, front porch, canopy roof to side door and separate carport, Llwyngwril
- Vary a condition (Design) attached to a previous planning permission, near Pentrefoelas
- Restore, extend and convert an old mill into a house, create a curtilage, and install an underground septic tank, near Llanbedr
- Single storey extension to the front elevation, installation of three skylights to the rear elevation, changes to the roof pitch of the existing side addition, changes to the existing vehicular access and outbuilding, near Llanfairfechan
- Amending a condition (amended plans) of a previous planning permission.

Seven applications were also presented and granted for the deletion of conditions, as well as the approval of a certificate for solar panels.

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

Action	Development plan policies are being implemented effectively.

MF05

Objective	Protecting, Enhancing and Managing the Natural Environment.			
Key Policies		**Related Policies**		
Indicator	**Target**	**Outcome**		**Trigger Point**
% of new developments with Sustainable Drainage Systems (SUDS)	100% of all developments of 3 or more houses	AMR No 1:	n/a	30% or more of new development of 3 or more houses without SUDS.
		AMR No 2:	n/a	
		AMR No 3:	n/a	
		AMR No 4:	n/a	
		AMR No 5:	n/a	
		AMR No 6:	n/a	

Analysis

From 7th January 2019, all new developments of more than one dwelling house or where the construction area is 100m² or more, will require Sustainable Drainage Systems (SuDS) for surface water. SuDS on new developments must be designed and built in accordance with the Statutory SuDS Standards published by the Welsh Ministers and SuDS Schemes

must be approved by the local authority acting in its SAB role, before construction work begins.	
Action	Development plan policies are being implemented effectively.

MF07

Objective	Protecting, Enhancing and Managing the Natural Environment.			
Key Policies		**Related Policies**		
Indicator	**Target**	**Outcome**		**Trigger Point**
Area of open space (68.5 ha) and green wedge (54.7 ha)	No significant net loss	AMR No 1:	No significant loss	1 development resulting in significant loss for 3 consecutive years or 3 developments resulting in significant loss in 1 year
		AMR No 2:	No significant loss	
		AMR No 3:	No significant loss	
		AMR No 4:	No significant loss	
		AMR No 5:	No significant loss	
		AMR No 6:	No significant loss	

Analysis

Open Spaces: Eight applications were granted within, or partially within, areas of open space during 2024/25. The applications included the following;

- Artwork in Harlech (installation of two slate monoliths approximately 3 metres high)
- Demolish an existing house and build a new bungalow in Llanbedr
- A connected two-storey extension at the rear of a property in Betws y Coed (sharing a boundary on an open space)
- Building an extension to the stand at the Llanuwchllyn football pitch
- Change of land use to a community space including the installation of play equipment and landscaping work in Abergwyngregyn
- Installation of an external air source heat pump in a property in Llwyngwril
- Installation of an external air source heat pump in another property in Llwyngwril
- Building a garden room in a property in Llanbedr

Green Wedges: Four applications were granted within a green wedge area during 2023/2024. These were applications to;

- Installation of six air source heat pumps (100kw) at Penllyn Leisure Centre, Bala (only bordering an area of green wedge)
- Erection of a new garage and office/workshop on the site of an old building (changes to a previously approved plan for the erection of a garage and a first floor office attic room on the site of an old building) in Dyffryn Ardudwy. As part of the application biodiversity improvement measures (planting hedges, bat and bird boxes) were required to improve the appearance of the green wedge
- Installing a dormer and skylight on the front elevation on a property in Dyffryn Ardudwy
- An extension to Llyn Tegid narrow track railway to include 1200m of railway track, a railway crossing, the construction of a new railway crossing, ancillary

	buildings for train engines and vehicles, a signal box together with associated development. This extension goes in and out of an area of green wedge. This application was a second submission which had changed a few details which meant that it was acceptable in terms of its effect on the green wedge. It is not considered that there has been a significant loss to areas of Open Spaces and/or Green Wedges during this monitoring period.
Action	Development plan policies are being implemented effectively.

MF08

Objective	Protecting, Enhancing and Managing the Natural Environment.			
Key Policies		**Related Policies**		
Indicator	**Target**	**Outcome**		**Trigger Point**
Monitor planning applications and decisions within the Green Wedge	No inappropriate development	AMR No 1:	No inappropriate development	1 development resulting in loss of openness
		AMR No 2:	No inappropriate development	
		AMR No 3:	No inappropriate development	
		AMR No 4:	No inappropriate development	
		AMR No 5:	No inappropriate development	
		AMR No 6:	No inappropriate development	
Analysis				
Four applications were granted in a green wedge area during 2024/25. These were: • Installation of six air source heat pumps (100kw) at Penllyn Leisure Centre, Bala (only bordering an area of green wedge) • Erection of a new garage and office/workshop on the site of an old building (changes to a previously approved plan for the erection of a garage and a first floor office attic room on the site of an old building) in Dyffryn Ardudwy. As part of the application biodiversity improvement measures (planting hedges, bat and bird boxes) were required to improve the appearance of the green wedge • Installing a dormer and skylight on the front elevation on a property in Dyffryn Ardudwy • An extension to Llyn Tegid narrow track railway to include 1200m of railway track, a railway crossing, the construction of a new railway crossing, ancillary buildings for train engines and vehicles, a signal box together with associated development. This extension goes in and out of an area of green wedge. This application was a second submission which had changed a few details which meant that it was acceptable in terms of its effect on the green wedge.			

These were not considered to be inappropriate developments, or 'new' developments within Green Wedge areas and any potential impacts had received mitigation measures or been deemed acceptable by officers, so it can be stated that the policy is being implemented effectively.	
Action	Development plan policies are being implemented effectively.

MF11

Objective	Protecting, Enhancing and Managing the Natural Environment.			
Key Policies		**Related Policies**		
Indicator	**Target**	**Outcome**		**Trigger Point**
Monitor progress of the Shoreline Management Plan	Monitor Progress	AMR No 1:	n/a	
		AMR No 2:	n/a	
		AMR No 3:	n/a	
		AMR No 4:	n/a	
		AMR No 5:	n/a	
		AMR No 6:	n/a	
Analysis				
The first Wales Marine Management Plan was published by Welsh Government on the November 12, 2019. Follow up discussions with Welsh Government will be undertaken in order to see how the National Park can contribute to the success of the Plan. Gwynedd Council has now produced a draft version of its Local Flood Risk Management Strategy, which includes looking at the risk of flooding from the sea as well as coastal erosion (among floods in general). Officials from the Park will hold discussions with Gwynedd Council and Gwynedd Consultancy officials regarding these issues, which will be relevant for revising the Local Development Plan and dealing with work related to the Shoreline Plan. It will also be necessary to consider some of the Council's policies, for example the Coastal Change Management Area Policy, and consider the possibility of developing a suitable policyfor the Park area.				
Action	Development plan policies are being implemented effectively.			

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

3.31 'Future Wales 2040' national plan does highlight the potential of a SMR being located at Trawsfynydd in the future. It will be important for the Authority to be involved in future discussions about the possibility of the SMR being located inTrawsfynydd and its implications for the National Park. Currently there are ambitions to bring forward a programme which would involve construction for an SMR, at the Trawsfynydd site, to begin in 2027. Current ELDP policies recognise that this site could accept low carbon energy businesses and energy generation technologies, provided there are no negative effects on the landscape.

3.32 It will be important that the review of the Eryri LDP focuses on reversing biodiversity decline and gives preference to the provision of nature-based solutions, including green infrastructure. Resilient ecological networks are also integral to health and well-being and forms part of the response to climate change.

3.33 As mentioned previously in par 3.9, 'Future Wales 2040' also contains Policy 15, which is a commitment to the designation of a National Forest. Whilst details about, scale and location and how it relates to the planning process are unclear at this point its landscape impact and potential economic and social implications will need to be considered further.

3.34 Consideration will need to be given towards 'Green Infrastructure Assessments' and the need to draw from the evidence base provided by the NRW Area Statements in order to consider how significant benefits can be delivered through green infrastructure. This may involve identifying opportunities to improve water management (such as flood mitigation and sustainable drainage systems), air quality, and adaptations of ecosystems habitats and species to climate change. Planning authorities will need to ensure that development minimises impact and provides opportunities for enhancement, which is linked to Welsh Government's bio-diversity gain goals. Planning authorities will also need to encourage the appropriate management of features of the landscape which are of major importance for wild flora and fauna in order to complement and improve the Natura 2000 network. The assessments will need to be regularly reviewed to ensure information on habitats, species and features are kept up to date, and could be incorporated into future annual monitoring reports

3.35 In terms of Area Statements, the key themes for the north west Wales area include;

- Ways of working – Area Statements will begin the ongoing way of collaborative working
- Climate and environment emergency – Stakeholders identified the climate and environment emergency as the most important and overarching theme for the north west Wales area
- Encouraging a sustainable economy – process to develop sustainable opportunities for the economy and the environment. This includes identifying sustainable approaches to economic opportunities that enhance the natural resources unique to the area.
- Reconnecting people with nature – creating opportunities to access and understand the value of the countryside so that communities can reconnect, understand, engage and influence the creative use of the local nature environment
- Opportunities for a resilient ecosystem – ensuring we all work together to improve ecosystem resilience in the area. A need to reverse decline, and act to enrich biodiversity
- Supporting sustainable land management – working with air, land and water managers across northwest Wales to promote and develop sustainable resource management contributing to the health of all life in the area.

3.36 Further consideration and assessments will need to be undertaken regarding the issue of phosphates during the LDP amendmentprocess. Following on from the 'Dee Catchment Phosphorous Reduction Strategy' undertaken as part of Wrexham County Borough Council's LDP process, it may be the case that a similar assessment and strategy be undertaken for the SAC river catchments of the National Park.

3.37 The pandemic has brought wider environmental issues into focus and has highlighted that the environment and climate change need to be prioritised in the recovery following the pandemic. The importance of climate change matters will involve an even greater focus within the LDP review. Work currently being undertaken on the subject, specific to the National Park, will help inform if/where policies are currently lacking, or if more could be done, in order to take the Park further into net zero territory.

Case Studies

Small hydro-power schemes

Consent was granted for one new hydropower scheme during this monitoring report period (2024-2025)

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

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

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

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

	Permitted	***Refused***	***Withdrawn***
Number	114	19	4

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

4 PROTECTING AND ENHANCING THE CULTURAL HERITAGE

This section delivers a response to the following objectives:

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

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

The Historic Environment Act (2016) Bill

4.1 The Historic Environment Act (2016) offers more effective protection to listed buildings and scheduled monuments, enhance existing mechanisms for the sustainable management of the historic environment and introduce greater transparency and accountability into decisions taken on the historic environment. The Local Development Plan (LDP) 2016-2031 has given consideration to the Act and consideration will also be given to the Act in drafting the Historic Environment SPG. The LDP has also included a Policy protecting Candidate World Heritage Sites, safeguarding the now designated World Heritage Site, – 'The Slate Landscape of North-West Wales'. This enabled the protection, conservation and enhancement of prospective World Heritage Sites which was beneficial in securing the designation. Protection needs to be given to sites that are within the National Park on the tentative list of World Heritage nominations with UNESCO in the future.The Dolgellau Townscape Heritage project has offered eligible property owners a special opportunity to receive a grant to repair buildings, restore lost architectural features and bring empty floors back into economic use. Another aim of the initiative was to promote awareness of the town's heritage and encourage the community and visitors to play a greater part in their cultural heritage. There is an update on the Dolgellau Townscape Heritage Project in the Case Study section of this chapter..

4.2 The Authority is also continuingwith the project to manage Snowdonia's 14 Conservation Areas. Funded by the Welsh Government's *Sustainable Landscapes, Sustainable Places* fund, the aim of the project is toensure that sustainable conservation can enhance Conservation Areas to the future. The first phase of this project from October 2021 – March 2022 includedworking with the Conservation Areas local communities to develop Appraisals and Management Plans. These plans included a statement of significance and action plan to sustainably conserve and enhance the Areas, with a particular emphasis on making them more energy efficient. The Authority is committed to ensuring that Conservation Areas are protected from inappropriate development and that where possible the area and setting are enhanced. However, two of the major challenges facing our Conservation Areas today are the Climate Change Agenda and the lack of understanding the function and significance of the buildings within these designated areas.

4.3 Regarding the Climate Change agenda, much of the building stock in these Conservation Areas are traditional buildings which are identified as not very energy efficient. Energy efficiency may be further constrained by the additional planning regulatory requirements relating to home improvements such as solar panels and double-glazing. These additional constraints can lead to confusion among property owners regarding improving the efficiency of properties, which can lead to no action or inappropriate action being taken. It can also lead to inconsistent advice from officers. Local builders may occasionally also make inappropriate home improvements that can have an adverse effect on the Conservation Areas but can also make a building more inefficient. A conservation area appraisal is the foundation for positive management of these areas to ensure appropriate as well as sustainable development. Specifically, the Appraisals define what is important about the areas but also, through analysis, start to identify where issues, opportunities, and other factors lie. The subsequent Management Plans provide a framework to effectively manage the Conservation Areas, enhancing and protecting their special character in a positive and pro-active way, and providing those who live, work, invest in and manage the areas with effective guidance.There is an update on the Conservation Areas Project in the Case Study section of this chapter.

MF12

Objective	To understand, value, protect and enhance the area's historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia's built heritage and townscape. To protect and enhance the natural beauty of the National Park's landscape by ensuring that development meets good sustainable design standards and respects the 'Special Qualities' of the area and the purposes of the National Park.
Key Policies Strategic Policy Ff: Historic Environment (Ff)	**Related Policies** Development Policy 6: Sustainable Design and Materials Development Policy 7: Listed and Traditional Buildings Development Policy 8: Protection of Non-Designated Sites Development Policy 9: Conversion and change of use of rural buildings

Indicator	**Target**	**Outcome**		**Trigger Point**
Preparation & adoption of SPG on Historic Environment	By 2019	AMR No 1:	Preparation underway	
		AMR No 2:	Preparation underway	
		AMR No 3:	Preparation underway but delayed due to other work commitments	

		AMR No 4:	Preparation underway but delayed due to other work commitments	
		AMR No 5:	Preparation underway but delayed due to other work commitments	
		AMR No 6:	Preparation underway but delayed due to other work commitments	
Analysis				
SPG preparation is underway in order to support the adopted policies but has been delayed due to other work commitments.				
Action				

MF13

Objective	To understand, value, protect and enhance the area's historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia's built heritage and townscape. To protect and enhance the natural beauty of the National Park's landscape by ensuring that development meets good sustainable design standards and respects the 'Special Qualities' of the area and the purposes of the National Park.			
Key Policies Strategic Policy Ff: Historic Environment (Ff)		**Related Policies** Development Policy 6: Sustainable Design and Materials Development Policy 7: Listed and Traditional Buildings Development Policy 8: Protection of Non-Designated Sites Development Policy 9: Conversion and change of use of rural buildings		
Indicator	**Target**	**Outcome**		**Trigger Point**
Preparation & adoption of SPG on Sustainable Design - locally distinct	By 2018	AMR No 1:	Preparation underway but delayed due to other work commitments	
		AMR No 2:	Preparation underway but delayed due to other work commitments	

		AMR No 3:	Preparation underway but delayed due to other work commitments	
		AMR No 4:	Preparation underway but delayed due to other work commitments	
		AMR No 5:	Preparation underway but delayed due to other work commitments	
		AMR No 6:	Preparation underway but delayed due to other work commitments	
Analysis				
SPG preparation is underway in order to support the adopted policies but has been delayed due to other work commitments.				
Action				

MF14

Objective	To understand, value, protect and enhance the area's historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia's built heritage and townscape. To protect and enhance the natural beauty of the National Park's landscape by ensuring that development meets good sustainable design standards and respects the 'Special Qualities' of the area and the purposes of the National Park.			
Key Policies Strategic Policy Ff: Historic Environment (Ff)		**Related Policies** Development Policy 6: Sustainable Design and Materials Development Policy 7: Listed and Traditional Buildings Development Policy 8: Protection of Non-Designated Sites Development Policy 9: Conversion and change of use of rural buildings		
Indicator	**Target**	**Outcome**		**Trigger Point**
Number of Conservation Areas with up to date Area Assessments (14)	Complete Area Assessments by 2012 and review every 5 years	AMR No 1:	Delayed	
		AMR No 2:	Delayed	
		AMR No 3:	Underway	
		AMR No 4:	Have been prepared	
		AMR No 5:	Have been prepared	

		AMR No 6:	Have been prepared	
Analysis				
The Conservation Area Appraisals and Management Plans have been drafted along with guidance on improving energy efficiency in traditional buildings within Conservation Areas. The Appraisals and Management Plans have beensubject to public consultation, with the next steps including formal adoption as a material planning consideration.				
Action				

MF15

Objective	To understand, value, protect and enhance the area's historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia's built heritage and townscape. To protect and enhance the natural beauty of the National Park's landscape by ensuring that development meets good sustainable design standards and respects the 'Special Qualities' of the area and the purposes of the National Park.			
Key Policies Strategic Policy Ff: Historic Environment (Ff)		**Related Policies** Development Policy 6: Sustainable Design and Materials Development Policy 7: Listed and Traditional Buildings Development Policy 8: Protection of Non Designated Sites Development Policy 9: Conversion and change of use of rural buildings		
Indicator	**Target**	**Outcome**		**Trigger Point**
Number of Conservation Areas with up-to-date Management Plans	Complete Management Plans and review every 5 years.	AMR No 1:	Delayed	
		AMR No 2:	Delayed	
		AMR No 3:	Underway	
		AMR No 4:	Have been prepared	
		AMR No 5:	Have been prepared	
		AMR No 6:	Have been prepared	
Analysis				
The Conservation Area Appraisals and Management Plans have been drafted together with guidelines on improving energy efficiency in traditional buildings within Conservation Areas.The Evaluations and Management Plans have been subject to public consultation, with the next steps including formal adoption as a relevant planning consideration.				
Action				

MF 16

Objective	To understand, value, protect and enhance the area's historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia's built heritage and townscape. To protect and enhance the natural beauty of the National Park's landscape by ensuring that development meets good sustainable design standards and respects the 'Special Qualities' of the area and the purposes of the National Park.

Key Policies	**Related Policies**
Strategic Policy Ff: Historic Environment (Ff)	Development Policy 6: Sustainable Design and Materials Development Policy 7: Listed and Traditional Buildings Development Policy 8: Protection of Non-Designated Sites Development Policy 9: Conversion and change of use of rural buildings

Indicator	**Target**	**Outcome**		**Trigger Point**
Number of listed buildings at risk (323)	To reduce the number of listed buildings at risk and monitor the reason for increase in number.	AMR No 1:	303 (2018-19)	
		AMR No 2:		
		AMR No 3:		
		AMR No 4:	107	
		AMR No 5	171	
		AMR No 5	177	

Analysis

According to the Built Heritage Assessment System (HAA Base) the condition of the Listed Buildings at Risk within the Park is as follows;

Risk Assessment	**No. of buildings**	**%**	**Risk Score**	**No.**	**%**
At risk	177	9.48	1 In Serious Danger	70	3.75
			2 In Substantial Danger	8	0.43
			3 In Danger	99	5.3
Fragile	209	11.19	4 Fragile	209	11.19
Not at risk	1481	79.33	5 Not at Risk	421	22.55
			6 Not at Risk	1060	56.78

Condition profile	**No. of buildings**	**%**
Good	1077	57.69
Reasonable	595	31.87
Poor	117	6.27
Very poor	78	4.18

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

MF17

Objective	To understand, value, protect and enhance the area's historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia's built heritage and townscape. To protect and enhance the natural beauty of the National Park's landscape by ensuring that development meets good sustainable design standards and respects the 'Special Qualities' of the area and the purposes of the National Park.
Key Policies Strategic Policy Ff: Historic Environment (Ff)	**Related Policies** Development Policy 6: Sustainable Design and Materials Development Policy 7: Listed and Traditional Buildings Development Policy 8: Protection of Non-Designated Sites Development Policy 9: Conversion and change of use of rural buildings

Indicator	Target	Outcome		Trigger Point
Monitor planning applications in and adjacent to Historic Parks and Gardens that may have an impact.		AMR No 1:	None were considered to have an adverse effect on the historic park or its setting.	
		AMR No 2:	None were considered to have an adverse effect on the historic park or its setting.	
		AMR No 3:	None were considered to have an adverse effect on the historic park or its setting.	
		AMR No 4:	12	
		AMR No 5:	12	
		AMR No 6:	12	

Analysis	
There have been 15 planning applications for various developments within 100m buffer of historic parks and gardens.Of the 15 applications, 2 applications were refused, and 1 was withdrawn. 12 of these planning applications were approved, which includes 1 certificate approved, and 4 requests to relax/vary conditions. Of the 12 applications approved, 3 were listed building applications. . Among the full applications granted were the following: • Three applications for air source heat pumps and related work in Talybont and Llanfachreth. • Application for a separate garage and engineering works in Maentwrog, • Repair work to the track at Brithdir. • Demolition of an existing wooden outbuilding and construction of a new studio in Llanfachreth. • Demolish an existing single storey garage and erect a double storey garage in its place with a garden/storage room above in Llanrwst. The majority of these applications that were not considered under Strategic Policy F: The Historical Environment. But with these applications, the following policies were considered, protecting Historic Parks and Gardens from unsuitable development indirectly through the assessment process; • Development Policy 6: Design and Sustainable Materials • Development Policy 7: Listed and Traditional Buildings • Development Policy 8: Protection of Undesignated Sites • Development Policy 9: Conversion and change of use of rural buildings. Despite this, there will be a need to ensure that Strategic Policy Ff is operated as intended, and there is a need for officers to receive training.	
Action	Training needed. Strategic Policy Ff is not being implemented as intended and officer training is needed. Officer training has been arranged with Development Control Officers, along with a review of the application verification process to prevent a further incident.

MF18 +19

Objective	To understand, value, protect and enhance the area's historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia's built heritage and townscape. To protect and enhance the natural beauty of the National Park's landscape by ensuring that development meets good sustainable design standards and respects the 'Special Qualities' of the area and the purposes of the National Park.
Key Policies Strategic Policy Ff: Historic Environment (Ff)	**Related Policies** Development Policy 6: Sustainable Design and Materials Development Policy 7: Listed and Traditional Buildings Development Policy 8: Protection of Non-Designated Sites Development Policy 9: Conversion and change of use of rural buildings

Indicator	**Target**	**Outcome**		**Trigger Point**
Number of Scheduled Ancient Monuments at risk. Monitor planning applications which may have an impact on a Scheduled Ancient Monument	To reduce the number at risk	AMR No 1:	None were considered to have an adverse effect on Scheduled Ancient Monuments.	
		AMR No 2:	None were considered to have an adverse effect on Scheduled Ancient Monuments.	
		AMR No 3:	None were considered to have an adverse effect on Scheduled Ancient Monuments.	
		AMR No 4:	None were considered to have an adverse effect on Scheduled Ancient Monuments	

		AMR No 5:	None were considered to have an adverse effect on Scheduled Ancient Monuments.	
		AMR No 6:	None were considered to have an adverse effect on Scheduled Ancient Monuments.	

Analysis

A record of SAM at risk is maintained by CADW, this information can be viewed within SA Objective 10(b) of the Sustainability Appraisal Monitoring Framework. Within a 100m SAM buffer zone, there were 14 planning applications approved during this monitoring period, with 5 for new developments;the rest were forminor developments to existing developments, such as alterations, adaptations to a telecommunications tower and extensions. There were also some for changing the conditions of existing applications. The new developments include the following:

- 2 applications relating to Change of use of shops on the ground floor (use class A1) to a restaurant (use class A3) in Harlech
- Change of land use to community space to include installation of play equipment and landscaping work in Abergwyngregyn
- Llyn Tegid narrow gauge railway extension including 1200m of railway track, installation of a level crossing, construction of a new station building, engine and auxiliary vehicle building, signal box and associated development (Resubmission) in Bala
- Remodel Flats 1, 2 and 3 to create a 2 bedroom property and a 3 bedroom property, remove the existing chimney, build a rear extension and install a new skylight and solar panels.

None were considered to have an adverse effect on Scheduled Monuments.

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

MF20

Objective	To understand, value, protect and enhance the area's historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia's built heritage and townscape. To protect and enhance the natural beauty of the National Park's landscape by ensuring that development meets good sustainable design standards and respects the 'Special Qualities' of the area and the purposes of the National Park.

Key Policies	**Related Policies**
Strategic Policy Ff: Historic Environment (Ff)	Development Policy 6: Sustainable Design and Materials Development Policy 7: Listed and Traditional Buildings

		Development Policy 8: Protection of Non Designated Sites Development Policy 9: Conversion and change of use of rural buildings		
Indicator	**Target**	**Outcome**		**Trigger Point**
Number of archaeological sites, Scheduled Ancient Monuments and Conservation Areas preserved or enhanced by development proposals	All development proposals	AMR No 1:	Delayed	1 development failing to preserve or enhance for 3 consecutive years or 3 developments failing to preserve or enhance in 1 year (needs to link to CA Assessments and Management Plans as above)
		AMR No 2:	Delayed	
		AMR No 3:	Delayed	
		AMR No 4:		
		AMR No 5		
		AMR No 6		
Analysis				
As the Conservation Area assessments and management plans have not yet been adoptedas a relevant planning consideration, it is difficult to determine if conservation areas have been improved by development proposals. However, preserving and enhancing conservation areas has been considered as part of the decision-making process. Due to the Dolgellau Townscape Heritage Project, many enhancements have been made to the Conservation Area. See 'Case Studies' section for further information.In addition there was action as part of the Conservation Areas Project in the form of four drop-in events across the National Park with experts in the field of Building Conservation promoting the project and promoting information about different suitable and sustainable methods of improving the energy efficiency of traditional buildings within Conservation Areas.				
Action	Continue Monitoring: Development plan policies are being implemented effectively.			

MF21

Objective	To understand, value, protect and enhance the area's historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia's built heritage and townscape. To protect and enhance the natural beauty of the National Park's landscape by ensuring that development meets good sustainable design standards and respects the 'Special Qualities' of the area and the purposes of the National Park.
Key Policies Strategic Policy Ff: Historic Environment (Ff)	**Related Policies** Development Policy 6: Sustainable Design and Materials Development Policy 7: Listed and Traditional Buildings Development Policy 8: Protection of Non Designated Sites Development Policy 9: Conversion and change of use of rural buildings

Indicator	**Target**	**Outcome**		**Trigger Point**
Monitor planning applications coming forward within the World Heritage Site or essential setting and Candidate World Heritage Site	No unacceptable impact on the designations and candidate designations	AMR No 1:	Preparation underway	
		AMR No 2:	Preparation underway	
		AMR No 3:	None were considered to have an unacceptable impact on the designations.	
		AMR No 4:	None were considered to have an unacceptable impact on the designations.	
		AMR No 5:	None were considered to have an unacceptable impact on the designations.	
		AMR No 6:	None were considered to have an unacceptable impact on the designations.	

Analysis	
Since July 2021, the previously designated Candidate World Heritage Site, The Slate Landscape of Northwest Wales, has been awarded the status of designated World Heritage Site. This means that there are now two World Heritage Sites within Snowdonia National Park. <u>Castles and Town Walls of King Edward in Gwynedd World Heritage Site – Harlech Castle</u> Within 100m of Edward's Castles World Heritage Site, Harlech Castle, 3 applications were received, with 2 approved. One of these was for a restaurant, and the second for alterations to private property. Including the above 2 applications,13 applications out of 17 were permitted within the World Heritage Sites Essential Setting of Edward's Castles, Harlech Castle. These applications included; • Air source heat pump on private property • 2 applications for signs for businesses • 1 for art, placing two Welsh slate monoliths, approximately 3.3m high and 90cm wide, on either side of the path that runs from Bron y Graig Uchaf car park through Bron y Graig Park, which takes pedestrians to the town centre. The slates will be held in place by two concrete foundations on either side. Its main aim is to commemorate two opposing forces inherent in the history of Harlech - Henry IV and Owain Glyndŵr. The gap between the two slate monoliths will be 1404mm, which symbolizes the year Glyndŵr famously captured Harlech Castle from the English forces. • 3 applications to release conditions • 1 listed building permission to install a roof over a storage area at Coleg Harlech • Application for 20 affordable dwellings together with a variation to the current planning permission • Application for conversion from shop to 4 flats (2 affordable houses, 2 open market houses) <u>The Slate Landscape of North West Wales World Heritage Site</u> Five applications were permitted within the north west Wales Slate Landscape World Heritage Site during this monitoring year. These were applications for buildings at Plas Tan y Bwlch, Maentwrog, including: • Alterations • Listed Building Consent for alterations • Improvements to former listed building consent • Garage and engineering works • Variation to a Condition attached to Listed Building Consent . 4 pre-applications were also submitted for development within the Slate Landscape World Heritage Site boundary. These were for modifications and changes. .	
Action	Continue to Monitor: Development plan policies are being implemented effectively.

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

4.4 One of the trigger points of the monitoring indicators in this chapter has been highlighted regarding the monitoring of planning applications in and next to Historic Parks and Gardens that could have an impact, where Strategic Policy F: The Historic Environment was not considered when assessing planning applications. Although these designations may have been indirectly protected through other development policies, it is assumed that not all policies are implemented successfully. It is considered that there are no major implications for amending the LDP in this section, however further training and discussion is required with Planning Officers regarding Strategic Policy Re: Historic Environment and the designation of Historic Parks and Gardens. As reported in the Monitoring Report 2021-2022, there was an appeal regarding a specific development within the National Park, where Development Policy 7 of the LDP, the Traditional Buildings Register and the criteria to include a building on the register was questioned by the Inspector.

4.5 Development Policy 7 includes criteria for the development and protection and enhancement of Traditional Buildings as well as Listed Buildings, with further specific criteria for Listed Buildings. This is because the buildings which are now considered and noted as 'traditional buildings' on the register were, historically, listed as Grade III Listed Buildings on the grading recognised by law, prior to the grading being revised to only include and recognise Grade I, Grade II*, Grade II Listed Buildings through the Planning (Listed Buildings and Conservation Areas) Act 1990. By this Act, Listed Building Consent is required for all works of demolition, alterations or extension to a listed building that affects its character as a building of special architectural or historic interest. This is not required for buildings on the Traditional Building Register, outside of a Conservation Area and/or an Article 4 Designation. Notwithstanding, as stated within paragraphs 4.20-4.22 of the LDP, the character of Snowdonia owes much to its Listed Buildings and the rich tradition of construction styles and variety of materials which reflect and characterise the local architectural vernacular. Whilst not achieving the ‘special’ status of Listed Buildings these traditional buildings still require protection from inappropriate change. Traditional Buildings are of significance as they contribute to the local architectural character and traditions of the area. As the list is not definitive, additional properties may be added to it periodically. Therefore, any proposal which is of scale, design, or relies upon materials that are considered inappropriate will not be permitted.

4.6 The appeal concerned a conversion of an outbuilding from a former bunkhouse/annex store to one room annex accommodation. The application was originally refused by the Authority due to findings that it would contravene Development Policy 7. Through the appeal process, this decision was overturned by the Inspector, finding that the works would not be inappropriate and would therefore not contravene with Development Policy 7, stating that “…it is not reasonable to apply the same tests to the minor outbuilding of a much altered, traditional building as would be applied to a listed building.” (Appeal Ref: APP/H954/A/21/3280822). Although identified as a ‘Traditional Building’ on the Register, alterations to the building had occurred outside of Planning Control, leading to the conclusion by the Inspector that it is not practical to place the same protection on traditional buildings that have changed dramatically, as on listed buildings. In amendingthe LDP, it will therefore be necessary to consider this case regarding Development Policy 7: Listed and Traditional Buildings.

4.7 However, since the decision of this appeal case, a 'Local List of Historic Buildings' letter from the Deputy Minister, has asked Local Planning Authorities in Wales to ensure active steps to protect historic and traditional buildings that are outside the watershed national guard.

4.8 When reviewing the LDP, it will therefore be necessary to consider appeal case APP/H954/A/21/3280822 and the letter 'Local Listing of Historic Buildings', regarding Development Policy 7: Listed and Traditional Buildings.

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

Conservation Areas fit for the Twenty-First Century

32 Typical gable following removal of a later extension.

34 Cork boards installed, prior to application of render coats.

33 Application of Cork Board and render coats.

35 Following application of lime render and breathable paint.

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

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

Update 2023/2024

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

The Carneddau Landscape Partnership Scheme

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

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

Update 2023/2024

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

Dolgellau Townscape Heritage Project

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

In order to help regenerate the town, the Dolgellau Townscape Heritage project was established, which is a partnership between Eryri National Park Authority, the Heritage Lottery Fund, Cadw and Gwynedd Council in 2017 after the Dolgellau Townscape Heritage Initiative project ended in 2014. The project has now ended, but in general, it offered grants to eligible property owners towards repairing buildings, restoring lost architectural features and bringing empty floors back into economic use. Another aim of the initiative was to promote awareness of the town's heritage and encourage residents and visitors to take a greater part in their cultural heritage.

2024/2025 Update. The external work to 4 Eldon Row has now been completed following the restoration of a traditional shop front and other features. The work to Tŷ Newyddion, the former Wilkins Newsagents, was eligible for a grant to restore and essential repairs to the external fabric and the internal conversion to the ground floor has been completed. The ground floor is occupied by Arloesi Dolgellau which promotes local skills and entrepreneurship in relation to new digital technologies as well as offering a sustainable resource for learning and creativity.

Some defective work needs to be completed following the expiry of the defects liability period, with this work almost complete. The applicant will undertake the work to bring the upper floors back to a habitable condition in the very near future after the defective work has been completed as a Second Stage to the project.

Due to the extremely poor and dangerous condition of the building's fabric before the restoration work, this was the last chance to protect this important and prominent building in the centre of the town. The grant work has ensured that the building has been saved for future generations as well as significantly improving the streetscape. This was the most challenging of all the capital projects due to the probate issues, covid and rising costs.

The grant aid work for the building has been very well received by the community.

Following the completion of the defective work at Tŷ Newyddion, the Dolgellau TT project will come to an end and the National Lottery Heritage Fund will release their final financial contribution towards the project.

Although much has been achieved through the grant intervention projects, there is still much that can be done in the town centre to bring all the work together in a holistic manner, where the Authority could submit an application for phase 3 Dolgellau to the Lottery Fund for further financial support.

5 PROMOTING HEALTHY AND SUSTAINABLE COMMUNITIES

This section delivers a response to the following objectives:

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

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

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

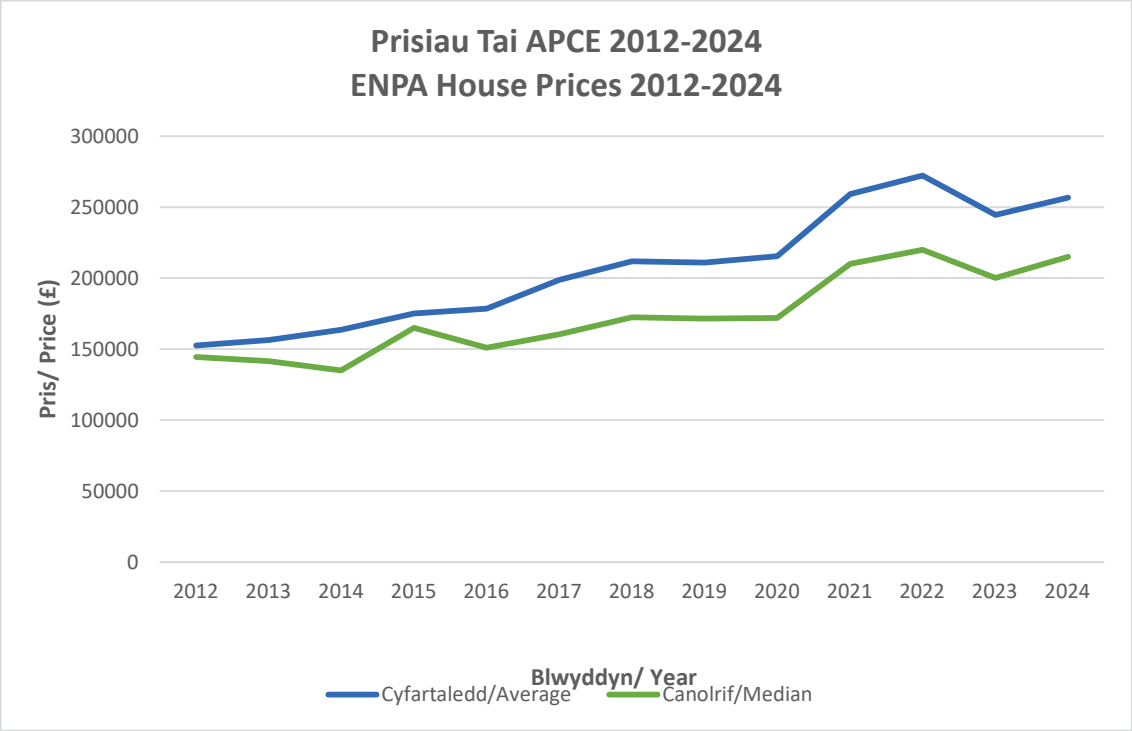
Promote measures to encourage development that supports the vibrancy of the Welsh language and to protect communities from developments that are insensitive to impact on the Welsh language.

Overall Housing Market

House Prices and Sales

5.1 Snowdonia National Park Authority receives data on house sales from the Land Registry; the data is in the form of all individual transactions within the Park boundary. The average house price in 2020 was £215,524, up from £211,107 in 2019. The mean average house price for 2021 rose further to £259,096. In 2022 it rose again to £272,294. During 2023, it dropped significantly to £244,570. In 2024, there was an increase to £256,831. The house price median reduces the skewing effect of the highest and lowest value purchases. The median value of house prices has been increasing since 2014 (with a decrease in 2016), reaching £172,000 in 2020. It increased substantially in 2021 to £210,000. 2022 saw a further increase to £220,000. During 2023, this dropped to £200,000. In 2024, there was an increase to £215,000. Graph 1, below, demonstrates the average and median house changes since 2009.

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



5.2 In terms of the number of annual sales; it fell between 2018, and 2020, from 491 to 346. During 2021 it rose again to 446 before decreasing once more in 2023 to 349, and rose to 452 in 2024.

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

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

5.4 The Welsh Government announced a package of measures in July 2022 to tackle the issue of second homes and short-term self-catering accommodation in Wales. These included a land use planning element that could affect the National Park Authority. This includes a legislative change that enables a Local Planning Authority to try to manage second homes and short-term self-catering accommodation in its area. It follows a consultation on the matter in November 2021, for which the National Park Authority supported the principle but also drew attention to some issues relating to practicality and the burden of resources.

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

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

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

'Class C6' short term letting.

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

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

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

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

Article 4 Direction

5.5 In November 2022, the Authority's Planning and Access Committee decided to agree with the principle of Article 4 Direction to control the use of short-term holiday accommodation with second homes. A paper was produced justifying the introduction of article 4 guidance[3]. A public consultation was held during April and May 2024. On the 22nd of January 2025, the Planning and Access Committee considered the comments received from the public engagement period and a decision to implement Article 4 Direction was confirmed. The Article 4 Direction will be effective on the 1st of June 2025, with a relevant Supplementary Planning Guide also prepared to provide further information regarding the implementation of Article 4 in Eryri.

Local Government and Housing Committee Inquiry into Second Homes[4]

5.6 The Senedd’s Local Government and Housing Committee held a formal inquiry focusing on second homes. The terms of reference for the inquiry were to examine the recommendations made by Dr Simon Brooks in his report, and to evaluate the

[3]https://eryri.gov.wales/wp-content/uploads/2025/01/Article-4-Direction-Justification-Report.pdf
[4] https://senedd.wales/committees/local-government-and-housing-committee/

evidence base for policy change in this area and to identify any gaps in knowledge and data. The Planning Policy section submitted a detailed consultation response. The Committee published its report on 23 June 2022. The report contained 15 recommendations, supporting regulatory changes and further research and monitoring, including via the Dwyfor pilot project.

Welsh Language Communities Plan[5]

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

The Economy, Housing and the Welsh language

Community-led social enterprises and co-operatives

Co-operative and community-led housing

Steering group of property agencies and stakeholders

Local housing campaign - Fair Opportunity Scheme

Welsh Communities Commission

Cultural Ambassadors

Welsh place names.

5.8 The Welsh Language Communities Commission was established by the Welsh Government in August 2022 with the aim of making recommendations in order to strengthen Welsh communities. The Commission's final recommendations will be published in the form of a report by August 2024. The Commission's final recommendations were published in a Commission position paper, published in August 2024[6]. In order to be able to vary public policy in such communities, it is recommended that areas of linguistic significance should be designated. As well as considering areas of linguistic significance (higher density), the Commission has begun the work of scrutinising specific policy areas. To date, these are not recommendations but rather initial views and comments. The areas include planning, housing, education, and community assets. The commission will lead a socio-linguistic analysis of the health of the language in our communities. It will develop a model to give evidence to local authorities on the vitality of the language in the communities they serve.

[5]https://gov.wales/welsh-language-communities-housing-plan
[6]https://www.gov.wales/sites/default/files/pdf-versions/2025/8/3/1755704126/commission-welsh-speaking-communities-position-paper.pdf

The Commission published a 'Report on town and country planning'[7] in February 2025. The recommendations include identifying areas of linguistic significance, as well as changes to the Planning Policy Wales document and the Government's Technical Advice Note 20.

Dwyfor Pilot[8]

5.9 The Welsh Government have established a pilot in the Dwyfor area to trial and monitor new initiatives to address the second homes issue and affordability. Part of Dwyfor falls within the National Park (Beddgelert, Garndolbenmaen), and ENPA are involved as partners. The radical package of measures includes giving local authorities the ability to introduce higher council tax premiums on second homes and long-term empty properties;changes to the set thresholds for placing holiday accommodation on the non-domestic rate list; innovative changes to the planning framework and housing scheme for Welsh communities.The pilot will assist in gathering evidence that would be required for an Article 4 direction, which if adopted, will mean planning permission will be needed to change between the new use classes for dwellings.

Land Transaction Tax

5.10 Those looking to buy second homes or buy-to-let properties in Wales have to pay at least an extra 4% in Land Transaction Tax (LTT) on top of that payable for their band. This higher rate is activated when a house is sold to someone already owning another property, which in addition to holiday homes can also include those buying houses to rent them out and also someone still trying to sell their original home. Therefore, it is possible to use the information to provide an indication of the number of dwellings being bought as second homes or as holiday lets, though given the various circumstances where it applies, caution is required. In 2021, following an application from the Snowdonia National Park Policy Section, the Welsh Revenue Authority have released this data specifically to Wales's three National Parks. [9]

The table below shows the total number of residential transactions per financial year, April to March (this number may include transactions of chalet, statics etc at holiday parks), and the number paying the higher rate. The number of residential transactions, and those paying higher rates, during 2024-25, has increased for the first time since 2021-22. The number of transactions that pay the higher rate has fallen substantially since 2022-23, down to 28%, the lowest level in the past 7 years.

Residential Land Transaction Tax statistics for Snowdonia National Park Authority

	Residential transactions	Paying higher rate	Percentage paying higher rate
2018-19	590	240	41%
2019-20	520	220	43%42%
2020-21	530	200	42% 38%
2021-22	670	270	42% 40%
2022-23	530	190	38% 36%
2023-24	450	150	33%

[7] https://www.gov.wales/sites/default/files/publications/2025-02/the-report-of-the-commission-for-welsh-speaking-communities-on-town-and-country-planning.pdf
[8] https://www.gov.wales/next-steps-confirmed-tackle-impact-second-home-ownership-wales-communities

[9] https://statswales.gov.wales/Catalogue/Taxes-devolved-to-Wales/Land-Transaction-Tax/Geographic-data/residentiallandtransactiontaxstatistics-by-measure-nationalpark

5.11 The percentage for Snowdonia National Park of around 28% is comparable to 26% for the area of Gwynedd outside the National Park, and 19% for the area of Conwy outside the National Park.

Council Tax data

5.12 Council tax data shows the number of properties paying the second homes council tax premium. The number of self-catering properties paying non-domestic business rates is also shown. They are useful indicators for the levels of holiday accommodation within Snowdonia communities. If both datasets are combined, the percentages for each community council are shown on the thematic map below. Band 'A' has not been included, as some communities have high numbers due to static and chalet parks with occupancy restrictions in place. Some community council areas include land outside the National Park boundary. The Gwynedd data suggests, in 2025, the communities with the highest percentages are Aberdyfi, (45%), Beddgelert (34%), Llanfair (28%) and Betws Garmon (22%). In Conwy, the communities with the highest combined percentages are Capel Curig (24.8%), Bro Machno (21.5%) and Betws y Coed (20.8%).

5.13 The figures have been gathered since 2020. In general, a trend was seen in several communities between 2020 and 2022 of a reduction in second homes, and a similar corresponding increase in the number of homes paying non-domestic rates. This reflected owners choosing to offer their second homes as short term holiday accommodation, in order to qualify for rate relief and avoid paying Council Tax. It also appeared that Gwynedd Council's introduction of a 150% premium on second homes has stimulated more to 'turn' properties from second homes to self-catering businesses that pay non-domestic rates. .

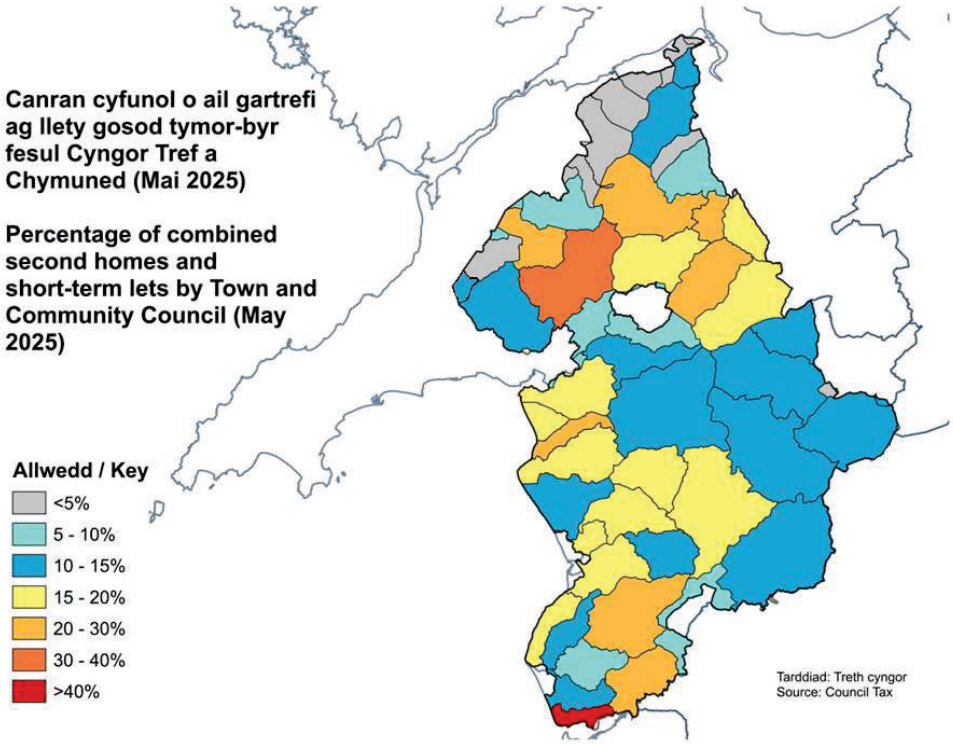
5.14 In 2023, the Welsh Government raised the threshold of the number of days a home can be let out as short-term holiday accommodation to qualify as non-domestic. This hadfurther impacts on the numbers, along with raises in the council tax premium for second homes. Since 2023, a reduction has been seen in some areas of the numbers of accommodation paying the non-domestic tax, as some fail to reach the threshold of 182 days per year. This property has been transferred to a second home or main residence. In Gwynedd, a trend was seen of houses moving from holiday accommodation to second homes. Also property was seen moving from the second home class to a main residence, stabilizing the numbers of second homes (further analysis of trends between the tax residential classes can be found in the Gwynedd Council report, 'Evidence for the impact of the council tax premium on second homes and long-term vacant properties in Gwynedd', November 2024). [10] With a smaller premium for second homes in Conwy, the trends were not as strong.

5.15 In 2024, with the use of tax data, it was found that 17.4% of Snowdonia National Park residential property was a second home or short-term holiday accommodation. This was high compared to the percentage for the whole of Gwynedd, and Conwy.

5.16 The Paper justifying the introduction of article 4 direction discusses the data and evidence behind the Direction. After the Direction comes into force on 1 June 2025, a monitoring framework will be produced, with relevant indicators.

[10] https://democracy.gwynedd.llyw.cymru/documents/s42656/Appendix%203a%20-%20Council%20Tax%20Premium%20Research%20November%202024.pdf

5.17 The table in Appendix 4 shows the Council Tax data for community council areas within the National Park for both Gwynedd and Conwy, including the areas that are partly within the Park area.

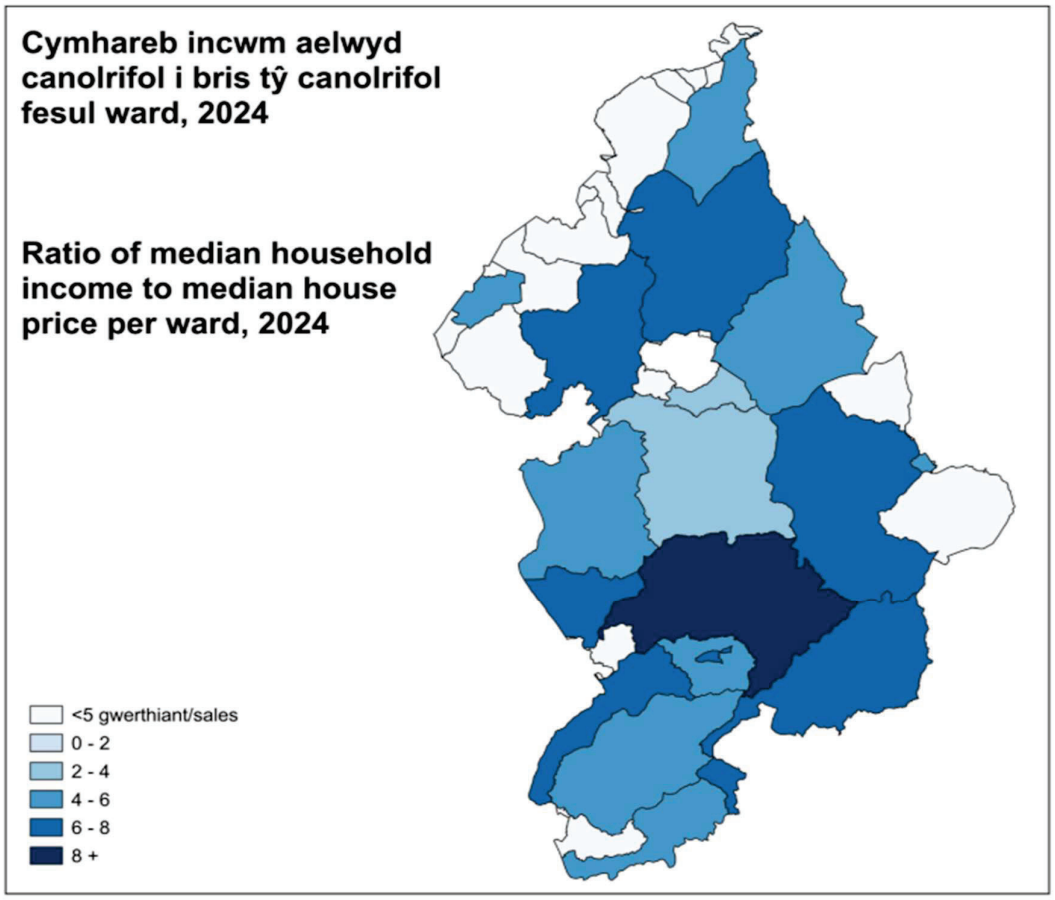


Income

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

5.19 The map below shows the ratios of median house prices to median income 2025 for wards within, or partially within, the National Park (wards that lie partially within the Park but contain data within the Authority's area). Mortgage lenders will usually lend applicants three and a half times the household income. There are only 4 wards in the National Park with a ratio of 4 or less. At the end of 2024, the ratio for the whole Park was 5.6:1, a reduction of 6:1 in 2023. See the map below which shows the geographical distribution (areas with a number of low sales are not included, as the

sample size is too low to form a collection).



Housing Development within the National Park

5.20 There are no regional house builders active in the market and therefore there is very limited speculative building of open market and affordable housing in the National Park The housing market in the National Park is localised in nature, relying on small local builders and self-build projects on small sites. High inflation and uncertainty over borrowing in recent years could dissuade developers, small builders, and self-build projects from proceeding with plans to invest or seek consent and construct houses, which may currently impact the rate of housing development. With numbers higher last year, and low this year, it does not appear that the pandemichas had a clear or significant impact upon new housing development within the National Park. It is considered that the pandemic's impact has fallen mostly on the existing housing stock as previously discussed in paras

5.21 A further factor that has become more prominent since 2021/2022 is the increase in the cost of building materials. Figures released by the Department for Business, Energy and Industrial Strategy show that on an UK level, the materials price index for 'All Work' increased by 25.2% in April 2022 compared to the same month the previous year. Construction material prices for new housing increased 22.5% over 2021/2022and they remain high in 2025. Much of this can be attributed to global supply chain disruption, and there has been a shortage of workers within the construction industrywith the effects of Brexit and COVID contributing to this. The low number of completions during the recent years of the AMR can be attributed to these factors. These factors may also be discouraging developers from submitting planning applications for dwellings. Increasing inflation, the cost of borrowing, the cost of living crisis, will all contribute towards lower levels of housing development.

5.22 The development of affordable housing by housing associations is also facing barriers. Through discussions with housing associations who operate within Snowdonia National Park, we are aware that it is increasingly difficult to make schemes stack up financially, especially small schemes in rural areas. They are finding it difficult to obtain building contractors to build small schemes and costs are higher with a lower profit margin. Increasing build costs exacerbates the problem. Schemes in smaller settlements are also more challenging to establish the need, especially for intermediate housing.

Affordable Housing Need

5.23 Local Housing Authorities are responsible for producing and updating Local Housing Market Assessment (LHMA) in partnership with planning authorities and other stakeholders. Gwynedd Council have updated their LHMA for the period (2018-2023). Gwynedd LHMA (2018-2023) has identified an annual housing need figure of 707 for the Gwynedd area. Using a pro rata split of 19% for the part of Gwynedd area within the National Park boundary, gives an annual need of 134 and a total of 670 units over the 5 year LHMA period.

5.24 Conwy released a Local Housing Market Assessment (LHMA) 2022-2037 at the end of 2024. The LHMA identifies a total annual need of 694 additional affordable homes over the next 5 years in Conwy. The LHMA indicates an estimated total over 15 years of 2461 affordable homes in Conwy.

5.25 The Local Housing Market Assessment shows that there is a lack of affordable housing in Conwy County and that this has an impact on the number of households in temporary accommodation. The Assessment has shown an increasing need for smaller houses that are affordable, more accessible affordable properties, and affordable houses with more than 4 bedrooms. Therefore, it is essential that new

residential developments include an appropriate mix of housing types in order to accommodate this change. When setting out to amend the Eryri LDP it is important that there is close collaboration between the Conwy Housing Authority and the National Park Authority in order to understand the housing needs within the National Park area.

5.26 The new guidance[11] advises that where national park boundaries intersect local authority boundaries, practitioners may find it helpful to construct HMAs in a way that allows housing need data to be extracted for the National Park. It is suggested that National Parks utilise the estimates of additional housing need and demand set out within the local authority's LHMA to develop a concise analytical report. Gwynedd has started on the work of updating their LHMA which will be an important part of the evidence base for a review of the Eryri LDP in the future..

5.27 The Authority will continue to work closely with Gwynedd and Conwy and use the findings of the LHMAs to help inform the type of dwellings required in terms of size and tenure mix. In addition, the Local Authorities of North Wales and housing associations have set up an intermediate housing register (Tai Teg) which is coordinated by Grŵp Cynefin housing association. This register provides specific information about intermediate housing needs across the whole of north Wales and it is possible to break down the information by settlement to provide an accurate figure of intermediate housing need within settlements across the National Park.

Rental Properties

5.28 As stated above, the availability of rental homes is becoming increasingly difficult. Rental properties are being switched to holiday accommodation, which can be more profitable for the owner. Rents are increasing, along with inflation and the cost of living. Wages and benefits are stagnant. This provides a strong reason to control the loss of residential properties to holiday uses, which may be possible with future planning policy and legislation change.

Population and Household Projections

5.29 The national 2018 based household projections for the National Park were published in May 2021. These projections estimate that between 2018 and 2028 the population of the Park will decrease by 1.92% which is a total of 480. During the same period the households in Snowdonia is projected to increase by 40 units (0.3%), a very modest increase within a 10 year period. It is projected that the number of one-person households will increase and continue to be the most common household type, accounting for 41.7% of all households in 2028. The number of all other broad household types are projected to decrease over the period, with larger household types projected to see a more marked percentage decrease. It is projected that the number of households with children will decrease from nearly 2,450 households to just under 2,160 households (a decrease of 4.2%), making up 17.8% of all households by 2028. A falling population and slower new household formation rates will reduce the need for more houses.

5.30 As these projections show a very small increase in the number of households in Snowdonia, and therefore a very small increase in the number of dwellings required it

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

suggests a need to consider a lower housing requirement and provision figure which may be more suitable in a future amendmentof the Eryri LDP.

5.31 More recent population and household projections are expected to be published before the end of 2025.

Review of Section 106 Agreements

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

Progress on Allocated sites update

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

TAN 20 – Planning and the Welsh Language

5.34 The Welsh Government published revised TAN 20 in October 2017. Development Policy 18: The Welsh Language and the Social and Cultural Fabric of Communities requires a Community and Linguistic Statement to be submitted for developments of certain size and type. The current SPG on the Welsh Language was adopted in 2011. A draft SPG has been revised and consulted upon and is expected to be adopted Summer 2021. A language impact assessment was undertaken when preparing the ELDP 2016-2031 which informed the strategy and the policies within the Plan. The Welsh Government has set an ambition to see the number of people able to enjoy speaking and using Welsh reach 1 million by 2050. To deliver on this aim to secure the vitality of the language for future generations the revised LDP must continue to support, promote and enhance the Welsh language as a viable community language by ensuring that there are sufficient and proportionate employment and housing opportunities to sustain the local communities.

Empty Homes

5.35 Apart from building new affordable housing units there is also a relatively high level of long term empty properties in the National Park that could be brought back into use for housing purposes. Some of the affordable housing shortfall identified in the Park can be met by empty properties being brought back into use. Planning permission is not required to bring an empty home back into use, however, Snowdonia National Park Authority works in partnership with Gwynedd and Conwy Housing Authorities and Housing Associations to help bring these long-term empty properties back into permanent residential use as affordable housing for local needs

5.36 Gwynedd and Conwy Councils have Empty Homes Strategies and their Officers aim to facilitate the return of long-term empty properties and the conversion of other appropriate empty buildings back into permanent residential use as affordable housing for local needs. The Authority is contributing to Gwynedd and Conwy's Empty Property Enforcement Action Plans. The Welsh Government is providing training and resource support these plans. The Authority has collaborated with Conwy Council to set up a grant scheme for first time buyers who are purchasing and renovating empty properties. The Authority's commuted sums from Section106 agreements are used to fund the scheme.

Housing Trajectory 2024-2025

5.37 In accordance with the guidance, LPA's who adopted an LDP prior to the publication of the Development Plan Manual Edition 3 in March 2020 need to create a housing trajectory based on the actual completions to date, and set out the timing and phasing of sites/supply in the remaining years of the plan period. Two tables, one for allocations and one for large sites (5 or more units) are included in Appendix 4.

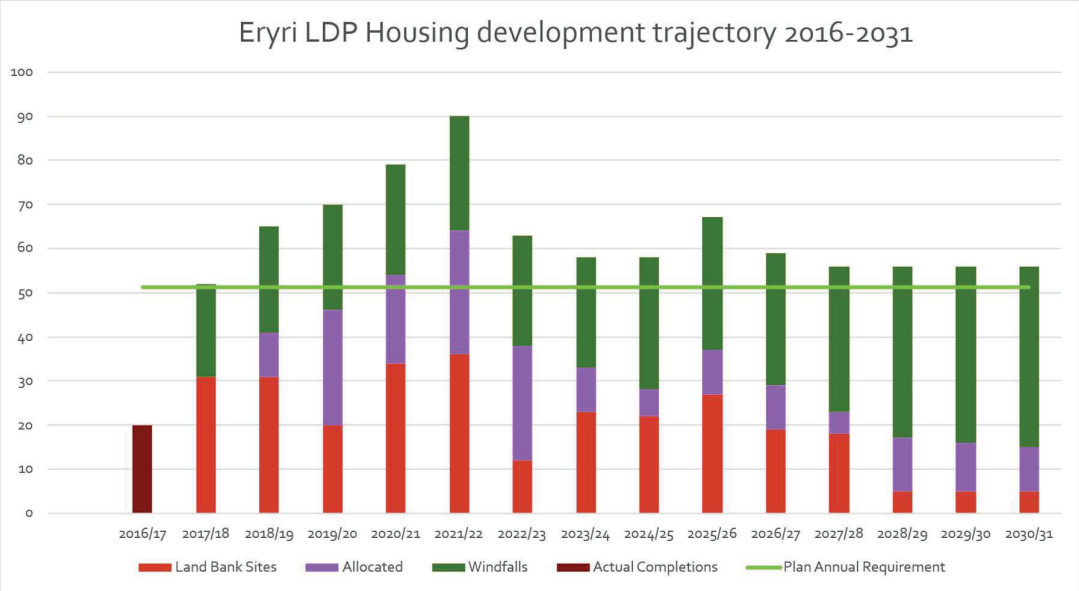
5.38 The table below reflects the actual annual completions compared against the Average Annual Housing Requirement (AAR), as set out in the adopted plan.

Table 1: Annual completions against Average Annual Housing Requirement

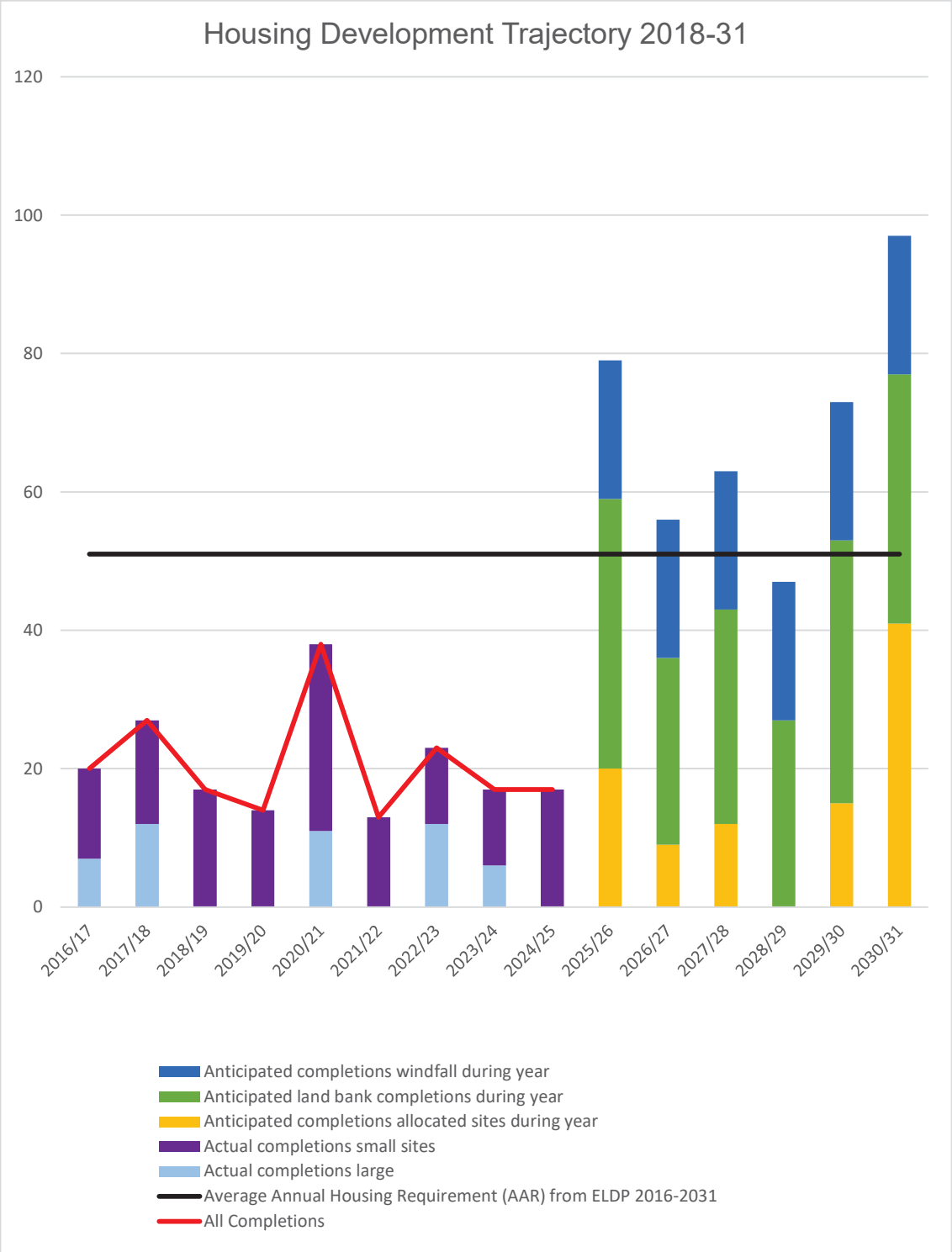
LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Actual completions large	7	12	0	0	11	0	12	6	0						
Actual completions small sites	13	15	17	14	27	13	11	11	17						
Anticipated completions allocated sites during year										20	9	12	0	15	41
Anticipated land bank completions during year										39	27	31	27	38	36
Anticipated completions windfall during year										20	20	20	20	20	20
Average Annual Housing Requirement (AAR) from ELDP 2016-2031	51	51	51	51	51	51	51	51	51	51	51	51	51	51	51
All Completions	20	27	17	14	38	13	23	17	17						

5.39 The following housing trajectory graph and text shows the annual level of housing completion monitored against the average annual requirement (AAR) set out in the LDP, both in numerical and percentage terms. It also includes the total cumulative completions monitored against the cumulative average annual housing requirement set out in the plan, both in numerical and percentage terms.

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



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



5.40 Graph 1 shows the trajectory as set out in the ELDP 2016-31; Graph 2 shows the trajectory as amended by this AMR for 2024-25. Graph 2 shows there is an annual shortfall against the AAR 'black line' in 2023/24**. In this year completions are 34 units below what was anticipated (51 AAR vs 17actual completions, - 67%).** The number of dwellings that have been constructed each year have been consistently below the annual average requirement (AAR) of 51 dwellings per annum for every year since 2016-17.

5.40 The cumulative required build rate from the start of the plan period 2016 to 31st March 2025 as set out on the 'black line' was 459 units. **Actual completions 'red line' have been 186 units, representing a 273 unit shortfall in housing delivery over the plan period to date (-41%).**

5.41 For the remaining seven-year period of the plan, the amended supply bars are the outcome of the stakeholder group and shows that supply exceeds what is left to build cumulatively and annually. Anticipated completions are higher than the AAR rate, and cumulatively would be delivering 415 units, higher than the AAR number of 306 for that period. However, given the very low completion rates and permission being granted, the development industry's activity in the National Park as well as the recently published household projection figures, along with other issues identified within this AMR, a lower plan requirement figure might be more suitable in any future revisions of the Eryri LDP.

5.42 The graph also shows that as allocations have come on stream and have gained planning permission, this element would generally increase in proportion while the site allocation element would decrease.

5.43 In respect of housing completions only, the plan is falling significantly short of what is intended. There has been a shortfall of cumulative housing completions against Annual Average Requirement (AAR) for 5 consecutive years. Reasons for the shortfall include a lack of large sites coming forward, both allocated and windfall and low Housing association activity. This is discussed in more detail within this AMR.

5.44 In the period up to the adoption of the next replacement LDP, the Authority will continue to address the shortfall in housing delivery through proactive action, including:

- Considering proposals for new residential development on their relative planning merits on a site-by-site basis and having due regard for the need to increase the delivery of housing.

- Work in collaboration with Gwynedd and Conwy Housing Authorities to address shortfalls and on their Housing Action Plans, including any plans to build and provide affordable housing.

- Continue to work with RSL's to deliver housing on allocated sites and to seek new sites and opportunities to deliver affordable housing.

- Explore co-operative and community housing by working with partners and local communities.

MF24

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

Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing	**Related Policies** Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites

Indicator	Target	Outcome		Trigger Point
Number of consents granted and new houses completed annually	To meet the requirement of 770 (average 51 units per annum) units over the Plan period (2016-2031) 2017/18 44 2018/19 57 2019/20 62 2020/21 72 2021/22 85 2022/23 56 2023/24 51 2024/25 51 2025/26 60 2026/27 52 2027/28 46 2028/29 46 2029/30 46 2030/31 45	Adoption		Below the average annual housing requirement, target over two consecutive years i.e. below 102 units over two consecutive years.
		AMR No 1:	14 housing units granted permission, 14 housing units completed	
		AMR No 2:	34 housing units granted permission, 38 housing units completed	
		AMR No 3:	7 housing units granted permission, 13 housing units completed	
		AMR No 4:	15 housing units granted permission, 22 housing units completed	
		AMR No 5:	45 housing units granted permission,17 housing units completed	
		AMR No 5:	32 housing units granted permission,17 housing units completed	

Analysis

Conclusion:

The number of new consents and completions tends to fluctuate from year to year. Some years the number of new units granted planning permission is low while completions are higher, and vice versa. It is therefore very difficult to determine any specific trends.

External factors have impacted upon the overall economy and housing market and influenced development with the National Park. The uncertainty over Brexit over the last 6 years may have dissuaded developers from proceeding with plans to invest in housing. Factors such as Brexit and the Covid-19 pandemic have contributed to a significant increase in building material costs. High inflation, high cost of living, coupled with stagnant wages may also be discouraging developers of custom built single plots/self build plots. The current economic climate has resulted in a difficult borrowing environment for small builders and self-build projects as well as mortgages increasingly difficult to obtain which may impact the rate of development in the National Park.

Many landowners in the National Park are not incentivized to bring sites forward for development as there is not much commercial pressure to develop in the area. There is a lack of private sector interest and development in general within the National Park.

The activity of housing associations during each year has a significant impact on the overall housing figures within the National Park. During AMR year 1 and 3, there were no permissions or completions by Housing Associations, while permissions and completions were higher in year 2. A housing association has completed a site of 9 houses in year 4, which increases the figure. The patterns shown by this, and other targets of this AMR, demonstrates the signifcant role Housing Associations plays in the delivery of affordable housing units on allocated sites and in providing affordable housing within the National Park area. Permissions and completion numbers were higher during AMR 2, being boosted by Housing Associations activity (9 permisisons, 11 completions).. The Authority continues to work closely with both housing authorities and housing associations to bring appropriate sites forward for development. A trend of low completions recognised by previous AMR's was taken into account during the revision of the ELDP. Changes were made to the housing policy which were expected to increase housing completions. New housing allocations have been proposed in sustainable locations to meet local needs over the Plan period and greater choice and flexibility of sites have been proposed to ensure a sustained delivery of new housing. The thresholds for requiring affordable housing provision were increased within settlements, e.g. Within Local Service Centres 20% affordable housing provision is required on sites of 5 dwellings or more. The previous LDP required a 50% affordable housing provision on all unallocated sites within Local Service Centres. Within service and secondary settlements, single open market dwellings on windfall sites are now acceptable. The inclusion of general market housing and affordable housing within service settlements and secondary settlements was considered the most appropriate way forward in order to balance the need to deliver affordable housing to meet local need, while enabling the release of more open market housing to stimulate the local housing market. This was also intended to increase the overall completion rate and support small builders and the local economy within the context of a designated landscape setting. Whilst there was an increase in the second year of monitoring, the very low numbers for the 1st, 3rd and 4th years suggestthe policy has not had the desired effect of increasing housing development. However,there is a significant increase in the number who received planning permission during the 5th year of monitoring (with 45 units having been granted permission), with these being a mixture of individual sites, conversions, private new building plans and social building plans.The low numbers of development in some years, particularily from the private sector, suggests it is related to the overall housing market condition,high inflation and the borrowing environment and that small builders are much more risk averse in the current unstable economic climate.	
Action	The number of houses that have been approved and completed has been below the average annual housing requirements target for several years in a row, although an increase was seen in the number that received planning permission (45 units) during the 5th year of monitoring. It will be necessary to continue to monitor to see if the progress is likely to continue. The increasing pressure on the national and local housing market which has worsened as a result of Covid 19 affects the sustainability of local communities; which suggests that future LDP policies should focus on securing accessible local market housing and affordable housing. The latest household projections also suggest that a lower housing requirement figure may be more suitable when amending the LDP.

	Providing homes is a key element of the scheme's strategy. With continued low numbers of units coming forward and being completed in several monitoring years, the housing figures of the development plan are not being achieved. A review report has been prepared and adopted during 2023 which recommends a full review of the Plan.

MF25

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people.
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing	**Related Policies** Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites

Indicator	Target	Outcome		Trigger Point
% of consents granted and new housing completed annually in each settlement tier	Local Service Centres (25%) Service Settlements (10%) Secondary Settlements (45%) Smaller Settlements (10%) Open Countryside (10%)	Adoption		Proportion of dwellings permitted falls below the targets for a) Local Service Centres and Service Settlements b) exceeds the targets for Secondary Settlements and Open Countryside for two consecutive years
		AMR No 1:	See analysis	
		AMR No 2:		
		AMR No 3:		
		AMR No 4:		
		AMR No 5		
		AMR No 6	See analysis	

Analysis

2019/2020:

Granted Permission:
Local Service Centres. 2 units **=** 14% **Below target**
Service Settlements 2 units = 14% **Above target**
Secondary Settlements 9 units = 64% **Above target**
Smaller Settlements: 0%
Open Countryside**:** 1 unit = 7% **Below target**

Completions:
Local Service Centres: 3 units = 21% **Below target**
Service Settlements:2 units = 14% **Above target**
Secondary Settlements:4 units = 29% **Below target**
Smaller Settlements: 0%
Open Countryside**:** 4 units = 36% **Above target**

2020/21:

Granted Permission:
Local Service Centres. 15 units **= 44**% **Above target OK**
Service Settlements **4** units = 12% **Above target OK**
Secondary Settlements **3** units = 9% **Below target OK**
Smaller Settlements: 3 units = 9% Below target

Open Countryside**:** **9** unit = 26% Above target OK

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

2021/22

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

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

2022/23

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

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

2023/24
Granted Permission:
Local Service Centres. 1 unit = 2% **Below target**
Service Settlements 18 units =40% **Above target**
Secondary Settlements 10 units = 22% **Below target**
Smaller Settlements: 0 units = 0% **Below target**
Open Countryside : 6 units = 36% **Above target**

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

2024/25

Granted Permission:
Local Service Centres 3 units = 9% **Below target**
Service Settlements 20 units = 63% **Above target**
Secondary Settlements 3 units = 9% **Below target**
Smaller Settlements: 0 units = 0% **Below target**
Open Countryside : 6 units = 19% **Above target**

Completions:
Local Service Centres 1 unit = 6% **Below target**
Service Settlements: 0 units = 0% **Below target**
Secondary Settlements: 6 units = 12% **Above target**
Smaller Settlements: 0 units = 0% **Below target**
Open Countryside : 10 units = 59% **Above target**

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

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

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

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

MF26

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people.			
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing		**Related Policies** Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites		
Indicator	Target	Outcome		Trigger Point
Number of affordable housing units granted planning permission per annum	25 affordable housing units to be granted planning permission per annum	Adoption		Below 21 units granted planning permission per annum for 2 consecutive years
		AMR No 1:	2	
		AMR No 2:	14	
		AMR No 3:	1	
		AMR No 4:	2	
		AMR No 5	20	
		AMR No 6	24	

Analysis	
Out of the 32 new residential dwellings granted planning permission between April 2023 and March 2024, 24 of these were affordable housing units. This is more than the numbers in previous years. The number has risen above the trigger point of 21 units for the first time in 6 years of monitoring, although it remains below the trigger point of 25 units. The planning permissions for affordable housing during 24/25 were a mixture of conversionsand random sites. The greatest contribution was permission for a housing association to build 20 affordable units on a site designated in the development plan. While the numbers this year are higher (24 units), they remain below the target (25 units).As with last year, external factors may have impacted upon the overall economy and housing market and influenced development with the National Park. The state of the national economy, following Brexit and Covid, and inflation and high interest rates may have dissuaded developers from proceeding with plans to invest in housing. There has been an increase in the costs of house building materials; inflation coupled with stagnant wages and high cost of living makes it increasingly difficult to obtain mortgages. The Authority depends on the delivery of the majority of affordable housing units by Housing Association on allocated sites. The National Park does not see housing development by large housebuilding companies. Small-scale developers building single plots are more prevalent; large schemes are mostly by Housing Associations, which provide 100% affordable provision. The raising of the threshold in Service and Secondary settlements in the short form revision allows single units to be open market dwellings. This has resulted in permissions for a number of single, open market dwellings (9 in 2019/20, 3 in 2020/21, 5 in 2021/22). Had the policies of the previous ELDP had been applied, 5 of 7 permissions granted during 2021/22 would have been required to be affordable. Discounting units granted tohousing associations's, the low number of permissions for affordable homes may be partly a result of this change in threshold. The change may have encouraged small-scale developers to apply for single plots in areas where under the previous plan, would have had a requirement to be affordable (although there is no certainty that affordable housing would have come forwards) The AMR figures over the last 6 years (and further) demonstrates that in the current economic climate, the private sector is not delivering many affordable houses within the national park. Within the national park, not many private allocations are coming forward for development, and therfore do not provide many affordable houses. No large housing developments are coming forward, meaning the required % contribution of affordable housing from such sites is not being provided. This highlights the need to review the deliverability of the plan's housing figures and the viability of sites. There is more activity, albeit low numbers, from small, single plot developments, which tend to be self build / custom build plots by local developers, to provide for their own needs, and not developments purely for profit and investment purposes, to be made available on the market. This suggests that future policy may need to focus on the provision of housing for the local market, and affordable housing.	
Action	Although 24 affordable units have been given planning permission between 2024/25, the number of affordable housing units that have been given planning permission per year has been less than 21 units for the previous 5 years. A policy review is needed as

	affordable housing is not provided and allocations are not delivered. The increasing pressure on the local housing market exacerbated by Brexit and Covid 19 and the subsequent impact on the sustainability of local communities suggests that future LDP policies may need to focus on achieving accessible local market housing and affordable housing. Providing affordable housing to local communities is a key element of the plan's strategy. With continued low numbers of units coming forward, the housing figures of the development plan are not being met.

MF27

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people		
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing		**Related Policies** Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites	
Indicator	Target	Outcome	Trigger Point
Number of affordable housing units completed per annum	25 affordable housing units to be completed per annum.	Adoption AMR No 1: 3 AMR No 2: 19 AMR No 3: 2 AMR No 4: 11 AMR No 5: 4 AMR No 6 4	Below 21 units completed per annum for 2 consecutive years
Analysis			
The number of affordable units completed during 2024/25 has stayed at 4 units, well below the target of 25 and below the trigger point of 21. The number of affordable housing units completed has been lower than the target for 6 consecutive years. The low number of completions may have been due to the overall health of the property market and economy. External factors may have impacted upon the overall economy and housing market and influenced development with the National Park, such as uncertainty over Brexit and difficult borrowing environment for small builders and self-build projects. Factors such as Brexit and the Covid-19 pandemic has contributed to a significant increase in the cost of building materials. Inflation, high cost of living, coupled with stagnant wages may also be discouraging developers of custom build single plots/self build plots, with mortgages increasingly difficult to obtain. The Authority is dependent onthe delivery of affordable housing units by Housing Associations. In 2024/25, no affordable units were completed by Housing Associations, which has a significant impact on the figures for this monitoring year. In the current economic climate, it does not appear that the private sector are delivering manyaffordable housing units within the National Park. Affordable housing delivery is			

heavliy dependent on housing association activity, which generally appears to deliver a site every two years. It does not appear that the private sector can be relied upon to provide affordable housing.	
Action	The number of affordable housing units completed per annum is below 21 units for 3 consecutive years (although the figure for 2020-21 (19 units) was just below the target.. Provision of affordable homes for local communities is a key element of the plan's strategy. With persistent low numbers of units completed, the development plan housing figures are not being delivered. Given the situation facing the communities of Snowdonia, it is considered that triggering a formal review is appropriate. The increasing pressures on the local housing market exacerbated by Brexit and Covid 19 and the resulting impact on the sustainability of local communities suggests that future LDP policies may need to focus on achieving accessible local market housing and affordable housing The formal review was started in March 2023 and a review report has been prepared.

MF28

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing		**Related Policies** Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites		
Indicator	Target	Outcome		Trigger Point
Number of market units coming forward as a result of non-viability (i.e. units that are not viable and have therefore resulted in open market housing with a commuted sum).		Adoption		10 or more units per annum granted planning permission for three consecutive years.
		AMR No 1:	0	
		AMR No 2:	3	
		AMR No 3:	0	
		AMR No 4:	3	
		AMR No 5	5	
		AMR No 6	0	
Analysis				
No commuting sums were received for planning applications during 2024/25.				
Action	Development plan policies are being implemented effectively			

MF29

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

Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing	**Related Policies** Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites

Indicator	Target	Outcome		Trigger Point
Number of affordable housing units granted planning permission per annum via windfalls.	6 units per annum	AMR No 1:	2	Below 5 units granted planning permission per annum for 2 consecutive years
		AMRNo 2:	4	
		AMR No 3:	0	
		AMR No 4:	0	
		AMR No 5:	7	
		AMR No 6:	2	

Analysis

Two affordable housing units were granted planning permission via windfalls in 2024/25.

Previous low figures for affordable housing units permitted on windfall sites were taken into account during the revision of the LDP for 2016-2031 to ensure windfall sites are brought forward for development. The thresholds in the revised Plan was increased to assist sites coming forward; and the percentage provision of affordable housing units required for developments was reduced. It appears that a number of small open market windfall sites have come forwarded which fall below the threshold.

The raising of the threshold in Service and Secondary settlements allows single units to be open market dwellings, whereas previously they were required to be affordable. This has resulted in permissions for a number of single, open market dwellings within these settlement types over the first 3 years of monitoring. The low number of permissions for affordable homes may be a direct result of this change in threshold. The change may have encouraged small scale developers to apply for single open market plot in areas where under the previous plan, would have had a requirement to be affordable.

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

MF30

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local peopleCommunities			
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing		**Related Policies** Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites		
Indicator	Target	Outcome		Trigger Point
Number of affordable housing units completed per annum via windfalls.	6 units per annum	Adoption		Below 5 units completed per annum for 2 consecutive years
		AMR No 1:	2	
		AMR No 2:	4	
		AMR No 3:	0	
		AMR No 4:	2	
		AMR No 5:	1	
		AMR No 6	1	
Analysis				
One affordable unit was completed on a windfall site during 2024/25. The housing market in the National Park is localised in nature, relying on small local builders and self-build projects on small sites of less than five units. There are no regional house builders active in the market and therefore there is very limited speculative building of open market and affordable housing. The target will need to be monitored closely over the next year to see if this is part of a longer term trend.				
Action	The trigger point has been activated following two consecutive years of numbers falling below the target. The contribution of windfalls in the plan may be too high and needs to be reviewed.			

MF31

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

		AMR No 6	4	
Analysis				
Four affordable housing units were granted planning permission via conversions during 2024/25, This follows 4 units during 2023/24. Before that, the numbers were low. There may be general economic reasons for the low numbers. The need for a S.106 for an affordable dwelling may discourage developers, coupled with difficulties obtaining mortgages. Coupled with high inflation, high building costs and stagnant wages, the current ecomomic climate does not encourage investment in conversions as affordable dwellings.				
Action	The trigger point was activated in the first three years of the AMR, but the number is higher than the target during 2022/23, 23/24 and 24/25. It will be important to investigate further the contribution of conversions to the affordable housing element as part of the process of amending the Development Plan.			

MF32

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing Development Policy 9: Conversion and Change of Use of Rural Buildings ,		**Related Policies**		
Indicator	Target	Outcome		Trigger Point
Number of affordable housing units completed per annum via conversions.	3 units per annum	Adoption		Below 2 units completed per annum for 3 consecutive years
		AMR No 1:	3	
		AMR No 2:	4	
		AMR No 3:	2	
		AMR No 4:	0	
		AMR No 5:	3	
		AMRNo 6:	3	
Analysis				
3 affordable units were completed via conversions.				
Action	Development plan policies are being implemented effectively			

MF33

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing		Related Policies		
Indicator	Target	Outcome		Trigger Point
Monitor uptake of		Adoption		Take up of 2 units per settlement.
		AMR No 1:	0	

affordable housing in smaller settlements	2 per settlement over the life of the Plan	AMR No 2:	3	Take up of more than two units per settlement relating to need. No take up after 4 years in any individual settlement.
		AMR No 3:	0	
		AMR No 4:	0	
		AMR No 5:	0	
		AMR No 6:	0	

Analysis
0 affordable dwellings have been permitted within smaller settlements. Over the five year period of the AMR, affordable housing has only been providied within two of the 29 smaller settlements within the national park area. The affordable requirement with the need for a S.106, and difficultes obtaining a mortgage, may be discouraging development, coupled with other wider ecomomic factos, as outlined under other targets. The target of 2 units per settlement appears ambitious (it would equate to 58 units), and does not appear to be deliverable and should be re-considered as part of the review. The increasing pressures on the local housing market exacerbated by Brexit and Covid 19 and the resulting impact on the sustainability of local communities suggests that future LDP policies may need to focus on achieving accessible local market housing.

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

MF34

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

Key Policies	**Related Policies**
Strategic Policy G: Housing Development Policy 30: Affordable Housing Development Policy 11: Affordable Housing in Exception Sites	

Indicator	Target	Outcome		Trigger Point
Number of affordable housing units granted planning permission and completed per annum on exception sites. The exception sites are not included in the housing requirement figure.	1 scheme completed every 4 years	Adoption		Less than 1 scheme completed every 4 years.
		AMR No 1:	0	
		AMR No 2:	0	
		AMR No 3:	0	
		AMR No 4:	1	
		AMR No 5	9 approved 0 completed	
		AMR No 6	0 approved 1 completed	

Analysis	
Nine affordable housing units were permitted on an exception site during 2024/25. One affordable unit was completed on an exception site during 2024/25. Suitable land owned by housing associations have already been allocated in the development plan, as opposed to being brought forward as exception sites. Units can be expected to be completed in the coming years following approvals during 23/24. The affordable requirement and the need for a S.106, plus difficulties obtaining a mortgage, may be discouraging development, coupled with other wider ecomomic factors, as outlined under other targets.	
Action	Further Investigation/Research Required.The figure for the first two years of monitoring falls below the trigger level and the Authority will investigate and continue to monitor future reports to distinguish trends.

MF35

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing		**Related Policies** Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites		
Indicator	Target	Outcome		Trigger Point
Monitor the size of sites coming forward and the number of units proposed on each site.		Adoption		
		AMR No 1:	See analysis	
		AMR No 2:	See analysis	
		AMR No 3:	See analysis	
		AMR No 4:	See analysis	
		AMR No 5:	See analysis	
		AMR No 6:	See analysis	
Analysis				
Of the 32 residential units granted planning permission in 2024/25, there was one site of 20 units. The rest were single sites of 1 or 2 units. The housing market in the National Park is localised in nature, relying on small local builders and self-build projects on small sites of less than five units. There are no regional house builders active in the market and therefore there is very limited speculative building of open market and affordable housing. Large sites are mostly dependent on Housing Association activity.				
Action	Development plan policies are not being implemented as intended and further research and/or investigation is required.			

MF36

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing		**Related Policies** Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites		
Indicator	Target	Outcome		Trigger Point
Monitor the affordable housing targets and thresholds of sites coming forward.		Adoption		
		AMR No 1:	Targets met	
		AMR No 2:	Targets met	
		AMR No 3:	Targets met	
		AMR No 4:	Targets met	
		AMR No 5:	Targets met	
		AMR No 6:	Targets met	
Analysis				
The units which had an affordable housing requirement have met the affordable housing target of the Eryri LDP. The review will need to consider the Affordable Housing targets and thresholds. One application was granted to change the use of hostel accommodation to a C3 dwelling in the open countryside, without a contribution to affordable housing, due to other material considerations.				
Action	Development plan policies are not being implemented as intended and further research and/or investigation is required.			

MF37

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
Key Policies Strategic Policy G: Housing **Development Policy 13: Gypsy and Travellers Sites**		**Related Policies**		
Indicator	Target	Outcome		Trigger Point
If need is identified through the GTNA within the National Park consider suitable	Continue to be part of the GTNA group	Adoption		Failure to meet an identified need.
		AMR No 1:	See analysis	
		AMR No 2:	See analysis	

sites.		AMR No 3:	See analysis	
		AMR No 4:	See analysis	
		AMR No 5:	See analysis	
		AMR No 6:	See analysis	

Analysis
Local authorities have a duty to undertake gypsy and traveller accommodation assessments (GTAAs) under the Housing (Wales) Act 2014. Gwynedd and Conwy local housing authorities have completed their Gypsy and Traveller Accommodation Needs Assessments at local authority level early in 2016. The GTAA's for the Gwynedd and Conwy areas were submitted to the Welsh Government and it was found that there was no need within the National Park for a residential site or a transit/temporary stopping site for gypsy and travellers.Cyngor Gwynedd have established a new steering group for 2021 of which the Authority are members. In May 2021. Arc4 were commissioned to assist Gwynedd and Ynys Mon Councils to prepare a Gypsy and Travellers Accommodation Assessment to inform local housing strategies and Gypsy and Traveller site provision policies in Development Plans. The GTANA has been carried out in accordance with the methodology set out in the Welsh Government's Undertaking Gypsy and Traveller Accommodation Assessment. Again the GTANA did not identify the need for a site within the National Park. The Authority will continue to be part of the project steering group to ensure that ongoing monitoring will be maintained and to identify whether further residential or temporary stopping places should be delivered to meet any further identified need. The Authority will use the Eryri LDP criteria based policy to judge proposals to meet future or unexpected demand.

Action	Development plan policies are being implemented effectively

MF38

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing	**Related Policies** Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites

Indicator	Target	Outcome		Trigger Point
Monitor affordable housing need figure identified through the LHMA and other appropriate local housing needs surveys		Adoption		
		AMR No 1:	See analysis	
		AMR No 2:		
		AMR No 3:		
		AMR No 4:		
		AMR No 5:		
		AMR No 6:		

Analysis

Local Housing Authorities are responsible for producing and updating LHMA in partnership with planning authorities and other stakeholders. Gwynedd Council has updated their LHMA for the period (2018-2023). Gwynedd's LHMA (2018-2023) has identified an annual housing need figure of 707 for the Gwynedd area. Using a pro rata division of 19% for the part of the Gwynedd area within the border of the National Park, gives an annual need of 134 and a total of 670 units over the 5 year period of the LHMA The Council is working on their update of the LHMA. Conwy has released a Local Housing Market Assessment (LHMA) 2022-2037 at the end of 2024. The LHMA indicates a total annual need of 694 additional affordable homes over the next 5 years in Conwy. The LHMA indicates an estimated total over 15 years of 2461 affordable homes in Conwy. The Local Housing Market Assessment shows that there is a lack of affordable housing in Conwy County and that this has an impact on the number of households in temporary accommodation. The Assessment has shown an increasing need for smaller houses that are affordable, more accessible affordable properties, and affordable houses with more than 4 bedrooms. Therefore, it is essential that new residential developments include an appropriate mix of housing types in order to accommodate this change. When setting out to amend the Eryri LDP, it is important that there is close collaboration between the Conwy Housing Authority and the National Park Authority in order to understand the housing needs within the National Park area. The Welsh Government has introduced a new methodology for the production of a LHMA. Conwy has published an LHMA under the new methodology; Gwynedd is working on preparing one. The Authority will continue to work closely with Gwynedd and Conwy and use the findings of the LHMAs to help inform the type of dwellings required in terms of size and mix of occupancy. During this monitoring year, the Rural Housing Enablers (RHEs) has undertaken a local housing needs survey in Dinas Mawddwy and Llanbedr.
Action: Development plan policies are being implemented effectively

MF39

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing		**Related Policies** Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites		
Indicator	Target	Outcome		Trigger Point
Monitor the need for intermediate affordable housing needs through Tai Teg Register.		Adoption		
		AMR No 1:	See analysis	
		AMR No 2:		
		AMR No 3:		
		AMR No 4:		
		AMR No 5:		
		AMR No 6:		

Analysis	
The Local Authorities of North Wales and housing associations have established Tai Teg, a joint intermediate housing register which ise coordinated by Grwp Cynefin housing association. This register provides specific information about intermediate housing needs across the whole of north Wales and it ispossible to break down the information by settlement to provide an accurate figure of intermediate housing need within settlements across the National Park. This information is available to the Authority and housing associations. It is not possible to provide a figure for the number of households on the Tai Teg register within the National park for the 24/25 period, as their temporary database has cause difficulties. It is hoped that a new system will enable reliable figures to be obtained.	
Action	Development plan policies are being implemented effectively

MF40

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing		**Related Policies** Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites		
Indicator	Target	Outcome		Trigger Point
Revise existing SPG on Affordable Housing	By 2019	Adoption	Existing SPG	Failure to deliver
		AMR No 1:	SPG Revised and adopted	
		AMR No 2:		
		AMR No 3:		
		AMR No 4:		
		AMR No 5:		
		AMR No 6:		

Analysis
A revised SPG for affordable housing was adopted in September 2019. This is apractical guidance note for applicants who intend to submit a planning application for an affordable dwelling to meet local needs which is available to download on the Authority's website. The Authority continues to discuss viability issues on a case by case basis making reference to the SPG on Affordable Housing The SPG provides detailed information on how policies contained in the revised Eryri Local Development Plan (ELDP) (2016-2031) will be applied in practice by the Authority. The most relevant policies in the revised Eryri LDP are Strategic Policy G: Housing, Development Policy 30: Affordable Housing, Development Policy 11: Affordable Housing on Exception Sites and Development Policy 9: Conversion and Change of use of rural buildings.

The SPG was the subject of a 6 week public consultation between the 9th of July 2019 and the 18th of September 2019. The consultation report is available for viewing on the Authority's website. The SPG has been updated to reflect current data on household income that guides the affordable price level of properties. The size of affordable housing units has also been defined so they commensurate with the needs of the intended household and remain affordable in perpetuity. The SPG has also been updated to reflect the most up to date data relating to commuted sum payments. The Authority has produced a practical guidance note for applicants who intend to submit a planning application for an affordable dwelling to meet local needs which is available to download on the Authority's website. The Authority continues to discuss viability issues on a case by case basis making reference to the SPG on Affordable Housing.	
Action	Development plan policies are being implemented effectively

MF41

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing Development Policy 17: Removal of Agricultural and Holiday Accommodation Occupation Condition		**Related Policies**		
Indicator	Target	Outcome		Trigger Point
The number of applications approved for the removal of an agricultural or holiday accommodation occupancy condition	Substitution for a condition restricting occupancy to affordable housing	Adoption		Less than 30% of all approvals to remove agricultural or holiday accommodation conditions
		AMR No 1:	0	
		AMR No 2:	1	
		AMR No 3:	0	
		AMR No 4:	0	
		AMR No 5:	0	
		AMR No 6:	0	
Analysis				
During 2023/24, no applications were approved.				
Action	Development plan policies are being implemented effectively			

MF42

Objective	Support the appropriate provision and retention of key community facilities and services throughout the area. Encourage community recreational facilities where they meet local needs and do not conflict with the 'Special Qualities' of the Park.			
Key Policies **Strategic Policy Ng: Community Services and Facilities**		Related Policies **Strategic Policy A: National Park Purposes and Sustainable Development**		
Indicator	Target	Outcome		Trigger Point
Number of new or improved community facilities in Local Service Centres, Secondary Settlements and Smaller Settlements	An increase in the number of new or improved community facilities	Adoption		
		AMR No 1:	2 improved community facilities	
		AMR No 2:	2 improved community facilities	
		AMR No 3:	1 improved community facilities	
		AMR No 4:	1 improved community facilities	
		AMR No 5	1 improved community facilities	
		AMR No 6	5 improved or new community facilities	
Analysis				
During 2024/25: • Planning permission was given for a change of land use to a community area including the installation of play equipment and landscaping work in Abergwyngregyn. • Planning permission was granted for the installation of 4 skylights in the Memorial Hall, Penmachno. . • Planning permission was granted for external changes to the existing hall to relocate an entrance and create an accessible access ramp, in the Village Hall, Llanfachreth. • Planning permission was granted for the erection of a gazebo to be used in connection with a children's nursery in Dolgellau. • Planning permission was granted for an extension to the rear along with minor changes to Canolfan Cymuned Parc.				
Action	Development plan policies are being implemented effectively			

MF43

Objective	Support the appropriate provision and retention of key community facilities and services throughout the area. Encourage community recreational facilities where they meet local needs and do not conflict with the 'Special Qualities' of the Park			
Key Policies Strategic Policy Ng: Community Services and Facilities		Related Policies Strategic Policy A: National Park Purposes and Sustainable Development		
Indicator	Target	Outcome		Trigger Point
Number of community facilities lost through change of use	No loss of viable facilities	Adoption		Failure to deliver
		AMR No 1:	No losses	
		AMR No 2:	No losses	
		AMR No 3:	No losses	
		AMR No 4:	No losses	
		AMR No 5:	No losses	
		AMR No 6:	No losses	
Analysis				
No community facilities were lost due to change of use.				
Action	Development plan policies are being implemented effectively			

MF44

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

		AMR No 4:	No harmful scheme or developments	
		AMR No 5:	No harmful scheme or developments	
		AMR No 6:	No harmful scheme or developments	
Analysis				
During 2024/25, two community and linguistic statements were presented. One was for an application to extend the narrow gauge railway in Bala and the other for change of use of a chapel in Bryncrug.				
Action	Development plan policies are being implemented effectively			

MF45

Objective	Promote measures to encourage development that supports the vibrancy of the Welsh language and to protect communities from developments that are insensitive to impact on the Welsh language.			
Key Policies Development Policy 18: The Welsh language and the Social and Cultural fabric of Communities		Related Policies		
Indicator	Target	Outcome		Trigger Point
Monitor the effectiveness of the Community and linguistic statement and the Community & Linguistic Impact Assessments	Number produced in compliance with policy. Assess effectiveness.	Adoption		
		AMR No 1:	See analysis	
		AMR No 2:		
		AMR No 3:		
		AMR No 4:		
		AMR No 5:		
		AMR No 6:		
Analysis				
The Community & Linguistic Statements that have been submitted in previous years enabled the Authority to make an informed decision on applications that may have had an effect on the Welsh language within communities. They have also provided an opportunity for applicants to demonstrate positive influences on communities, particularly where the development serves to meet local needs. In response to any negative impacts of the development, the statement also gives the applicant the opportunity to expand on the benefits of the development and to present evidence of mitigating factors relevant to the application and planning.				
Action	Development plan policies are being implemented effectively			

MF46

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

Development Policy 18: The Welsh language and the Social and Cultural fabric of Communities Development Policy 10: Advertisements and Signs				
Indicator	Target	Outcome		Trigger Point
Encouraging Welsh or bi-lingual signage	An increase in Welsh or bi-lingual signage	Adoption		
		AMR No 1:	Increase	
		AMR No 2:	Increase	
		AMR No 3:	Increase	
		AMR No 4:	Increase	
		AMR No 5	Increase	
		AMR No 6:	Increase	
Analysis				
During 2024/25, applicants have been encouraged to produce bilingual signs. During this Annual Monitoring period, 9 out of 10 applications for advertisement consent were bilingual, or partly bilingual. Permission for signsfor a garage in Harlech were not bilingual.				
Action	**Training Required:** The policies of the development plan are not being implemented as intended and officer training is required.			

MF47

Objective	Promote measures to encourage development that supports the vibrancy of the Welsh language and to protect communities from developments that are insensitive to impact on the Welsh language			
Key Policies Development Policy 18: The Welsh language and the Social and Cultural fabric of Communities		Related Policies		
Indicator	Target	Outcome		Trigger Point
Encouraging the use of Welsh place names for new developments	An increase in Welsh place names for new developments	Adoption		
		AMR No 1:	See analysis	
		AMR No 2:	See analysis	
		AMR No 3:	See analysis	
		AMR No 4:	See analysis	
		AMR No 5:	See analysis	
		AMR No 6:	See analysis	
Analysis				
There are a number of initiatives being undertaken by the Authority that encourage the use of the Welsh language and seek to protect Welsh place names. They are also actions under the objectives of the Authority's Management Plan (Cynllun Eryri). Such projects positively				

promote the language, which gives the National Park its sense of place. Through participating in such schemes, individuals will have increased awareness of the language and may be more minded to retain Welsh names for new developments and adopt bilingual policies for businsess.

- Projects throughout the Authority such as Caru Eryri, Yr Ysgwrn, Carneddau Landscape Partnership Scheme, Harlech and Ardudwy Cultural Heritage Scheme, Ffermio Bro, and Eryri Local Nature Partnership all offer a wide variety of opportunities for people to socialise, engage with heritage and conservation and participate in them through the medium of Welsh. These opportunities include volunteering, skills development, activities and events.,The Authority has officially approved the names Yr Wyddfa and Eryri to be used used in all languages. The decision received a positive response and a number of national bodies are following the same procedure, leading to better awareness of Welsh place names and an understanding of their significance.
- Educational resources and a new art exhibition interpreting place names are being planned.The ENPA Place Names Task and Finish Group was established in October 2020 to develop a methodology for the promotion and promotion of place names. The Group collaborated on this work with the Welsh Language Commissioner, Cadw and the Royal Commission on the Monuments of Wales, as well as individual experts. In 2022, the National Park Authority decided to officially adopt the names Eryri and Yr Wyddfa in all languages. This decision has prompted similar action by other national bodies and has inspired better awareness of Eryri's place names and their cultural significance. Principles for dealing with place names have been adopted by ENPA, in order to standardise the use of place names. The names of lakes in Snowdonia have been standardised by the Place Names Standardisation Panel and this will lead to the consistency of the names of Eryri's peaks in due course. The initiative aligns with wider efforts to protect and celebrate indigenous and native place names around the world, placing Eryri as part of a progressive movement in the protection of place names.
- Harlech and Ardudwy Schemes record historic place names in the project area and work with local communities and volunteers to raise awareness and wider interpretation. The aim of the Carneddau Voices and Names project is to record and raise awareness of place names through community recording sessions in conjunction with the Place Names Association.
- ENPA, CCBC and CG have all launched and run successful Ambassador schemes, promoting the core messages and special qualities of each region.
- Yr Wyddfa and Cader Idris volunteers are paired according to their linguistic ability to ensure that learners can practice their language skills. Yr Ysgwrn engages Welsh learners to take part in activities on site including volunteering. All activities of ENPA Volunteers are monitored to see if they use the language.

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

MF48

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people Support the appropriate provision and retention of key community facilities and services throughout the area. Encourage community recreational facilities where they meet local needs and do not conflict with the 'Special Qualities' of the Park Promote measures to encourage development that supports the vibrancy of the Welsh language and to protect communities from developments that are insensitive to impact on the Welsh language.
Key Policies Strategic Policy G: Housing Strategic Policy A: National Park Purposes and Sustainable Development Development Policy 18: The Welsh language and the Social and Cultural fabric of Communities Strategic Policy B: Major Development	Related Policies Development Policy 30: Affordable Housing

Indicator	Target	Outcome		Trigger Point
Number of planning obligations secured on larger development	All large development	Adoption		Failure to secure obligations where necessary on 2 or more sites in 3 years
		AMR No 1:	0	
		AMR No 2:	0	
		AMR No 3:	0	
		AMR No 4:	0	
		AMR No 5:	0	
		AMR No 6	0	

Analysis
During 2024/25 no large scale development requiring a planning obligation were submitted.

Action	Development plan policies are being implemented effectively

Further research and consideration to inform amendments to the Eryri LDP

5.46 The number of housing completions for 2024/25 was 17 units, the same as last year's figure. The completion figure of 34 units is below the average annual housing requirement target of 51 units. The Housing Trajectory shows an annual shortfall against the Annual Anticipated Housing Requirement (AAR) during 2024/25 with this year's completions of 17 units below what was anticipated (51 AAR vs 17actual completions, -67% in percentage terms). The number of dwellings that have been completed annually have been consistently below the (AAR) of 51 dwellings per annum since 2016-17. There is a shortfall of -41% for cumulative required build rate from the start of the plan period, 2016-17, up to 31st March 2025. The plan is falling significantly short of what is intended; there has been a shortfall of cumulative housing completions against the AAR for 5 consecutive years.

5.47 There may be several local and wider national reasons for the low numbers. The housing market in the National Park is localised in nature, relying on small local builders and self-

build projects on small sites. There are no regional house builders active in the market and therefore there is very limited speculative building of open market and affordable housing. The decrease may in part be due to the difficult borrowing environment for developers, small builders, and self-build projects. There has been a general trend in lower numbers of completions between 2015 and 2019 within the National Park and at an all-Wales level. Changes in the Authority's housing policies through the recent Eryri LDP revision by increasing the thresholds before requiring affordable housing provision within settlements, were expected to stimulate the housing market to increase choice and overall completion rate as well as supporting small builders and the local economy, however this has not happened in the first three years of monitoring the policy.

5.48 The delivery of affordable housing in the National Park depends considerably on Housing Association activity. Permissions and completions by Housing Associations helped to increase the affordable housing figures for the second year of monitoring, but were absent from the first and third year. The Authority must continue to work closely with Housing Associations to ensure that affordable sites continue to come forward and are delivered. The AMR housing numbers over the first 3 years of monitoring (and further) demonstrates that in the current economic climate, the low number of private sector housing devlopment is not delivering affordable housing within the National Park and that affordable housing delivery is heavily dependent on Housing Associations. No private allocations are coming forward for development, and therefore do not provide a contribution of affordable housing. There are no large private sector allocations, windfall sites or exceptions sites coming forward, meaning the required % contribution of affordable housing from such sites is not being provided. It may demonstrate that large scale private developments are not deliverable within the national park area, or that there is no private sector interest to develop within the National Park. There is more activity, albeit low in numbers, from single plot developments, which tend to be self build plots/ custom build plots by local developers, to provide for their own needs, and not development purely for profit and investment purpsoses. This suggests that future policies may need to focus on the provision of housing for the local market, and affordable housing. The replacement Plan will need to consider what can realistically be delivered by the industry (private, social and self / custom build) in Eryri.

5.49 The number of second homes and short-term holiday lets has become a significant issue within the national park and the wider North West Wales area. Increasing numbers are contributing to increased house prices and a reduced housing stock available to rent or purchase by the local community. This has an effect on the sustainability of viable communities and the Welsh language. Regulatory changes have been introduced which will allow greater control of changes between different types of residential uses and the formation of planning policies. After gathering further evidence for careful consideration and collaboration with other authorities, together with public consultation, an Article 4 Direction was introduced on 1st June 2025 which could have a significant impact on the local housing market.

5.50 The 2018 based household projections for the National Park were published in May 2021. These projections estimate that between 2018 and 2028 the population of the Park will decrease by 1.92%. During the same period the households in Snowdonia is projected to increase by 40 units (0.3%), a very modest increase within a 10-year period. A falling population and slower new household formation rates suggests that a lower overall housing requirement figure may be more suitable when amendingthe LDP. A lower housing requirement figure would also reflect past completions and the current housing development industry's ability to deliver within the National Park.

5.51 Due to increasing pressures on the local housing market exacerbated by Covid 19 and the resulting impact on the sustainability of local communities; a review of LDP housing

policies is required. Initial analysis of house prices, incomes, second homes and holiday let data for the National Park area suggests that LDP policies should focus on achieving accessible local market housing and affordable housing to secure the long-term viability of Snowdonia's local communities.

5.52 Further research is required to explore local market housing and primary residency housing policies, analyse relevant evidence and indicators and examine how they have been implemented and delivered in other Authorities. Further work is needed to investigate the possibility of considering local market housing as well as re-examining the housing development boundaries and assess settlement capacities.

5.53 The Welsh Government has set an ambition to see the number of people able to enjoy speaking and using Welsh reach 1 million by 2050. To deliver on this aim, the LDP must support, promote and enhance the Welsh language as a viable community language by ensuring that there are sufficient and proportionate employment and housing opportunities to sustain local communities. Specific policies will need to provide further guidance to ensure that development of an appropriate scale, type and character is delivered to meet the needs of local communities. Furthermore, the amendedLDP will need to ensure that development occurs at a rate which can be absorbed and assimilated without damaging the character of communities. Adverts and signs are a method of promoting the distinctive culture of Snowdonia and can contribute enormously to the Sense of Place. When amendingthe LDP it will be important that policies ensure that adverts and signs are provided bilingually and expect new developments and streets to have Welsh names.

5.54 Further detailed research and analysis will be undertaken of the type of sites that have been permitted in the National Park since the adoption of the LDP**.**Housing data will need to be analysed in respect of the number of private sector, self-build, intermediate and social housing units brought forward in the National Park and compare with other rural areas and national patterns. The Authority will also need to analyse windfall development and potential sites. The data will feed into the evidence base included in the Housing Background Paper, to inform the next review.

5.55 The potential contribution of a community-led housing, co-operative housing and land trusts should also be considered. The Authority is exploring the possibility of creating and funding a community led housing officer post, along with other partners, to work with communities and explore potential Community led housing schemes. Discussions will continue with partners and local communities.

5.56 Collaboration with Gwynedd and Conwy local housing authorities with continue to assist with the implementation of their Housing Strategies. The Authority will seek to assist with Cyngor Gwynedd's recent Housing Action Plan, its housing need identification work, and any plans to develop affordable housing within the National Park area.

Case Studies

Land near Penrhwylfa, Harlech.

During 2024/25, planning permission was granted for a housing development in Harlech. The 20 units approved make a significant contribution to the Authority's affordable housing target. The land was allocated for 24 affordable units for local needs under Strategic Policy G (Housing) ELDP 2016-31.

The owner of the site is Adult Education Wales, who were keen to see a use for the land with community benefit. They have collaborated with the housing association Grŵp Cynefin. Permission was granted to build 20 affordable dwellings (9 two-room houses, 4 three-room houses, 4 one-room flats, 1 one-room house, 1 two-room bungalow, and 1 four-room bungalow) and associated parking and garden areas. The proposal includes two 'supported living' bungalows. Evidence of need was provided by the applicant. The mix of the scheme meets this need. The construction work has already started on the site, and will be completed during the 25/26 period.

6 SUPPORTING A SUSTAINABLE RURAL ECONOMY

This section delivers a response to the following objectives:

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

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

Employment

6.1 Seven applications were permitted during 2024/25 that resulted in an estimated increase of 4537m^2 *new* floor space (or conversions/adaptations) for employment purposes. These applications were for;

- Retrospective application to build a workshop in Capel Curig
- Erection of an ancillary facilities/office building in Betws y Coed
- Change of use of residential land to incorporate business use and erect a marquee for the purposes of holding ceramics workshops in Llanfachreth
- Erection of rear extension and extension to cafe/restaurant (Class A3 Use) and shop use (Class A1 Use) to an extended area (Retrospective) in Betws y Coed
- Change of use of a ground floor shop (use class A1) to a restaurant (use class A3) in Harlech
- Change of use of an existing garage into a winery in Harlech
- Change of use from store to pharmacy in Trawsfynydd
- Change of use from Museum (D1) to Shop & Post Office (A1) in Trawsfynydd

6.2 The total of 4537m^2 of new employment floor space (or conversions/adaptations) is based on information submitted with the planning application which may include an area outside the development area. Because of this, it is assumed that the total is significantly less than 4537m^2 but despite this, there has been an increase in employment floor during the latest AMR period.

6.3 Part one of a collaborative study was completed (between Snowdonia National Park, Gwynedd Council and Anglesey Council), which reviewed and assessed the provision of employment land to help form an evidence base for the review of the Eryri Local Development Plan. Discussions are about to begin for the start of part two of this work.

6.4 In July 2020, Welsh Government published 'Building Back Better Places – The Planning System Delivering Resilient and Brighter Futures – Placemaking and the Covid 19 recovery'. The documents seeks to highlight the key existing planning policies and tools which should be used by all sectors in the environmental, social, cultural and economic recovery of Wales, recognising the continuing need for Planners to operate within a wider context of priorities and action at all scales.

6.5 The document also notes that economic forecasts and surveys, will need to be re-examined to ensure that the supply of land for employment uses is adequate and fit for the future, taking into account the need for a choice of sites. This will form part of the assessment undertaken between the National Park, Gwynedd Council and Anglesey Council mentioned previously. Regarding strategic employment sites, 'Building Back Better Places' notes that local planning authorities should continue to assess if these

are still needed or how needs may change and work collaboratively across a region to designate land if there is a realistic prospect of it being developed in the medium term. With the rise of home-working, the review will also need to consider retail and town centres as flexible workplaces for remote workers to congregate together for the sharing of ideas and access to office environments and facilities.

6.6 ’Building back better places’ also notes that whilst there is undoubtedly a need for economic recovery, which the planning system should facilitate, this should not be at the expense of quality, both in terms of health and well-being and in response to the climate and nature emergencies. This is also consistent with the Sandford Principle, which is key to the workings of the National Parks.

6.7 In 2019, representatives from the North Wales Economic Ambition Board, Welsh Government and UK Government came together to agree and sign the North Wales Growth Deal. The strategy was signed in December 2020 and it is estimated to be worth more than £1bn to north Wales and will aim to have a positive impact on thousands of households, businesses and organisations across the area. The programmes within the deal include projects on;

- Low carbon energy
- Advanced manufacturing
- Land based industries (agriculture and tourism)
- Land and property
- Skills and employment
- Digital connectivity
- Strategic transport

6.8 The objectives of the deal, according to Ambition North Wales, will be to create around 4,200 new jobs and provide £2.4bn additional GVA. So far, it is not certain how many of these objectives have been achieved, with some comments being made on the progress of the plan. Despite this, the deal runs until 2036 with the target of achieving the objectives by then. In terms of the National Park, a project linked to the deal is the ambition to bring an SMR development to Trawsfynydd, and Ambition North Wales was working with the lead sponsor, Cwmni Egino, to develop the site. However, in 2024 Cwmni Egino's turnover was significantly cut from £2m in 2023/2024 to around £500,000 in the most recent financial year. The UK Government's view at the time was that the Trawsfynydd site would not be large enough for the first phase of the SMR buildings. There will be a further update in the AMR next year

Snowdonia Enterprise Zone

6.9 The Snowdonia Enterprise Zone that includes the former nuclear power station site at Trawsfynydd and the former airfield at Llanbedr has the potential to create new quality job opportunities. The site at Llanbedr had previously been shortlisted as a possible location for a Spaceport during 2015; however, Industrial Strategy funding was awarded in 2018 to a proposed vertical launch spaceport in Sutherland, Scotland, bringing an end to the potential of a vertical launch facility at Llanbedr. However, potential horizontal launch sites such as those potentially planned in Cornwall, Glasgow Prestwick and Llanbedr are to be boosted by gaining access to a new £2million development fund.

6.10 Within the Enterprise Zone Designation at Llanbedr, uses associated with aviation, aerospace will be encouraged by the National Park, alongside other B1, B2 and B8 uses. At Trawsfynydd Enterprise Zone, policies direct uses towards those connected to nuclear decommissioning, low carbon energy business, energy generation technologies

and research and development. No applications for development within the Snowdonia Enterprise Zone have been received during the period of the AMR, however it was announced during June 2020 that the Trawsfynydd site had been selected to lead on Magnox's reactor decommissioning project in the UK. This will see decommissioning work brought forward and secure employment in the area. It is envisaged that there will be a decommissioning programme of 20 years at the site, with three main phases. In order to ensure that the National Park are kept up to date with the latest developments within the Trawsfynydd site, Policy officers are part of the Trawsfynydd Strategic Site Group meetings as well as the UK wide Nuleaf (nuclear legacy advisory forum) groups. An additional Nuleaf group has recently been set up with a Welsh focus and the first meeting will be held during late 2021.

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

6.12 There were ambitions to bring forward a programme which would involve construction for an SMR at the Trawsfynydd site, to begin in 2027, working with Cwmni Egino on the plans. Current ELDP policies recognise that this site could accept low carbon energy businesses and energy generation technologies, provided there are no negative effects on the landscape. The objectives for the site (and the SMR development), according to Ambition North Wales, are to;

- Save up to 2,660,000 tonnes of CO2e savings
- Create up to 557 new jobs
- Generate up to 700MW new installed capacity using low carbon energy

6.13 However, in 2024 Cwmni Egino's turnover was significantly cut from £2m in 2023/2024 to around £500,000 in the most recent financial year. The UK Government's view at the time was that the Trawsfynydd site would not be large enough for the first phase of the SMR buildings. There will be a further update in the AMR next year.

Officers from the Policy Department are working with Magnox/NRS to form a Planning Framework for the site and for the decommissioning process. The hope was that a draft of this document would be submitted by Magnox/NRS during 2025 but there has been a delay in publishing the document. It is hoped that an update will be given in the next AMR.

Tourism and Recreation

6.14 The main changes to the Visitor Accommodation policies within the ELDP 2016-2031 adopted in February 2019, were the two new policies, Development Policy 28: New Build Serviced Accommodation, and Development Policy 29: Alternative Holiday Accommodation. The new Visitor Accommodation SPG was adopted on January 22nd 2020.

6.15 Policies within the Local Development Plan support tourism and outdoor recreation that maximise local economic benefits. A number of applications have been approved since the adoption of the LDP 2016-2031, that have resulted in improvements to tourism facilities.

6.16 Following the relaxation of restrictions after the first lockdown, the National Park saw an increase in visitor numbers above previous years, as more decide to take their holidays within the UK. This resulted in significant pressures on visitor management and the environment. This led to an increase in the occurrence of wild camping and camper vans/motor homes staying overnight in areas such as laybys, car parks and private land for overnight stays, rather than formal sites. Motor home numbers and resulting pressures remained high during the 2021/22 period. Tourism is integral to the National Park economy and caravan and camping sites will have lost income during 2020 and will not have benefited from motor homes not using formal sites. In the short-term various actions have been taken by the Authority, in collaboration with the Local Authorities and other Bodies, on prevention, education and information. Snowdonia's current Local Development Plan policies do not permit any new camping or touring caravan sites (which includes campervans/motor homes) due to their effect on the landscape and Special Qualities of the National Park There are calls from the tourism sector for the provision of small 'aires' sites for motor homes with basic facilities, for instance on car parks within settlements. Cyngor Gwynedd are are trialing 'Aires' sites.These are located on existing council owned car parks in Criccieth, Llanberis, Caernarfon, and Pwllheli. No site has been determined within the boundaries of the National Park.

6.17 It remains to be seen if the increase in tourist visitor number and motorhomes is a long-term trend. If conditions make it once more convenient to travel outside the UK, visitor number could reduce from levels seen recently.

Retail

6.18 A retail survey was carried out during October 2022 in Aberdyfi, Bala, Betws y Coed, Dolgellau and Harlech. The average vacancy rate for the five towns was 8.2%, which is slightly higher than the 9.2% seen in the 2021 study. At a national level since 2022, the number of vacant retail units continue to increase. The figure for the second quarter of 2023 was 17%, an increase of 0.3% compared with the same period in 2022 (reported by the Welsh Retail Consortium). Two applications were permitted for extensions and changes to the retail units during 2022/2023

6.19 Due to staffing and resource limitations, a retail survey was not carried out during this monitoring period. A retail survey will be carried out during the autumn months of 2025 and will be reported in next year's annual monitoring report (2025/2026).

6.20 Welsh Government's 'Building Back Better Places (June 2020)' notes its intention to revitalise town centres within Wales. Throughout Wales, the Covid lockdowns meant that retail and commercial centres became deserted, and supermarkets and convenience shops became the only few shops open. The economic consequences meant that many retailers were struggling financially which could lead to higher vacancy rates in commercial centres. Welsh Government note that the planning system must respond to this situation by ensuring that the retail and commercial centres can operate as flexibly as possibly. This will begin by setting out a clear vision for each centre within LDPs, as well as establishing realistic and sensible boundaries for centres, with the identification of sites for redevelopment. This means that the role and function of established shopping areas must be reassessed and sometimes difficult decisions about the future of some of these centres will need to be made, master planning will be a particularly useful tool in this respect.

6.21 Welsh Government note that centres should become places where a variety of retail, employment, commercial, community, leisure, health and public sector uses come together in a hub of activity to make them viable as go-to destinations once more.

Evidence suggests that traditional retailing uses will not be as prevalent and the demand for new retail space will be very low for the foreseeable future, therefore primary retail areas will need to be urgently reviewed. This must be realistic and not done in the expectation that retail occupiers will return in the numbers prior to the pandemic. Unreasonable and inflexible policies should be challenged through the development plan process, as much more creative thinking will be needed to reimagine and repurpose these areas.

6.22 Retail assessments in Local Development Plans should be replaced by Town Centre Assessments. They should no longer look at retail need alone but encapsulate a wider array of use requirements, particularly in the employment, leisure and public service sectors.

MF50

Objective	Supporting a Sustainable Rural Economy			
Key Policies Strategic Policy H: A Sustainable Rural Economy (H)		**Related Policies** Development Policy 19: New employment and training development Development Policy 24: Retail (24)		
Indicator	**Target**	**Outcome**		**Trigger Point**
New employment floor space built in the Local Service Centres	Increase in new employment floor space	AMR No 1:	0	Failure to deliver
		AMR No 2:	0	
		AMR No 3:	0	
		AMR No 4:	0	
		AMR No 5	0	
		AMR No 6	0	
Analysis				
No new employment floor space was built in Local Service Centres during 2024/25. See MF51 for new employment floor spaces in other areas of the National Park. Permission was given to build 10 parking spaces, together with modifications and other changes to the highway, in the Bala industrial estate. .				
Action	It is possible to note that this indicator fails to some extent in terms of failing to achieve a new employment floor within Local Service Centres.To try to solve this, employment land provision will be assessed and reviewed within these areas during the review of the plan and part 1 of this work has been completed in conjunction with Gwynedd Council and Anglesey Council. Plans are in place for part 2 of this work and the results will provide the basis for any modifications within the review of the Local Development Plan in terms of economic development policies			

MF51

Objective	Supporting a Sustainable Rural Economy			
Key Policies Strategic Policy H: A Sustainable Rural Economy (H)		**Related Policies** Development Policy 19: New employment and training development Development Policy 9: Conversion and change of use of rural buildings Development Policy 24: Retail (24)		
Indicator	**Target**	**Outcome**		**Trigger Point**
Total new employment floor space built in National Park (including conversions)	Increase in new employment floor space	AMR No 1:	2367.77 m^2	Failure to deliver
		AMR No 2:	463.18m^2	
		AMR No 3:	834.42m^2	
		AMR No 4:	3356m^2	
		AMR No 5	8518m^2	
		AMR No 6	4537m^2	
Analysis				
Eight applications (relevant to this indicator) were permitted for areas of new employment or retail (or conversions/adaptations) within the National Park during this monitoring period, some of which resulted in new employment floorspace.				

- Retrospective application to build a workshop in Capel Curig
- Erection of an ancillary facilities/office building in Betws y Coed
- Change of use of residential land to incorporate business use and erect a marquee for the purposes of holding ceramics workshops in Llanfachreth
- Erection of rear extension and extension to cafe/restaurant (Class A3 Use) and shop use (Class A1 Use) to an extended area (Retrospective) in Betws y Coed
- Change of use of a ground floor shop (use class A1) to a restaurant (use class A3) in Harlech
- Change of use of an existing garage into a winery in Harlech
- Change of use from storage to pharmacy in Trawsfynydd
- Change of use from Museum (D1) to Shop & Post Office (A1) in Trawsfynydd..

The total of 4537m^2 of new employment floor space is based on information submitted with the planning application which may include an area outside the development area.Because of this, it is assumed that the total is far less than 4537m^2 but nonetheless, there has been an increase in employment floor space during the latest AMR period.

Action	Development plan policies are being implemented effectively.

MF52

Objective	Supporting a Sustainable Rural Economy			
Key Policies Strategic Policy H: A Sustainable Rural Economy (H)		**Related Policies** Development Policy 19: New employment and training development Development Policy 9: Conversion and change of use of rural buildings Development Policy 24: Retail (24)		
Indicator	**Target**	**Outcome**		**Trigger Point**
Number of additional jobs created	Increase in number of additional jobs created	AMR No 1:	Increase	Failure to deliver
		AMR No 2:	Increase	
		AMR No 3:	Increase	
		AMR No 4:	Increase	
		AMR No 5:	Increase	
		AMR No 6:	Increase	

Analysis

There were applications permitted which resulted in increases in employment floor space within the National Park (as highlighted in MF51, although they could not be considered as significant contributors to job increases.

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

Action	Development plan policies are being implemented effectively.

MF53

Objective	Supporting a Sustainable Rural Economy			
Key Policies Strategic Policy H: A Sustainable Rural Economy (H)		**Related Policies** Development Policy 19: New employment and training development Development Policy 9: Conversion and change of use of rural buildings Development Policy 24: Retail (24)		
Indicator	**Target**	**Outcome**		**Trigger Point**
Amount of employment land (ha) and floor space (sq m) redeveloped to other uses	No loss of employment land/floor space unless in line with the Policy	AMR No 1:	0	Supply of employment land/premises lost not in line with Policy. 1 scheme lost for 3 consecutive years or 3 schemes lost in 1 year.
		AMR No 2:	0	
		AMR No 3:	0	
		AMR No 4:	0	
		AMR No 5	0	
		AMR No 6	0	
Analysis				
No employment land or floor space was lost to other uses during this monitoring period.				
Action	Development plan policies are being implemented effectively.			

MF54

Objective	Supporting a Sustainable Rural Economy			
Key Policies Strategic Policy H: A Sustainable Rural Economy (H)		**Related Policies** Development Policy 19: New employment and training development Development Policy 9: Conversion and change of use of rural buildings Development Policy 24: Retail (24)		
Indicator	**Target**	**Outcome**		**Trigger Point**
Employment land and premises vacancy rate		AMR No 1:	n/a	
		AMR No 2:	n/a	
		AMR No 3:	n/a	
		AMR No 4:	n/a	
		AMR No 5	n/a	
		AMR No 6	n/a	
Analysis				
An update to the Employment background paper was completed during 2017 that concluded that no more employment land would need to be allocated within the National Park. This was because there were many vacant units in employment sites within the Park and numerous vacant and available sites outside the Park that could be used for employment purposes. Part 1 of work on a collaborative study (between Eryri National Park, Gwynedd Council and Anglesey Council) has been completed this year, which meant appointing consultants to review and assess the provision of employment land to help form an evidence base for a review of the Eryri Local Development Plan. Plans are in place for part 2 of this				

work and the results will provide the basis for any modifications within the review of the Local Development Plan, in terms of economic development policies.	
Action	Development plan policies are being implemented effectively.

MF55

Objective	Supporting a Sustainable Rural Economy			
Key Policies Strategic Policy H: A Sustainable Rural Economy (H)		**Related Policies** Development Policy 19: New employment and training development		
Indicator	**Target**	**Outcome**		**Trigger Point**
Monitor employment land and industrial buildings available in close proximity to the National Park boundary		AMR No 1:	n/a	
		AMR No 2:	n/a	
		AMR No 3:	n/a	
		AMR No 4:	n/a	
		AMR No 5	n/a	
		AMR No 6	n/a	
Analysis				
The Employment Background Paper update undertaken in 2017 came to the conclusion that there were numerous employment and industrial sites around the National Park boundary and that many of these had high levels of vacancies. Therefore as noted it was concluded that no new employment land allocations would need to be allocated within the National Park. Part 1 of work on a collaborative study (between Eryri National Park, Gwynedd Council and Anglesey Council) has been completed this year, which meant appointing consultants to review and assess the provision of employment land to help form an evidence base for a review of the Eryri Local Development Plan. Plans are in place for part 2 of this work and the results will provide the basis for any modifications within the review of the Local Development Plan in terms of economic development policies				
Action	Development plan policies are being implemented effectively.			

MF56

Objective	Supporting a Sustainable Rural Economy			
Key Policies Development Policy 27: Snowdonia Enterprise Zone (27)		**Related Policies**		
Indicator	**Target**	**Outcome**		**Trigger Point**
Monitor de-commissioning of Trawsfynydd Nuclear Power Station and possible alternative uses for consideration in review		AMR No 1:	n/a	
		AMR No 2:	n/a	
		AMR No 3:	n/a	
		AMR No 4:	n/a	
		AMR No 5:	n/a	
		AMR No 6	n/a	

Analysis
It was announced during June 2020 that the Trawsfynydd site had been selected to lead on Magnox's reactor decommissioning project in the UK. This will see decommissioning work brought forward and secure employment in the area. It is envisaged that there will be a programme of 20 years at the site, with three main phases. In order to ensure that the National Park are kept up to date with the latest developments within the Trawsfynydd site, Policy officers are part of the Trawsfynydd Strategic Site Group meetings as well as the UK wide Nuleaf (nuclear legacy advisory forum) groups. An additional Nuleaf group has recently been set up with a Welsh focus and the first meeting was held in 2021. Officers from the Policy Department have been working with NRS (formerly Magnox) to form a Planning Framework for the site and for the decommissioning process. The hope was to have a draft of this document submitted by NRS by the end of 2024 or early 2025, but there has been a delay in this work and it is hoped that the document will be in place by next year.

Action	Development plan policies are being implemented effectively.

MF56a

Objective	Supporting a Sustainable Rural Economy			
Key Policies Development Policy 27: Snowdonia Enterprise Zone (27)		**Related Policies**		
Indicator	**Target**	**Outcome**		**Trigger Point**
Types of development coming forward within Snowdonia Enterprise Zone		AMR No 1:	0	
		AMR No 2:	0	
		AMR No 3:	1	
		AMR No 4:	1	
		AMR No 5:	4	
		AMR No 6:	1	

Analysis
One application was received for development within the Eryri Enterprise Area during the period of the AMR. The permission was for the Trawsfynydd Decommissioning area. The permission was: • Extending the Part 2 holding area by raising the existing ground levels around its edges to provide more holding space.

Action	Development plan policies are being implemented effectively.

MF56b

Objective	Supporting a Sustainable Rural Economy			
Key Policies Development Policy 27: Snowdonia Enterprise Zone (27)		**Related Policies**		
Indicator	**Target**	**Outcome**		**Trigger Point**
Developments coming forward within the Snowdonia		AMR No 1:	0	
		AMR No 2:	0	
		AMR No 3:	0	
		AMR No 4:	0	

Enterprise Zone Indicative Focus Area - Llanbedr		AMR No 5:	0	
		AMR No 6:	0	
Analysis				
No applications for development in the Llanbedr Enterprise Zone have been received during the period of the AMR.				
Action	Development plan policies are being implemented effectively.			

MF56c

Objective	Supporting a Sustainable Rural Economy			
Key Policies Development Policy 27: Snowdonia Enterprise Zone (27)		**Related Policies**		
Indicator	**Target**	**Outcome**		**Trigger Point**
Developments coming forward within the wider Snowdonia Enterprise Zone Indicative allocation - Llanbedr		AMR No 1:	0	
		AMR No 2:	0	
		AMR No 3:	0	
		AMR No 4:	0	
		AMR No 5	0	
		AMR No 6	0	
Analysis				
No applications for development in the wider Llanbedr Enterprise Zone allocation have been received during the period of the AMR.				
Action	Development plan policies are being implemented effectively.			

MF56d

Objective	Supporting a Sustainable Rural Economy			
Key Policies Development Policy 27: Snowdonia Enterprise Zone (27)		**Related Policies**		
Indicator	**Target**	**Outcome**		**Trigger Point**
Developments coming forward within the Snowdonia Enterprise Zone allocation - Trawsfynydd		AMR No 1:	1	
		AMR No 2:	0	
		AMR No 3:	1	
		AMR No 4:	1	
		AMR No 5	4	
		AMR No 6	0	
Analysis				
One application was received for development within the Eryri Enterprise Area during the period of the AMR. This permission was for the Trawsfynydd Decommissioning area. The permission was for: • Extending the Part 2 holding area by raising the existing ground levels around its edges to provide more holding space.				
Action	Development plan policies are being implemented effectively.			

MF56e

Objective	Supporting a Sustainable Rural Economy			
Key Policies Development Policy 27: Snowdonia Enterprise Zone (27)		**Related Policies**		
Indicator	**Target**	**Outcome**		**Trigger Point**
Developments coming forward immediately adjacent to the Snowdonia Enterprise Zone allocation - Trawsfynydd		AMR No 1:	0	
		AMR No 2:	0	
		AMR No 3:	0	
		AMR No 4:	0	
		AMR No 5	0	
		AMR No 6	0	
Analysis				
No applications for development, immediately adjacent to the Trawsfynydd Enterprise Zone, have been received during the period of the AMR.				
Action	Development plan policies are being implemented effectively.			

MF57

Objective	Supporting a Sustainable Rural Economy			
Key Policies Strategic Policy H: A Sustainable Rural Economy (H)		**Related Policies** Development Policy 9: Conversion and change of use of rural buildings (9) Strategic Policy G: Housing (G)		
Indicator	**Target**	**Outcome**		**Trigger Point**
Number of applications for appropriate live-work units Number of applications for home working	Increase in number of appropriate schemes approved	AMR No 1:	1	
		AMR No 2:	5	
		AMR No 3:	0	
		AMR No 4:	3	
		AMR No 5	0	
		AMR No 6	3	
Analysis				
Three rural enterprise houses were granted during the 2024-25 period. • Conversion and extension to a bunkhouse to create a rural enterprise house near Capel Curig • Construction of a rural enterprise dwelling, garage, entrance and new driveway near Llynpenmaen • Building an agricultural worker's house and installing a septic tank near Llanuwchllyn				
Action	Development plan policies are being implemented effectively.			

MF58

Objective	Supporting a Sustainable Rural Economy			
Key Policies Strategic Policy I: Tourism		**Related Policies** Strategic Policy H: A Sustainable Rural Economy (H)		
Indicator	**Target**	**Outcome**		**Trigger Point**
Number of new or improved tourism facilities	Increase in number of appropriate schemes approved	AMR No 1:	Increase	
		AMR No 2:	Increase	
		AMR No 3:	Increase	
		AMR No 4:	Increase	
		AMR No 5	Increase	
		AMR No 6	Increase	

Analysis

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

- Applications for the development of Alternative Holiday Accommodation, mainly pods, in Talybont and Llanelltyd,
- Change of use of a retail unit/showroom (Use Class A1) to an indoor climbing wall and gym facility (Use Class D2) and building a roof over the existing external stairs in Beddgelert,
- Erection of a timber covered shed for use as a drying room in connection with a mountaineering club hut in Llanberis
- Change of use from Guest House (Use Class C1) to Hostel (Sui Generis) and external changes in Betws y Coed,
- Enclosing the underside of the existing first floor balcony and changes to the hotel lobby entrance in Betws y Coed,
- A new footbridge to include lighted guides and bollards, improvements to public right of way to include engineering work, and related work also in Betws y Coed.
- An extension to Llyn Tegid narrow track railway to include 1200m of railway track, a railway crossing, the construction of a new railway station, ancillary buildings for a train engine and vehicles, a signal box together with associated development (Resubmission) in Bala,
- Repair work to a track including essential work to a track retaining wall by installing a traditional dry stone retaining wall instead of gaffer baskets which have been undermined, also in Bala,
- Install electric bicycle charging points, electric connection points and an electric meter box in Capel Curig
- As well as converting a toilet block into a caravan site facility and installing an electric vehicle charger in Tywyn,
- Create a new accessible ramp to improve access to the hotel and provide access to the proposed new accessible play facility for use by guests at Llan Ffestiniog,
- Create a route to an archaeological site in Ganllwyd,
- Changes to vehicle access at a Holiday Park in Llwyngwril,
- Building an extension to the stand on a football pitch in Llanuwchllyn,

- Erection of 5 serviced accommodation pods together with related work at a hotel in Capel Curig.
- Application for the construction of one new underground self-catering holiday unit in Bala,
- Application for external changes to a Hotel in Maentwrog to lay a pavement to create terraces and a ramp, demolish a low wall and lower the level of a small garden, and retain an external bar building,
- Changes to the Mountain Bike course in Dinas Mawddwy,
- Conversion and external changes to a domestic workshop to form guest accommodation which complements the occasional use of the dwelling house as a bed and breakfast in Llanymawddwy,
- A retrospective application for the improvements to a previous planning application which was granted regarding the location, site and facilities of the pods in Capel Garmon.
- Release and vary the conditions of existing developments
- Applications were also received for legal use certificate developments.

Action	Development plan policies are being implemented effectively.

MF58a

Objective	Supporting a Sustainable Rural Economy			
Key Policies Development Policy 28: New Serviced Accommodation (28)		**Related Policies** Strategic Policy H: A Sustainable Rural Economy (H) Strategic Policy I: Tourism Development Policy 30: Affordable Housing (30)		
Indicator	**Target**	**Outcome**		**Trigger Point**
New build serviced accommodation permitted within or adjacent to the main built up areas of local servicecentres, service settlements and secondary settlements		AMR No 1:	0	Where proposals are on sites required for local affordable housing need and the scale and design of the development is not compatible with the setting.
		AMR No 2:	0	
		AMR No 3:	0	
		AMR No 4:	0	
		AMR No 5	0	
		AMR No 6	0	

Analysis

No applications for new build serviced accommodation were permitted within or adjacent to the main built-up areas of local service centres,service settlements and secondary settlements within this monitoring period. However, there have been applications for improvements and modifications to Hotels in Betws Y Coed and Maentwrog which are discussed in MF58. There was also an application for the erection of 5 serviced accommodation pods together with related work in a hotel in Capel Curig. In addition, there was an application for a change of use from a Guest House (Use Class C1) to a Hostel (Sui

Generis) also in Betws y Coed meaning that there was a loss of a serviced accommodation unit to self-service accommodation.	
Action	Development plan policies are being implemented effectively.

MF58b

Objective	Supporting a Sustainable Rural Economy			
Key Policies Development Policy 29: Alternative Holiday Accommodation (29)		**Related Policies** Strategic Policy H: A Sustainable Rural Economy (H) Strategic Policy I: Tourism Development Policy 20: Agricultural Diversification (20)		
Indicator	**Target**	**Outcome**		**Trigger Point**
Number of small scale developments for alternative accommodation permitted		AMR No 1:	5 applications	Where new sites are permitted which are not linked to an agricultural diversification scheme or an existing visitor attractions.
		AMR No 2:	4 applications	
		AMR No 3:	4 applications	
		AMR No 4:	3 applications	
		AMR No 5	3 applications	
		AMR No 6	5 applications	
Analysis				
Five applications for small scale alternative accommodation developments were permitted during this monitoring period. These were; • Construction of one new underground self-catering holiday unit together with the installation of a septic tank near Y Bala • Install three additional pods for short term holiday accommodation in Talybont • Install one visitor accommodation pod in Llanelltyd • Erection of 5 serviced accommodation pods together with related work at a hotel in Capel Curig. • Retrospective application for the improvements to a previous planning application which was granted regarding the location, site and facilities of the pods in Capel Garmon.				
Action	Development plan policies are being implemented effectively.			

MF59

Objective	Supporting a Sustainable Rural Economy
Key Policies Development Policy 22: Chalet and Static Caravan Sites (22)	**Related Policies** Strategic Policy H: A Sustainable Rural Economy (H) Strategic Policy I: Tourism

		Development Policy 2: Development and the Landscape		
Indicator	**Target**	**Outcome**		**Trigger Point**
Number of developments that improve the quality of existing Chalet and Static Caravan sites and reduce its impact on the landscape.	All developments proposal.	AMR No 1:	1 application	1 development failing to improve quality/reduce impact on landscape for 3 consecutive years or 3 developments failing in 1 year.
		AMR No 2:	2 applications	
		AMR No 3:	2 applications	
		AMR No 4:	4 applications	
		AMR No 5:	4 applications	
		AMR No 6:	3 applications	
Analysis				
Three applications were permitted during this monitoring period, which could result in the improvement of existing Chalet site. The three were for removing and modifying conditions pertaining to previous planning permissions.				
Action	Development plan policies are being implemented effectively.			

MF60

Objective	Supporting a Sustainable Rural Economy			
Key Policies Development Policy 23: Touring and Camping sites (23)		**Related Policies** Strategic Policy H: A Sustainable Rural Economy (H) Strategic Policy I: Tourism Development Policy 2: Development and the Landscape		
Indicator	**Target**	**Outcome**		**Trigger Point**
Number of developments that improve the quality of existing Touring and Camping Sites and reduce its impact on the landscape.	All developments proposal	AMR No 1:	0	1 development failing to improve quality/reduce impact on landscape for 3 consecutive years or 3 developments failing in 1 year.
		AMR No 2:	0	
		AMR No 3:	4	
		AMR No 4:	0	
		AMR No 5	0	
		AMR No 6	0	
Analysis				
No applications were permitted for developments that improve the quality of the existing Touring and Camping Sites and reduce its impact on the landscape during this monitoring period.				
Action	Development plan policies are being implemented effectively.			

MF61

Objective	Supporting a Sustainable Rural Economy			
Key Policies Development Policy 22: Chalet and Static Caravan Parks (22) Development Policy 23: Touring and Camping sites (23)		**Related Policies** Strategic Policy H: A Sustainable Rural Economy (H) Strategic Policy I: Tourism		
Indicator	**Target**	**Outcome**		**Trigger Point**
Preparation and adoption of SPG on Chalet, Static and Touring Caravans and Camping Sites.	All developments proposal	AMR No 1:	Completed	1 development failing to improve quality/reduce impact on landscape for 3 consecutive years or 3 developments failing in 1 year.
		AMR No 2:	Completed	
		AMR No 3:	Completed	
		AMR No 4:	Completed	
		AMR No 5:	Completed	
		AMR No 6	Completed	
Analysis				
SPG 8: Visitor Accommodation was formally adopted by Authority members on the 22nd of January 2020 and is now a material planning consideration.				
Action	Development plan policies are being implemented effectively.			

MF62

Objective	Supporting a Sustainable Rural Economy			
Key Policies Development Policy 24: Retail (24)		**Related Policies**		
Indicator	**Target**	**Outcome**		**Trigger Point**
New retail floor space within the main built up areas of Local Service Centres, Service Settlements and Secondary Settlements.	All developments proposal	AMR No 1:	4	1 new development outside these areas for 3 consecutive years or 3 new developments outside these areas in 1 year.
		AMR No 2:	0	
		AMR No 3:	0	
		AMR No 4:	0	
		AMR No 5:	0	
		AMR No 6	2	
Analysis				
A new refrigeration unit was installed in a retail unit in Bala and permission was given to change the use of a unit from a garage to a winery in Harlech. Also, the following were permitted; • Retrospective application to relocate an existing condensing unit to its previous location at the side of the property, Aberdyfi butcher • Change of use from storage to pharmacy in Trawsfynydd				

• Change of use from Museum (D1) to Shop & Post Office (A1) in Trawsfynydd.	
Action	In terms of the trigger point, development plan policies are being implemented effectively.

MF63

Objective	Supporting a Sustainable Rural Economy			
Key Policies Development Policy 24: Retail (24)		**Related Policies**		
Indicator	**Target**	**Outcome**		**Trigger Point**
Number of new retail developments intended to serve a wider settlement catchment area limited to Bala and Dolgellau.	All developments proposal	AMR No 1:	n/a	1 new development outside these areas for 3 consecutive years or 3 new developments outside these areas in 1 year.
		AMR No 2:	n/a	
		AMR No 3:	n/a	
		AMR No 4:	n/a	
		AMR No 5	n/a	
		AMR No 6	n/a	
Analysis				
There were no new retail developments intended to serve a wider settlement catchment area during this monitoring period.				
Action	Development plan policies are being implemented effectively.			

MF64

Objective	Supporting a Sustainable Rural Economy			
Key Policies Development Policy 24: Retail (24)		**Related Policies**		
Indicator	**Target**	**Outcome**		**Trigger Point**
Number of new retail developments situated within the main retail area or within 300m of the town centre.	All developments proposal	AMR No 1:	1	1 new development outside these areas for 3 consecutive years or 3 new developments outside these areas in 1 year.
		AMR No 2:	0	
		AMR No 3:	0	
		AMR No 4:	0	
		AMR No 5:	0	
		AMR No 6	0	
Analysis				
There were no *new* retail developments permitted within the main retail area or within 300m of the town centre of a Local Service Centre during this monitoring period.				
Action	Development plan policies are being implemented effectively.			

MF65

Objective	Supporting a Sustainable Rural Economy		
Key Policies Development Policy 24: Retail (24)		**Related Policies**	
Indicator	**Target**	**Outcome**	**Trigger Point**

Vacant units in retail areas	Reduce or maintain vacancy rate	AMR No 1:	24	
		AMR No 2:	36	
		AMR No 3:	34	
		AMR No 4:	28	
		AMR No 5:	n/a	
		AMR No 6:	n/a	

Analysis	
Due to staffing and resources limitations, no retail survey was undertaken during this monitoring period. A retail survey will be undertaken during the summer months of 2025 and reported on in next year's annual monitoring report.	
Action	The assessment of the historical figures shows that the development plan policies are being implemented effectively.

MF66

Objective	Supporting a Sustainable Rural Economy			
Key Policies Development Policy 24: Retail (24)		**Related Policies**		
Indicator	**Target**	**Outcome**		**Trigger Point**
Percentage of non-A1 retail uses in main retail areas of Aberdyfi, Bala, Betws y Coed, Dolgellau and Harlech	Maintain rate within 10-25% of existing percentage (based on retail units)	AMR No 1:		Over 25% of non-retail uses in main retail areas for 3 consecutive years.
		AMR No 2:		
		AMR No 3:		
		AMR No 4:		
		AMR No 5:		
		AMR No 6:		

Analysis	
Due to staffing and resource limitations, a retail survey was not carried out during this monitoring period. A retail survey will be carried out during the autumn months of 2025 and will be reported in next year's annual monitoring report. As noted at the beginning of the chapter, Welsh Government note that centres should now become places where a variety of retail, employment, commercial, community, leisure, health and public sector uses come together in a hub of activity to make them viable as go-to destinations once more. Primary retail areas and related policy will need to be considered further as part of the revision.	
Action	Development plan policies are being implemented effectively.

Further research and actionfrom this section:

6.23 Whilst it may not be within the next LDP's timescale, the 'Future Wales 2040' document highlights the possibility of a Small Modular Reactor (SMR) being located at Trawsfynydd. It will be important for the Authority to be involved in future discussions about the possibility of the SMR being located inTrawsfynydd and its implications for the National Park. Current ELDP policies recognise that this site could accept low carbon energy businesses and energy generation technologies, provided there are no negative effects on the landscape. The ambition of getting SMR to Traswfynydd has been an aim and target of the North Wales Growth Plan, and North Wales Ambition has been working with the main sponsor, Cwmni Egino, to try and develop the site. However, in 2024, Cwmni Egino's turnover was significantly cut from £2m in 2023/2024 to around £500,000

in the most recent financial year. The UK Government's view at the time was that the Trawsfynydd site would not be large enough for the first phase of the SMR buildings. There will be a further update in the AMR next year.

6.24 As a result of the Pandemic we have seen a significant increase in the number of people working from home, particularly in the office-based sectors of the economy. Even when all the restrictions are lifted, this is likely to affect where people work in the long term. LDP review will need to consider the implications of more people working from home in the long term.

6.25 As part of the future LDP amendmentthe Authority will need to work with neighbouring planning authorities to re-examine economic forecasts and update the Employment Land Review to ensure that the supply of land for employment is adequate and fit for the future. Employment allocations will need to be reviewed and, where change is needed, this should be to the best use of land for placemaking. This may mean sites with good public and active travel links being designated for other mixed uses. It may also mean surplus unsustainable sites are removed from development plans altogether. Work has begun on a collaborative study (between Snowdonia National Park, Gwynedd Council and Anglesey Council) to look at reviewing and assessing the employment land provision to assist in forming the evidence base for the Eryri Local Development Plan.

6.26 Retail assessments in Local Development Plans will be replaced by Town Centre Assessments. They should no longer look at retail need alone but encapsulate a wider array of use requirements, particularly in the employment, leisure and public service sectors. This will have implications for the plan amendmentand also towards the designation of retail areas within the five main towns of the National Park. It may be that our monitoring framework in terms of employment and retail purposes will be different due to the change in policy from Welsh Government (for example more focus on reducing vacant units and less focus on A1/Non A1 uses breakdowns).

6.27 The document ‘Building Better Places - the Planning System Delivering Resilient and Brighter Futures’ highlights the need for Town Centres to become places where a variety of retail, employment, commercial, community, leisure, health and public sector uses come together in a hub of activity to make them viable as go-to destinations once more. Flexible, local co-working spaces could also be a crucial new element to increase space to work

6.28 The uncertain future of the agricultural sector following Brexit and changes to the payment regime and their impact on communities within the National Park will need to be kept under review. These are likely to lead to pressure to diversify and pressure to be more productive on improved land. It is felt that the LDP's current policies facilitate agricultural diversification schemes. Diversification methods that are likely to come forward in Eryri in the future are: alternative tourism accommodation, conversion of buildings to alternative uses, more local food production, (possibly food processing units, farm shops, abattoir), chicken sheds, dairy sheds / parlours, renewable energy, wind, water, solar. These methods are currently assessed in accordance with adopted policies.

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

7 PROMOTING ACCESSIBILITY AND INCLUSION

This section delivers a response to the following objectives:

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

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

Accessibility

7.1 No new footpaths granted permission during this monitoring period.

Telecommunications

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

Visitor Traffic and Car Parking

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

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

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

7.6 Visitor numbers and travel patterns are negatively impacting on daily lives of communities, whilst failing to capture the potential economic benefit for the local economy and businesses. The report's recommendations are that a Sustainable Tourism model be adopted and provides options to achieve and implement this aim. **The proposals outline how traffic, pollution and noise could be greatly reduced in the inner area during high season, whilst vastly improving the visitor experience.** This Sustainable Tourism Approach would transform how the area functions and is perceived as a destination. The approach is underpinned by integration, provision of new services and a re-scaling of existing services. Enabling such progressive delivery requires appropriate governance structures and a re-think of the economic model in which services are provided. A new governance model is recommended which is an opportunity for the area, and Wales in general, to be pioneering.

7.7 The proposals present a long-term aim for sustainable traffic management. Stakeholders have formed a delivery group, with Transport for Wales playing a prominent role, due to the links with the North Wales Metro. The North Wales Metro Programme seeks to transform rail, bus and active travel services across North Wales to make it easier and faster to travel across North Wales and build better connections with the Northwest of England.

7.8 The current ELDP policy on parking, Development Policy 25, supports new visitor car parks if they are an integral part of a proposed traffic management plan. This gives flexibility to be able to accept schemes such as the Yr Wyddfa / Ogwen transport plan under the policy. Consideration can be given as to whether a specific direction for the plan and parking / traffic situation is required in the next LDP

7.9 Transport for Wales have produced an Active Travel Plan for Snowdonia; which will be used alongside those produced by Gwynedd and Conwy Councils.

7.10 The Welsh Government have established the North Wales Travel Commission to review the situation regarding road, rail, bus and active travel across the whole of north Wales. The review was led by Lord Burns. The final report was published[12] in December 2023 with recommendations. It is up to the Welsh Government to decide how to proceed with the recommendations. All the internal work and technical material that has been produced for the Commission, and by the Commission, will be available to assist the Welsh Government, TrC, local authorities, North Wales CJC, Network Rail, the Department for Transport and any other relevant delivery bodies.

7.11 The Commission's recommendations will influence the North Wales Regional Transport Plan [13]. The Plan is being developed by the Strategic Transport Sub-Committee of the North Incorporated Joint Committee. It is a development committee and recommends the Regional Transport Plan, aligns local policies with the Wales Transport Strategy, and co-ordinates responses to Welsh Government transport initiatives.

[12]https://www.llyw.cymru/sites/default/files/publications/2023-12/nwtc-final-report-welsh.pdf
[13]https://ambitionnorth.wales/strategic-transport/

MF67

Objective	Promoting Accessibility and Inclusion			
Key Policies Strategic Policy L: Accessibility and Transport (L)		**Related Policies**		
Indicator	**Target**	**Outcome**		**Trigger Point**
Number of developments with access to footpaths, cycle paths and public transport	Increase in number	AMR No 1:		Failure to deliver
		AMR No 2:		
		AMR No 3:		
		AMR No 4:		
		AMR No 5:		
		AMR No 6:		
Analysis				
As has been the case in previous years the vast majority of applications permitted during this period have had access to sustainable transport links				
Action	Development plan policies are being implemented effectively			

MF68

Objective	Promoting Accessibility and Inclusion			
Key Policies Strategic Policy L: Accessibility and Transport (L)		**Related Policies**		
Indicator	**Target**	**Outcome**		**Trigger Point**
Number of developments with access to public transport	Increase in number	AMR No 1:		Failure to deliver
		AMR No 2:		
		AMR No 3:		
		AMR No 4:		
		AMR No 5:		
		AMR No 6:		
Analysis				
12 out of 20 new developments were within 0.5km of a bus stop, and 14 of the 20 were within 1.5km of a bus stop. 5 of the 20 were also within 1.5km of a train station. As in previous years, the majority of new developments have some access to public transport.				
Action	Development plan policies are being implemented effectively			

MF69

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

		AMR No 6	0	significant harm arising from 3 developments in 1 year.
Analysis				
No new applications were granted planning permission during this monitoring period, in terms of road network changes.				
Action	Development plan policies are being implemented effectively			

MF70

Objective	Promoting Accessibility and Inclusion			
Key Policies Development Policy 25: Visitor Car Parking (25)		**Related Policies**		
Indicator	**Target**	**Outcome**		**Trigger Point**
New visitor car parks focussed in Local Service Centres	All development proposals unless part of a traffic management scheme or integral part of a new or extended visitor attractions	AMR No 1:	0	1 development outside Local Service Centres unless part of a planned traffic management scheme or an integral part of a new or extended visitor attraction for 3 consecutive years or 3 developments outside these areas in 1 year
		AMR No 2:	0	
		AMR No 3:	0	
		AMR No 4:	0	
		AMR No 5:	0	
		AMR No 6	0	
Analysis				
No new visitor car parks were permitted in Local Service Centres during the period of the AMR.				
Action	Development plan policies are being implemented effectively			

MF71

Objective	Promoting Accessibility and Inclusion			
Key Policies Development Policy 25: Visitor Car Parking (25)		**Related Policies**		
Indicator	**Target**	**Outcome**		**Trigger Point**
New visitor car parks outside Local Service Centres	Provision of new visitor car park as an integral part of a planned traffic management scheme or an integral part of a new or extended visitor attraction that gives precedence to sustainable transport	AMR No 1:	0	Failure to deliver
		AMR No 2:	0	
		AMR No 3:	0	
		AMR No 4:	0	
		AMR No 5:	0	
		AMR No 6:	0	
Analysis				
No new visitor car parks were permitted outside Local Service Centres during the AMR period. 'Martin Higgitt Associates' were commissioned by the Yr Wyddfa Partnership to undertake a review of transport and parking issues affecting Yr Wyddfa and Ogwen. The aim of the review is to develop a strategy for managing access and parking around Yr Wyddfa and the Ogwen Valley in a way that supports the Partnership's long-term vision for Yr Wyddfa , as well as the National Park's broader purposes and duty of protecting the landscape, promoting the understanding and enjoyment of the area, and supporting the economic and social wellbeing of local communities. The outcome of the review will need to be taken into consideration in any future review of the LDP.				
Action	Development plan policies are being implemented effectively			

MF72

Objective	Promoting Accessibility and Inclusion			
Key Policies Strategic Policy L: Accessibility and Transport (L)		**Related Policies** Development Policy 21: Tourism and Recreation (21)		
Indicator	**Target**	**Outcome**		**Trigger Point**
Monitor any land use implications from the Authority's Recreation Strategy		AMR No 1:	n/a	
		AMR No 2:	n/a	
		AMR No 3:	n/a	
		AMR No 4:	n/a	
		AMR No 5:	n/a	
		AMR No 6:	n/a	
Analysis				
This document was previously named the Authority's Recreation Strategy (2012-2017) but has now changed to be called the "Outdoor Recreation Position Statement 2024-2029". This change has been made to ensure a closer link between the document and Cynllun Eryri.				
Action	Policies of accessibility and inclusion are effective.			

MF73

Objective	Promoting Accessibility and Inclusion			
Key Policies Development Policy 26: Telecommunications (26)		**Related Policies**		
Indicator	**Target**	**Outcome**		**Trigger Point**
Monitor the number of telecommunication developments that do not harm the visualappearance and character of the area	All development proposals	AMR No 1:	5	Failure to deliver
		AMR No 2:	2	
		AMR No 3:	9	
		AMR No 4:	3	
		AMR No 5:	20	
		AMR No 6:	7	

Analysis

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

- Non-material change (Revised mast installation and ground equipment) on request at Pen y Pass Car Park
- Extend the existing telecommunications mast to raise the height from 17.5m to the proposed 21.6m, relocate existing antennas to the top of the proposed extended mast, install 3 new antennas, 3 new equipment cabinets on the ground and associated equipment and ancillary works near Rhyd Ddu
- Increase the height of the existing 15.5m telecommunications tower to 17.9m for additional antennas and the installation of additional equipment on the ground in an extended compound at Maes Parcio Ogwen, Nant Ffrancon, Bethesda
- Installation of a 30m high lattice communications mast, antennae, ground equipment and ancillary development in Penmachno
- Installation of a 25m lattice tower supporting 6 antennas and 4 transmission dishes, 2 equipment cabinets, 1 electricity meter cabinet, 'V Sat' and ancillary development to that, including remote radio units (RRU's), a 1.2m wooden fence and a 'GPS' module for the Wales Rural Network project near Rhydymain
- Installation of a 30m lattice tower supporting 6 antennas, 4 transmission dishes, 4 equipment cabinets, 1 electricity meter cabinet, construction of a 2.1m high welded mesh fence, and ancillary development to that, including Long Distance Radio Units (RRUS) and the formation of a hardstanding area near Capel Celyn
- Improving telecommunications equipment on the existing 10m lattice tower on 3.5m x 3.5m concrete (On top of EE/H3G Antennas +13.0m AGL) together with related work near Llanuwchllyn.

In addition to this, one application was received for the conditions to be removed (the final colour of the mast, antennas, dishes and related work) on a telecommunications application near Rhydymain. A Supplementary Planning Guidance for Telecommunication developments was adopted during the Autumn of 2021. This SPG seeks to provide detailed guidance about the manner in which the Planning Authority will deal with telecommunication and mast development and will provide support for case officers. The SPG will also provide guidance to assist developers submitting planning and prior approval applications.	
Action	Development plan policies are being implemented effectively

Further research and consideration to inform amendments to the Eryri LDP

7.12 A new SPG regarding telecommunications developments was adopted during this annual monitoring report period. This SPG seeks to provide detailed guidance about the manner in which the Planning Authority will deal with telecommunication and mast development and will provide support for case officers. The SPG also provides guidance to assist developers submitting planning and prior approval applications. The SPG was also completed in order to provide an answer to the increasing demand and applications for Telecommunications developments that the National Park has seen in recent years, mainly this monitoring period (and is likely to remain high for the next monitoring period). This is due to a campaign to improve the connectivity in rural areas within the UK which comes under the Shared Rural Network scheme. Throughout the UK (on behalf of EE, O2, Three and Vodafone) the project aims to provide coverage to an additional 280,000 premises and for an additional 16,000km of road. It is also aimed to improve geographic coverage within UK National Parks, from the current levels of 41%, to 74%. This ultimately results in applications being brought forward and submitted within Snowdonia National Park and the SPG will help provide guidance to ensure that the developments are in the best locations possible and to avoid any adverse effects on the landscape, whilst also securing economic and social need. This may also provide some implications for the plan review, and the review of the telecommunications policy, however the protection and emphasis on the environment will always remain the priority.

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

APPENDIX 1 Sustainability Appraisal Monitoring Framework

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

	SA Objective	Monitoring Indica	Data Source	Analysis
1	Manage the effects of climate change through mitigation and adaptation	Ratio of renewable energy (solar, domestic wind and hydro) project planning permissions granted against planning applications per year.	SNPA	**2020/21** Of all the planning permissions granted during this period, 0% have been for Hydro. 0% for Solar, 1% for other renewable energy schemes. Through planning policies in the LDP, the Authority supports small-scale domestic renewable energy applications. The Authority granted all 3 applications received for 'other' renewable energy schemes. These included an air-source heat pump,a biomass boiler and a conversion to accommodate a biomass boiler.
				2021/22 Of all the planning permissions granted during this period, 0% have been for Hydro. 0% for Solar, 1% for other renewable energy schemes. Through planning policies in the LDP, the Authority supports small-scale domestic renewable energy applications. The Authority granted all 4 applications received for 'other' renewable energy schemes.These included three air-source heat pumps,and one biomass boiler.
				2022/2023 Of all the planning permissions granted during this period, 0 were for Hydro, 8 (3%) for Solar and 3 (1%) for other renewable energy schemes.Through planning policies in the LDP, the Authority supports small scale domestic renewable energy applications.The Authority granted all 3 applications received for 'other' renewable energy schemes.These included three ground source heat pumps, and one air source heat pump.
				2023/2024 Of all the planning permissions granted during this period, 0 were for Hydro (0.0%), 17 (6.3%) were for Solar and 4 (1.5%) were for other renewable energy schemes. Through planning policies in the LDP, the Authority supports small scale domestic renewable energy applications. The Authority granted all 4 applications received for 'other' renewable energy schemes. 20 applications were received for Solar development with 17 being approved, one being refused, one being withdrawn and one not requiring planning permission
				2024/2025 Of all the planning permissions granted during this period, 1 was for Hydro (0.4%), 10 (4.5%) for Solar (with 5 additional applications relating to the abolition of conditions) and 21 (9.4%) for other renewable energy schemes. Through planning policies in the LDP, the Authority supports small scale domestic renewable energy applications. The Authority granted all of the applications received for renewable energy schemes. 43 applications were received for non-renewable energy

				developments (including cancellation of conditions) and all were granted with 6 applications being withdrawn
2	Ensure that the location and design of new development is acceptable in terms of the potential consequences of flooding	Number of planning permissions contrary to NRW advice on flooding.	NRW	**2020/21** During this monitoring period, no planning application was permitted contrary to NRW advice on flooding.
				2021/2022 During this monitoring period, no planning application was permitted contrary to NRW advice on flooding.
				2022/2023 During this monitoring period, no planning application was permitted contrary to NRW advice on flooding.
				2023/2024 During this monitoring period, no planning application was granted contrary to NRW advice on flooding. There have been a number of applications where NRW offered suggestions to the applicant in terms of securing flood protection but no decision contrary to their recommendations**.**
				2024/2025 During this monitoring period, no planning application was granted contrary to NRW advice on flooding. There have been a number of applications where NRW offered suggestions to the applicant in terms of securing flood protection but no decision contrary to their recommendations.
		Number of new developments incorporating SuDS as a ratio of total planning permissions granted.	SNPA	**2020/2021** From 7 January 2019, Sustainable Drainage Systems (SuDS) for surface water will be required on all new developments of more than one dwelling house or where the building area is 100m² or more. SuDS on new developments must be designed and constructed in accordance with the Statutory SuDS Standards published by the Welsh Ministers and SuDS Plans must be approved by the local authority performing its SAB role, before the construction work begins.
				2021/2022 From 7 January 2019, Sustainable Drainage Systems (SuDS) for surface water will be required on all new developments of more than one dwelling house or where the building area is 100m² or more. SuDS on new developments must be designed and constructed in accordance with the Statutory SuDS Standards published by the Welsh Ministers and SuDS Plans must be approved by the local authority performing its SAB role, before theconstruction work begins.
				2022/ 2023 No information for monitoring this indicator.
				2024/2025 No information for monitoring this indicator.
				2023/2024 No information for monitoring this indicator

3	Promote the use of sustainable locally sourced material including energy	Number and type of renewable energy schemes with planning permission per annum.	SNPA	**2020/2021** Of the 5 applications received for renewable energy between 2020 and 2021, the authority granted permission to 4. One application for a 600kw Hydro Electricity Scheme was withdrawn.Those granted permission included a solar panel array, a biomass boiler and an air source heat pump.Through planning policies in the LDP, the Authority supports small scale domestic renewable energy applications**.**
				2021/2022 Of the 5 applications received for renewable energy between 2021 and 2022, the authority granted permission to 5. Those granted permission included a biomass boiler, two air source heat pumps and the redirection of a sluice on a hydroelectric scheme.Through planning policies in the LDP, the Authority supports small scale domestic renewable energy applications.
				2022/ 2023 Of the 11 applications received for renewable energy between 2022 and 2023, the authority granted permission to 11. Those granted permission included 7 applications for solar panels (or developments including solar panels) and an air source heat pump.Through planning policies in the LDP, the Authority supports small scale domestic renewable energy applications**.**
				2023/2024 Of the 24 applications received for renewable energy between 2023 and 2024, the authority granted permission to 21. Those granted included 17 for solar panels (or developments containing solar panels) and four 'other' renewable energy developments, which were air source heat pump developments. Through planning policies in the LDP, the Authority supports small scale domestic renewable energy applications
				2024/2025 Of the 43 applications received for renewable energy between 2024 and 2025, the authority granted permission to 37 (6 applications were withdrawn by the applicant). Those granted included 15 for solar panels (or developments including solar panels and applications relating to the removal of conditions) and 21 'other' renewable energy developments, with the majority being air source heat pump developments. Through planning policies in the LDP, the Authority supports small scale domestic renewable energy applications
		Number of developments granted planning permission achieving greendesign awards, as a percentage of the total number of planning	SNPA	**2020/2021** This is not an indicator that can be easily monitored by the Authority.The Authority will report on any green design awards of which it becomes aware.
				2021/2022 No new information.
				2022/2023 No new information

		applications granted each year.		**2023/24** No new information
				2024/2025 No new information
4	Promote the use of sustainable transport modes and reduce the impact of cars, road freight and infrastructure	Distance of new developments from a public transport service.	SNPA	**2020/2021** 60 out of 99 new developments were within 0.5km of a bus stop, while 87 of 99 were within 1.5km of a bus stop.39 out of 99 were also within 1.5km of a train station**.**
				2021/2022 30 out of 64 new developments were within 0.5km of a bus stop, while 52 out of 64 were within 1.5km of a bus stop.19 out of 64 were also within 1.5km of a train station**.**
				2022/2023 22 out of 33 new developments were within 0.5km of a bus stop, and 25 of the 33 were within 1.5km of a bus stop.14 of the 33 were also within 1.5km of a train station.
				2023/2024 23 out of 43 new developments were within 0.5km of a bus stop, and 33 of the 43 were within 1.5km of a bus stop. 18 of the 43 were also within 1.5km of a train station.
				2024/2025 12 out of 20 new developments were within 0.5km of a bus stop, and 14 of the 20 were within 1.5km of a bus stop. 5 of the 20 were also within 1.5km of a train station .
		Journey to work by mode	Census	**2020/2021** No new information
				2021/2022 No new information
				2022/2023

Method of travel to workplace	Eryri		Wales	
	number	%	number	%
Total: All usual residents aged 16 years and over in employment the week before the census	11,221	100.0	1,368,445	100.0
Work mainly at or from home	3,502	31.2	350,470	25.6
Underground, metro, light rail, tram	3	0.0	595	0.0
Train	42	0.4	11,559	0.8
Bus, minibus or coach	102	0.9	31,448	2.3

Taxi	11	0.1	7,606	0.6
Motorcycle, scooter or moped	29	0.3	4,642	0.3
Driving a car or van	5,988	53.4	772,621	56.5
Passenger in a car or van	362	3.2	66,045	4.8
Bicycle	107	1.0	15,081	1.1
On foot	978	8.7	96,676	7.1
Other method of travel to work	97	0.9	11,702	0.9

2023/2024
No new/additional information to the previous year

2024/2025
No new/additional information to the previous year

Average distance travelled to work

Census

2020/2021 No new information

2021/2022 No new information

2022/2023

Distance travelled to work	Eryri		Wales	
	number	%	number	%
Total: All usual residents aged 16 years and over in employment the week before the census	11,222	100.0	1,368,449	100.0
Less than 2km	1,124	10.0	158,919	11.6
2km to less than 5km	579	5.2	163,384	11.9
5km to less than 10km	794	7.1	174,625	12.8
10km to less than 20km	1,068	9.5	174,245	12.7
20km to less than 30km	769	6.9	75,403	5.5
30km to less than 40km	410	3.7	31,059	2.3
40km to less than 60km	468	4.2	22,351	1.6
60km and over	469	4.2	27,546	2.0

				Works mainly from home: 3,502 / 31.2 / 350,470 / 25.6 Works mainly at an offshore installation, in no fixed place, or outside the UK: 2,039 / 18.2 / 190,447 / 13.9
				2023/2024 No new/additional information to the previous year
				2024/2025 No new/additional information to the previous year
		Number of bus services running in the National Park	SNPA, Gwynedd, Conwy	**2020/2021** No new information
				2021/2022 No new information
				2022/2023 No new information
				2023/2024 No new/additional information to the previous year
				2024/25 4 Traws Cymru services and 5 Snowdon Sherpa services pass through the Park areas. There are also a number of more local buses for local demand . TrawsCymru • T2: Bangor – Aberystwyth (via Porthmadog and Dolgellau) • T3: Barmouth – Wrexham (via Dolgellau and Bala) • T10: Bangor – Corwen (via Betws-y-coed) • T22: Caernarfon – Blaenau Ffestiniog (via Porthmadog) Sherpa'r Wyddfa S1 Caernarfon – Llanberis – Betws-y-coedS2: Bangor – Llanberis – Pen-y-Pass S3: Beddgelert – Caernarfon – Dinorwig S4: Pen-y-Pass – Beddgelert – Porthmadog S5: Llanberis – Pen-y-Pass Flexi bus On demand bus service in some areas of the Park
5	Protect and enhance landscape	Quantity of Outstanding and High value	SNPA CCW	**2020/2021** The results for the areas defined under LANDMAP are as follows; • Visual and Sensory - 54.8% (63 out of 115 areas) of visual areas in the National Park were classified as High or Outstanding

	character and quality	landscape as defined under LANDMAP's five aspects: cultural, geological, landscape habitat and visual and sensory.		• Cultural - 96.0% (48 out of 50 areas) of cultural areas in the National Park were classified as High or Outstanding • Geological - 93.9% (107 out of 114 areas) of geological areas in the National Park were classified as High or Outstanding • Historic - 89.3% (134 out of 150 areas) of historic areas in the National Park were classified as High or Outstanding • Landscape Habitats - 38.9% (145 out of 373 areas) of landscape areas in the National Park were classified as High or Outstanding.
				2021/2022 No change
				2022/2023 No change
				2023/24 No change
				2024/25 **No change**
		Number of planning applications granted permission in areas of outstanding and high value as defined by LANDMAP.	LANDMAP	**2020/2021** The number of new planning applications for the areas defined under LANDMAP is as follows; • Visual and Sensory - 44 in High and 0 in Outstanding areas • Cultural - 30 in High and 51 in Outstanding areas • Geological – 15 in High and 67 in Exception areas Historic - 34 in High and 51 in Outstanding areas • Landscape Habitats - 11 in High and 16 in Outstanding areas
				2021/2022 The number of new planning applications for the areas defined under LANDMAP is as follows; • Visual and Sensory - 151 in High and 16 in Outstanding areas • Cultural - 117 in High and 157 in Outstanding areas • Geological – 35 in High and 244 in Outstanding areas • Historical - 115 in High and 118 in Outstanding areas • Landscape habitats - 28 in High and 33 in Outstanding areas

				2022/2023 No new information
				2023/24 No new information
				2024/2025 The number of new planning applications for the areas defined under LANDMAP is as follows; • Visual and Sensory -8 in High and 1 in Outstanding areas • Cultural - 9 in High and 1 in Outstanding areas • Geological –2 in High and 16 in Outstanding areas • Historic - 6 in High and 14 in Outstanding areas • Landscape Habitats - 3 in High and 5 in Outstanding areas
		Extent of tranquil areas in the National Park	SNPA	**2020/2021** No change
				2021/2022 No change
				2022/2023 No new information
				2023/24 No new information
				2024/25 No new information
6	Protect and enhance air quality	Air pollutant levels in the National Park – based upon Air Quality Review and Assessments for Gwynedd and Conwy.	Gwynedd and Conwy Councils	**2020/2021** No new information..
				2021/2022 No new information
				2022/2023 No new information
				2023/2024 No new information

				2024/25 No new information
7	Conserve the quality of soils through reducing contamination and protecting soil function	Number of planning applications which include site remediation and the area of land remediated.	SNPA	**2020/2021** No new information
				2021/2022 No new information.
				2022/2023 No new information..
				2023/24 No new information
				2024/25 No new information
		Percentage of new developments granted planning permission on previously developed land.		**2020/2021** The number of new housing units that were given permission on previously developed land during the period of this AMR is 16/34, which is 47%
				2021/2022 The number of new housing units that were given permission on previously developed land during the period of this AMR is 9/9, which is 100%
				2022/2023 The number of new housing units that were given permission on previously developed land during the period of this AMR is 8/14, which is 57%.
				2023/2024 The number of new housing units granted permission on previously developed land during the period of this AMR is 17/45, which is 38%.
				2024/2025 The number of new housing units granted permission on previously developed land during the period of this AMR is 8/32, which is 25%.
8	Safeguard National Park geology and geomorphology	The condition of RIGS in the National Park.		**2020/2021** RIGS were designated as Regionally Important Geological / Geomorphological Sites in the UK Nature Conservancy's "Earth Science Conservation in Great Britain: A Strategy" (1990), as they are of a standard worth recognizing and protecting as non-statutory sites, to complement the SSSI and the GNC under statutory protection. RIGS sites in Wales are now known as Regional Biodiversity Sites. Natural Resources Wales has contributed to the all-Wales audit of RIGS through financial and technical support. The audit, which began in 2003, is the first comprehensive national assessment of second tier sites in Wales. It was largely carried out by the local RIGS groups and NRW Earth Scientists with the majority of funding coming

				from the Aggregate Levy Sustainability Fund, but with a financial contribution from NRW to the project in North Wales. The audit led to the standardization of site documentation, the digitization of site boundaries to a common format and ensuring that the landowners and planning authorities are informed about the RIGS. A major input from NRW was the development of a GIS database for the project where all of the approximately 600 sites registered to date were digitized by NRW. NRW currently maintains these GIS data. Currently, there are 47 RIGS in the National Park.
				2021/2022 No change.
				2022/2023 No change. It is difficult to collect the information in order to monitor this indicator.
				2023/24 No change
				2024/25 No change
9a	Protect and enhance biodiversity	Condition of Designated sites including SPAs, SACs, Ramsar, SSSI, NNR, LNR.	SNPA NRW	**2020/2021** This information was not received by NRW for this monitoring period.
				2021/2022 This information was not received by NRW for this monitoring period
				2022/2023 No new information.
				2023/2024 No new information. Difficulties obtaining data and information for this in recent years
				2024/25 No new information
9b	Protect and enhance biodiversity	Condition and status of LBAP species and habitats.		**2020/2021** No new information.
				2021/2022 No new information.
				2022/2023 No new information.
				2023/2024 No new information. Difficulties obtaining data and information for this in recent years
				2024/2025 No new information. Difficulties obtaining data and information for this in recent years

9c	Protect and enhance biodiversity	Number of planning permissions affecting LBAP species and habitats		**2020/2021** No new information.
				2021/2022 No new information.
				2022/2023 No new information.
				2023/24 No new information
				2024/25 No new information
9d	Protect and enhance biodiversity	Number of planning applications resulting in the loss of hedgerows and field boundaries (where this occurs the length of loss of details about species should be collated).		**<u>2018/2019</u>** **Hedge planting schemes** – 39 schemes resulted in 11,308 metres of 79,156 hedgerows being planted. There has been an increase in the number of hedge planting schemes due to the increase in the source of funding for this work, such as Sustainable Management Scheme (SMS) Eden Grants, Young Farmers SMS, Woodland Park Scheme, National Grid Maentwrog West Landscape Enhancement Initiative (LEI), National Grid Maentwrog East LEI, and National Grid Traditional Boundaries LEI. **Planted woodlands** – 2.81ha of 4,496 woodland re-planted after 16 schemes.
				<u>2022/2023</u> No new information
				2023/2024 No new information. Difficulties obtaining data and information for this in recent years
				2024/25 No new information
10a	Value and protect and enhance the historic environment including built heritage,	Condition of Conservation Areas and the extent to which new development is consistent with the	SNPA Cadw Gwynedd Archaeological	**2020/2021** No new information
				2021/2022 As the Conservation Area assessments and management plans have not yet been completed, it is difficult to determine whether conservation areas have been enhanced by development proposals. Retention and enhancement of conservation areas were considered as part of the decision making process.

	archaeology and historic landscape	Conservation Area Management Plans.		**2022/23** No new information **2023/2024** The Conservation Area Appraisals and Management Plans have been drafted along with guidelines on improving energy efficiency in traditional buildings within Conservation Areas. The Evaluations and Management Plans have been subject to public consultation, with the next steps including formal adoption as a relevant planning consideration. As the Conservation Area assessments and management plans have not yet been adopted as a relevant planning consideration, it is difficult to determine whether development proposals have improved conservation areas. Despite this, the preservation and improvement of conservation areas has been considered as part of the decision making process on planning applications. Due to the Dolgellau Townscape Heritage Project, many improvements have been made to the Conservation Area. See the 'Case Studies' section for more information. In addition, there was action as part of the Conservation Areas Project of four drop-in events across the National Park with experts in the field of Building Conservation promoting the project and promoting information about different suitable and sustainable methods of improving the energy efficiency of buildings traditional within Conservation Areas. In addition, a grant scheme was available to assist with energy efficiency improvements and / or thermal upgrades of public, community and commercial properties within designated Conservation Areas of the National Park, such as Churches / Chapels, Community Halls, Libraries, Community Pubs, and Village Shops. The closing date for the submission of tenders was 3 March 2023 and the successful application was chosen. The work the successful application has now completed and is considered to have a positive impact on the Betws y Coed conservation area where the building is located.
				2024/25 No new information
10b	Value and protect and enhance the historic environment including built heritage, archaeology and historic landscape	Condition of Scheduled Ancient Monuments.	CADW	**2020/2021 Data provided by Cadwduring 2021 shows the following:** 286 of the 377 Scheduled Monuments in the Park have been visited during the current (5th) round of visits, which started on 01/04/2011:

Condition	Number of sites	%
Improved	19	5
Stable	248	66
Worsened	110	29

Monuments at Risk levels (MaR):

Low	130
Medium	125
High	31 (2 x High Immediate, 29 x High)

MaR levels:
High – Immediate: Active identifiable threat or threats, which are having a severe impact upon the monument, require immediate mitigation and implementation of a long-term management plan.
High: Active identifiable threat or threats, which are or have the potential to impact severely upon the monument, require repair and implementation of a long-term management plan
Medium: Active identifiable threat or threats, which are endangering the long-term preservation of the monument, require implementation of a long-term management plan.
Low: The monument and any threat are being managed effectively.

The following information provides the most recent data on the condition of all monuments in the ENPA. Monuments at Risk levels for sites were not assessed during the 4th round (2002-2011), therefore, this data is provided in relation to the "condition trend" of monuments.

Condition	Number of sites	%
Improved	16	6
Stable	181	63
Worsened	83	31

2021/2022
Data provided by Cadw during 2023 shows the following: 326 of the 377 Scheduled Monuments in the Park were visited during the current (6th) round of visits, which began on 01/04/2011.

Condition	Number of sites	%
Improved	17	5
Stable	186	57
Worsened	123	38

Monuments at Risk levels (MaR):):

Low	148
Medium	152
High	26 (2x Uchel Ar Unwaith, 24x Uchel)

MaR levels:

High – Immediate: Active identifiable threat or threats, having a serious impact on the monument, requiring immediate mitigation measures and implementation of a long-term management plan.
High: Active identifiable threat or threats, which, or could, seriously affect the monument, requiring repair and implementation of a long-term management plan
Medium: An active identifiable threat or threats, endangering the long-term conservation of the monument, requiring the implementation of a long-term management plan.
Low: The monument and any threat are effectively managed.

The following information provides the latest data on the condition of all the monuments in ENPA. Monuments at Risk levels were not assessed for sites during the 4th round (2002-2011), therefore, this data is provided in relation to the “condition trend” .

Condition	Number of sites	%
Improved	24	6
Stable	212	56
Worsened	141	38

2022/2023
Data provided by Cadw during 2023 shows the following: 376 of the 377 Scheduled Monuments in the Park were visited during the current (6th) round of visits, which began on 01/04/2011

Condition	Number of sites	%
Improved	24	6
Stable	211	56
Worsened	141	38

Monuments at Risk levels (MaR):

Low	172
Medium	181
High	23 (1x High Immediate, 22x High)

MaR levels:

High – Immediate: Active identifiable threat or threats, having a serious impact on the monument, requiring immediate mitigation measures and implementation of a long-term management plan.
High: Active identifiable threat or threats, which, or could, seriously affect the monument, requiring repair and implementation of a long-term management plan
Medium: An active identifiable threat or threats, endangering the long-term conservation of the monument, requiring the implementation of a long-term management plan.
Low: The monument and any threat are effectively managed.

The following information provides the latest data on the condition of all the monuments in ENPA. Monuments at Risk levels were not assessed for sites during the 4th round (2002-2011), therefore, this data is provided in relation to the “condition trend” .

Condition	Number of sites	%
Improved	24	6
Stable	212	56

				Worsened	141	38

2023/2024

All of the 379 Scheduled Monuments in the Park were visited during the current (5th) round of visits, which began on 01/04/2011.

Condition	Number of sites	%
Improved	28	7
Stable (including 'Deteriorating - superficial')	328	86
Worsened	23	6

Monuments at Risk levels (MaR):

Low	173
Medium	182
High	24 (1 x High Immediate, 23 x High)

MaR levels:

1. *High – Immediate: Active identifiable threat or threats, having a serious impact on the monument, requiring immediate mitigation measures and implementation of a long-term management plan.*
2. *High: Active identifiable threat or threats, which, or could, seriously affect the monument, requiring repair and implementation of a long-term management plan*
3. *Medium: An active identifiable threat or threats, endangering the long-term conservation of the monument, requiring the implementation of a long-term management plan.*
4. *Low: The monument and any threat are effectively managed*

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2024/2025

All of the 380 Scheduled Monuments in the Park were visited during the current (5th) round of visits, which began on 01/04/2011

Condition	Number of sites	%
Improved	28	7
Stable (including 'Deteriorating - superficial')	330	87
Worsened	22	6

Monuments at Risk levels (MaR):

Low	168
Medium	185
High	27 (1 x High immediate, 26 x High)

MaR levels:

1. *High – Immediate: Active identifiable threat or threats, having a serious impact on the monument, requiring immediate mitigation measures and implementation of a long-term management plan.*
2. *High: Active identifiable threat or threats, which, or could, seriously affect the monument, requiring repair and implementation of a long-term management plan*
3. *Medium: An active identifiable threat or threats, endangering the long-term conservation of the monument, requiring the implementation of a long-term management plan.*
4. *Low: The monument and any threat are effectively managed*

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<tr>
<td rowspan="2">10c</td>
<td rowspan="2">Value and protect and enhance the historic environment including built heritage,</td>
<td rowspan="2">Number of Listed Buildings at risk</td>
<td rowspan="2">SNPA</td>
<td>

2020/2021

No new information

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	archaeology and historic landscape			**2021/2022** No new information.
				2022/2023 No new information.
				2023/2024 According to the Built Heritage Assessment System (HAA Base) the condition of the Listed Buildings at Risk within the Park is as follows:

Risk Assessment	No. of buildings	%	Risk Score	No.	%
At risk	171	9.2	1 In Serious Danger	61	3.27
			2 In Substantial Danger	3	0.16
			3 In Danger	107	5.73
Fragile	197	10.56	4 Fragile	197	10.56
Not at risk	1498	80	5 Not at Risk	454	24.33
			6 Not at Risk	1044	55.95

Condition profile	No. of buildings	%
Good	1057	56.65
Reasonable	618	33.12
Poor	127	6.81
Very poor	64	3.43

2024/2025
According to the Built Heritage Assessment System (HAA Base) the condition of the Listed Buildings at Risk within the Park is as follows:

Risk Assessment	No. of buildings	%	Risk Score	No.	%
At risk	**177**	**9.48**	1 In Serious Danger	**70**	**3.75**
			2 In Substantial Danger	**8**	**0.43**
			3 In Danger	**99**	**5.3**

				Fragile	**209**	**11.19**	4 Fragile	**209**	**11.19**
				Not at risk	**1481**	**79.33**	5 Not at Risk	**421**	**22.55**
							6 Not at Risk	**1060**	**56.78**

ondition profile	**Number of buildings**	**%**
Good	**1077**	**57.69**
Reasonable	**595**	**31.87**
Poor	**117**	**6.27**
Very poor	**78**	**4.18**

12	Conserve, promote and enhance Snowdonia's cultural heritage and the Welsh language	Percentage of Welsh speakers in the National Park and their distribution	SNPA and Census	**2020/2021** No new information **2021/2022** No new information, an update will be provided for the next monitoring period when the 2020 Census data is available . **2022/2023** ***49.2% of Eryri residents*** (aged 3 or over) can read, speak and write in Welsh. This figure is high compared to the whole of Wales (14.2%) and Conwy (20.2%), but lower than Gwynedd (55.3%).

Wards 2022	**Able to speak, write and read Welsh**	
	Total	**%**
Betws-y-Coed and Trefriw	710	**37.1**
Bryn (Conwy)	562	**33.1**
Caerhun	720	**30.9**
Conwy	854	**20.5**
Pandy	607	**34.7**
Penmaenmawr	969	**23.3**
Uwch Conwy	784	**54.9**

Aberdyfi	320	**32.0**
Abermaw	646	**30.8**
Arllechwedd	895	**47.2**
Arthog and Llangelynnin	464	**29.2**
Bowydd and Rhiw	1,127	**65.6**
Brithdir and Llanfachreth/Ganllwyd/Llanelltyd	728	**53.6**
Bro Dysynni	487	**41.3**
Clynnog	774	**60.7**
Corris a Mawddwy	520	**42.3**
De Dolgellau	681	**49.5**
Deiniolen	1,142	**61.8**
Dolbenmaen	628	**54.8**
Dyffryn Ardudwy	527	**36.6**
Glaslyn	927	**58.2**
Gogledd Dolgellau	594	**50.9**
GorllewinTywyn	412	**33.3**
Harlech a Llanbedr	1,218	**45.7**
Llanberis	1,180	**60.3**
Llandderfel	812	**60.1**
Llanllyfni	1,157	**61.7**
Llanuwchllyn	796	**77.0**
Penrhyndeudraeth	1,269	**65.5**
Teigl	806	**65.5**
Trawsfynydd	932	**67.8**
Tre-garth and MynyddLlandygai	1,175	**56.9**
Tryfan	941	**63.7**
Waunfawr	891	**63.1**
Y Bala	1,209	**62.1**

2023/2024
No change from previous year

				2024/2025 No change from previous year
13a	To safeguard the quality and quantity of water resources	Percentage of Snowdonia's rivers that are classified as Very Good, good, or Fairly Good chemical and biological quality	NRW	**2020/2021** According to data received by Natural Resources Wales based on the Round 3 dataset of the Water Framework Directive, 108 rivers were assessed in the National Park. This figure included rivers with catchment areas that overlap the boundaries of the Park, but which do not lie fully within the National Park. The information below details the assessments made on the rivers; Chemical: • 101 rivers were classed as being of 'Good' quality • 7 rivers failed to achieve a 'Good' status Ecological Status: • 50 rivers were classed as being of 'Good' quality • 53 rivers were classed as being of 'Moderate' quality. • 4 rivers were classed as being of 'Poor' quality.
				2021/2022 According to data received by Natural Resources Wales based on the Round 3 dataset of the Water Framework Directive, 108 rivers were assessed in the National Park. This figure included rivers with catchment areas that overlap the boundaries of the Park, but which do not lie fully within the National Park. The information below details the assessments made on the rivers; Chemical: • 105 rivers were classed as being of 'Good' quality • 3 rivers failed to achieve a 'Good' status Ecological status: • 66 rivers were classed as being of 'Good' quality • 39 rivers were classed as being of 'Moderate' quality. • 2 rivers were classed as being of 'Poor' quality 1 river was classified as 'Poor' quality.
				2022/2023 No new information.
				2023/24 No new information.

				2024/25 No new information
13b	To safeguard the quality and quantity of water resources	Blue Flag and Green Coast Award beaches in Snowdonia	NRW / Keep Wales Tidy	**2020/2021** No beaches within the Snowdonia National Park Area were Blue Flag beaches nor awarded the Green Coast Award during this monitoring period
				2021/2022 No beaches within the Snowdonia National Park Area were Blue Flag beaches nor awarded the Green Coast Award during this monitoring period
				2022/2023 No beaches within the Snowdonia National Park Area were Blue Flag beaches nor awarded the Green Coast Award during this monitoring period
				2023/24 No beaches within the Snowdonia National Park Area were Blue Flag beaches nor awarded the Green Coast Award during this monitoring period
				2024/25 No beaches within the Snowdonia National Park Area were Blue Flag beaches nor awarded the Green Coast Award during this monitoring period
13c	To safeguard the quality and quantity of water resources	Bathing and estuary water quality	NRW	**2020/2021** This data was received from NRW for bathing water (the data is based on figures for 2020) • Harlech - Excellent • Dyffryn (Llanenddwyn) - Excellent • Llandanwg - Excellent • Tal y Bont - Excellent • Aberdyfi – Excellent
				2021/2022 This data was received from NRW for bathing water (the data is based on figures for 2021) • Harlech - Excellent • Dyffryn (Llanenddwyn) - Excellent • Llandanwg - Excellent • Tal y Bont - Excellent • Aberdyfi – Excellent

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<tr><td></td><td></td><td></td><td></td><td>2022/2023
This data was received from NRW for bathing water (the data is based on figures for 2022)

• Harlech - Excellent
• Dyffryn (Llanenddwyn) - Excellent
• Llandanwg - Excellent
• Tal y Bont - Excellent
• Aberdyfi – Excellent</td></tr>
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No data available for this monitoring period</td></tr>
<tr><td></td><td></td><td></td><td></td><td>2024/2025

• Harlech - Excellent
• Dyffryn (Llanenddwyn) - Excellent
• Llandanwg - Excellent
• Tal y Bont - Excellent
• Aberdyfi – Excellent</td></tr>
<tr><td rowspan="2">13 D</td><td rowspan="2">To safeguard the quality and quantity of water resources</td><td rowspan="2">Estimated household water consumption (litres per head per day)</td><td rowspan="2">Dŵr Cymru</td><td><u>2020/2021</u>
<table>
<tr><th>COMPONENT</th><th>VALUE</th><th>UNIT</th></tr>
<tr><td>Household Per Capita Consumption</td><td>165.83</td><td>Litres/head/day</td></tr>
<tr><td>Measured</td><td>134.44</td><td>Litres/head/day</td></tr>
<tr><td>Unmeasured</td><td>187.41</td><td>Litres/head/day</td></tr>
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<tr><td><u>2021/22</u>
<table>
<tr><th>COMPONENT</th><th>VALUE</th><th>UNIT</th></tr>
<tr><td>Household Per Capita Consumption</td><td>168.11</td><td>Litres/head/day</td></tr>
<tr><td>Measured</td><td>126.06</td><td>Litres/head/day</td></tr>
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				Unmeasured | ***198.62*** | Litres/head/day
				2022/23 **COMPONENT** | **VALUE** | **UNIT** **Household Per Capita Consumption** | **152.35** | **Litres/head/day** *Measured* | ***109.72*** | Litres/head/day *Unmeasured* | ***194.43*** | Litres/head/day
				2023/24 No new information available
				2024/25 **COMPONENT** | **VALUE** | **UNIT** **Household Per Capita Consumption** | **159.19** | **Litres/head/day** *Measured* | ***106.47*** | Litres/head/day *Unmeasured* | ***204.21*** | Litres/head/day
14a	To promote mechanisms for waste minimisation, increased re-use and recycling.	Number of sustainable waste management facilities granted planning permission in the National Park and their distance from settlements.	SNPA	**2020/21** There have been no applications for sustainable waste management facilities during this monitoring period.
				2021/22 There have been no applications for sustainable waste management facilities during this monitoring period.
				2022/23 There have been no applications for sustainable waste management facilities during this monitoring period.

				2023/24 There have been no applications for sustainable waste management facilities during this monitoring period
				2024/25 There have been no applications for sustainable waste management facilities during this monitoring period
14b	To promote mechanisms for waste minimisation, increased re-use and recycling.	Percentage of household and industrial/commercial waste recycling.	Stats Wales	**2020/21** Percentage of household waste re-used/re-cycled: Gwynedd – 35.7 Conwy – 38.7 Percentage of household waste composted: Gwynedd – 19.6 Conwy – 26.1
				2021/22 Percentage of household waste re-used/re-cycled: Gwynedd – 35.3 Conwy – 38.1 Percentage of household waste composted: Gwynedd – 16.7 Conwy – 25.4
				2022/2023 The data for this year's percentage of household and industrial / commercial waste recycling in Gwynedd and Conwy will be updated in October 2023.

				2023/2024 The percentage of waste that is reused, recycled or composted for Gwynedd and Conwy is; Gwynedd – 65.5 Conwy – 70.2
				2024/25 **(Data 2023-24)** The percentage of waste that is reused, recycled or composted for Gwynedd and Conwy is **;** **Gwynedd – 64%** **Conwy – 70%**
15	Improve the quantity and quality of publicly open space	Areas of open space lost to new development within the National Park.	SNPA	**2020/2021** 16 applications were permitted during 2020/2021 either intersecting or within areas of open space. Of these, only 1 was for new developments. This was for for the erection of a detached garage.
				2021/22 4 applications were permitted during this monitoring period either intersecting or within areas designated as open space. None of these were for new developments
				2022/23 7 applications were permitted during this monitoring period either intersecting or within areas designated as open space. None of these were for new developments.
				2023/2024 One application was granted within, or partially within, areas of open space during 2023/2024. The application was to replace existing wooden French doors and panels with Upvc French doors and panels (three sets) on the front elevation. It is not considered that there has been a significant loss to areas of Open Spaces and/or Green Wedges during this monitoring period.
				2024/2025 8 applications were granted during this monitoring period which either intersected or were within areas designated as open spaces. None of these were for new developments or impacted on an open space area.

16a	To provide housing to meet local need	Affordable dwellings completed as a percentage of all new housing completions	SNPA	**2020/2021**50% of all completions within the National Park were affordable dwellings. During the AMR period there were 38 dwellings completed and 19 of these were affordable.
				2021/202215% of all houses completed in the National Park were affordable houses. During the AMR period, 13 units were completed and 2 of these were affordable.
				2022/2023 50% of all houses completed in the National Park were affordable houses. During the AMR period, 22 units were completed and 11 of these were affordable. **2023/2024** 24% of all houses completed in the National Park were affordable houses. During the AMR period, 17 units were completed and 4 of these were affordable.
				2024/25 24% of all houses completed in the National Park were affordable houses. During the AMR period, 17 units were completed and 4 of these were affordable.
16b	To provide housing to meet local need	House price to income affordability ratio	Land Registry and CACI	**2020/2021** The details for the median annual income to median house price ratio, per Housing Market Assessment area, are listed below. (Median house prices are representative of houses sold within the NP boundaries of the HMA areas). The ratios are based on 2020 annual income, and as 2021 is not yet over, it focuses on 2020 housing prices. • HMA 11 (Conwy Valley) – 6.1:1 • HMA 10 (Ffestiniog & Porthmadog) – 5.4:1 • HMA 9 (Machynlleth & Aberdyfi) - 8.2:1 • HMA 8 (Bala, Dolgellau & Ardudwy) – 5.9:1 • HMA 6 (Llandudno & Conwy) – 7.3:1 • HMA 4 (Caernarfon) – 6.0:1 • HMA 3 (Bangor) - 12.0:1
				2021/2022 The details for the ratio of median annual income to median house price, by Housing Market Assessment area, are listed below.(*Median house prices are representative of houses sold within the National Park boundaries of the HMA areas*).The ratios are based on 2021 annual income, and as 2022 is not over yet, it focuses on 2021 house prices. • HMA 11 (Dyffryn Conwy) – 6.1:1 • HMA 10 (Ffestiniog & Porthmadog) – 8.4:1

				• HMA 9 (Machynlleth & Aberdyfi) - 9.9:1 • HMA 8 (Bala, Dolgellau & Ardudwy) – 7:1 • HMA 6 (Llandudno & Conwy) – 8.1:1 • HMA 4 (Caernarfon) – 6.3:1 HMA 3 (Bangor) - 8:1
				2022/2023 The details for the ratio of median annual income to median house price, by Housing Market Assessment area, are listed below.(*Median house prices are representative of houses sold within the National Park boundaries of the HMA areas*).The ratios are based on 2022 annual income, and as 2023 is not over yet, it focuses on 2023 house prices. **In some HMA areas the number of properties sold is low and so itthe figure may not give a true reflection of the situation**. • HMA 11 (Dyffryn Conwy) – 6.1:1 • HMA 10 (Ffestiniog & Porthmadog) – 5.1:1 • HMA 9 (Machynlleth & Aberdyfi) - 8.7:1 • HMA 8 (Bala, Dolgellau & Ardudwy) – 6.9:1 • HMA 6 (Llandudno & Conwy) – 4.6:1 *only 2 houses sold in this area • HMA 4 (Caernarfon) – 10.1:1 *only 8 houses sold in this area HMA 3 (Bangor) - 11.5:1
				2023/2024 The details for the ratio of median annual income to median house price, by Housing Market Assessment area, are listed below. (*Median house prices are representative of houses sold within the National Park boundaries of the HMA areas*). The ratios are based on 2023 annual income, and it focuses on 2023 house prices. **In some HMA areas the number of properties sold is low and therefore the figure may not give a true reflection of the situation**. • HMA 11 (Dyffryn Conwy) –6.6 : 1 • HMA 10 (Ffestiniog & Porthmadog) – 5.3 : 1 • HMA 9 (Machynlleth & Aberdyfi) - 7.3 : 1 • HMA 8 (Bala, Dolgellau & Ardudwy) – 6.1 : 1 • HMA 6 (Llandudno & Conwy) – 4.9 : 1 • HMA 4 (Caernarfon) – 7.1 : 1

				• HMA 3 (Bangor) - 5.5 : 1
				2024/25 The details for the ratio of median annual income to median house price, by Housing Market Assessment area, are listed below. (*Median house prices are representative of houses sold within the National Park boundaries of the HMA areas*). The ratios are based on 2023 annual income, and it focuses on 2023 house prices. **In some HMA areas the number of properties sold is low and therefore the figure may not give a true reflection of the situation** • HMA 11 (Dyffryn Conwy) – 7.2:1 • HMA 10 (Ffestiniog & Porthmadog) – 5.8:1 • HMA 9 (Machynlleth & Aberdyfi) - 7.7:1 • HMA 8 (Bala, Dolgellau & Ardudwy) – 6.7:1 • HMA 6 (Llandudno & Conwy) – 6.6:1 *only 3 houses sold in this area • HMA 4 (Caernarfon) – 5.2:1 • HMA 3 (Bangor) - 4.2:1 *only 3 houses sold in this area
17a	To promote improved access to local services and amenities for all	WIMD – Geographical Access to Services Deprivation Domain	WIMD	**2020/21** No new up to date information
				2021/22 No new up to date information
				2022/23 **WIMD - Access to Services** **Gwynedd** **Aberdovey / Bryn-crug / Llanfihangel 148** **Abermaw 1 234** **Arllechwedd 205** **Bala 1295** **Bowydd and Rhiw 399** **Brithdir and Llanfachreth/Ganllwyd/Llanelltyd 62** **Corris/Mawddwy 13** **Deiniolen 170** **Dolbenmaen 92** **Dolgellau North 546** **Dolgellau South 1189** **Dyffryn Ardudwy 277** **Gerlan 438** **Harlech 237**

				Llanbedr 142 **Llanberis 560** **Llandderfel & Llanuwchllyn 1 48** **Llandderfel & Llanuwchllyn 2 105** **Llangelynin 96** **Llanllyfni & Clynnog 100** **Penrhyndeudraeth 1 181** **Penrhyndeudraeth 2 909** **Porthmadog - Tremadog 144** **Talysarn 117** **Teigl 236** **Trawsfynydd 174** **Tregarth & Mynydd Llandygai 220** **Tywyn 1 395** **Waunfawr 246** **Conwy** **Betws-y-Coed 161** **Caerhun 122** **Capelulo 447** **Conwy 1 855** **Pandy 815** **Pant-yr-afon/Penmaenan 1 1267** **Trefriw 175** **Uwch Conwy 15**
				2023/24 No change
				2024/25 No change
17b	To promote improved access to local services and amenities for all	Number of new community facilities granted planning permission per annum and their proximity to public transport facilities.	SNPA	**2020/2021** Between 2020/2021, there were 4 applications for new or improved community facilities in Local Service Centres, Local Service Settlements and Secondary Settlements. These were for a Listed Building consent for outdoor alterations to Neuadd y Cyfnod, Bala, a change of use from a shop to a cafe for the Coed y Brenin visitor Centre in Ganllwyd, change of use from a theatre to an exhibition space at the Snowdon Mountain Railway Station in Llanberis and the upgrading of public toilets in Llanuwchllyn.
				2021/2022 There were 6 applications for new and improved community facilities during 2021/2022. There were applications for new or improved community facilities in Local Service Centres and Secondary Settlements. One was for two new doors and an all-ability ramp at Penmachno community centre, two others for electric vehicle charging points in Y Bala and Bontddu. Another was to install a bench in connection with the Authority's Dark Sky project. Another was to demolish and build a new building in Llanuwchllyn community centre. Finally, there was an application for new windows in the Talsarnau community centre.

				2022/2023 There were no applications for new community facilities during 2022/2023**.**
				2023/2024 Two applications for new community facilities (or improvements to the facilities) were granted during this monitoring period. The applications included; • Conversion of a former church to a community building including external changes along with the construction of an extension • Replace the existing 'helter-skelter' slide with a tower containing a spiral slide and replace the existing see-saw equipment. Addition of a basket swing and bowl spinner to the playground equipment. Replacement and extension of wet-pour surface.
				2024/2025 There were no 'new' community facilities during this period
18a	To promote safe, healthy and sustainable communities	Percentage of persons with long-term limiting illness in Snowdonia	WAG SNPA	**2020/21** No new up to date information
				2021/2022 There is no new up-to-date information. Data from the 2020 census will include information about the health and well-being of the population, and this will be available for next year's monitoring report.

2022/2023

Disability	Eryri		Wales	
	number	%	number	%
Total: All usual residents	24,418	100.0	3,107,494	100.0
Disabled under the Equality Act	4,531	18.6	670,266	21.6
Disabled under the Equality Act: Day-to-day activities limited a lot	**1,887**	**7.7**	**319,406**	**10.3**
Disabled under the Equality Act: Day-to-day activities limited a little	**2,644**	**10.8**	**350,860**	**11.3**
Not disabled under the Equality Act	19,887	81.4	2,437,228	78.4
Not disabled under the Equality Act: Has long term physical or mental health condition but day-to-day activities are not limited	1,615	6.6	206,540	6.6
Not disabled under the Equality Act: No long term physical or mental health conditions	18,272	74.8	2,230,688	71.8

				2023/24 No change
				2024/25 No change
18b			Census	**2020/21** No new up to date information

	To promote safe, healthy and sustainable communities	Percentage of persons whose health was 'good' over the last 12 months in Snowdonia		**2021/22**No new up to date information.

2022/2023 Cyfrifiad 2021

General health	Eryri		Wales	
	number	%	number	%
Total: All usual residents	24,417	100.0	3,107,495	100.0
Very good health	11,699	47.9	1,436,479	46.2
Good health	8,234	33.7	1,005,485	32.4
Fair health	3,266	13.4	449,655	14.5
Bad health	957	3.9	164,102	5.3
Very bad health	261	1.1	51,774	1.7

2023/24

No change

2024/25 No change

18c	To promote safe, healthy and sustainable communities	WIMD – Health Deprivation Domain	WIMD	**2022/2023 (Census 2021)**

Aberdovey / Bryn-crug / Llanfihangel 1779
Abermaw 1 1037
Arllechwedd 1428
Bala 1094
Bowydd and Rhiw 709

Brithdir and Llanfachreth/Ganllwyd/Llanelltyd 1567
Corris/Mawddwy 1502
Deiniolen 899
Dolbenmaen 1302
Dolgellau North 1347
Dolgellau South 1120
Dyffryn Ardudwy 1497
Gerlan 961
Harlech 1284
Llanbedr 1450
Llanberis 1189

				Llandderfel & Llanuwchllyn 1 1380 Llandderfel & Llanuwchllyn 2 1767 Llangelynin 1142 Llanllyfni & Clynnog 1267 Penrhyndeudraeth 1 1700 Penrhyndeudraeth 2 1058 Porthmadog - Tremadog 1471 Talysarn 1039 Teigl 942 Trawsfynydd 1505 Tregarth & Mynydd Llandygai 1546 Tywyn 1 1233 Waunfawr 1525 Betws-y-Coed 1710 Caerhun 1673 Capelulo 1349 Conwy 1 881 Pandy 1477 Pant-yr-afon/Penmaenan 1 1168 Trefriw 1369 Uwch Conwy 1721
				2023/24 No change
				2024/25 No change
19a	To promote and facilitate improved community involvement	WIMD – Geographical Access to Services Deprivation Domain	SNPA	**2022/2023** (Census 2021) Aberdovey / Bryn-crug / Llanfihangel 148 Abermaw 1 234 Arllechwedd 205 Bala 1295 Bowydd and Rhiw 399 Brithdir and Llanfachreth/Ganllwyd/Llanelltyd 62 Corris/Mawddwy 13 Deiniolen 170 Dolbenmaen 92 Dolgellau North 546 Dolgellau South 1189 Dyffryn Ardudwy 277 Gerlan 438 Harlech 237 Llanbedr 142

				Llanberis 560 Llandderfel & Llanuwchllyn 1 48 Llandderfel & Llanuwchllyn 2 105 Llangelynin 96 Llanllyfni & Clynnog 100 Penrhyndeudraeth 1 181 Penrhyndeudraeth 2 909 Porthmadog - Tremadog 144 Talysarn 117 Teigl 236 Trawsfynydd 174 Tregarth & Mynydd Llandygai 220 Tywyn 1 395 Waunfawr 246 Betws-y-Coed 161 Caerhun 122 Capelulo 447 Conwy 1 855 Pandy 815 Pant-yr-afon/Penmaenan 1 1267 Trefriw 175 Uwch Conwy 15
				2023/24 No change
				2024/25 No change

19b	To promote and facilitate improved community involvement	Number of new community facilities granted planning permission in the National Park.	SNPA	**2020/2021** Between 2020/2021, there were 4 applications for new or improved community facilities in Local Service Centres, Local Service Settlements and Secondary Settlements. These were for a Listed Building consent for outdoor alterations to Neuadd y Cyfnod, Bala, a change of use from a shop to a cafe for the Coed y Brenin visitor centre in Ganllwyd, change of use from a theatre to an exhibition space at the Snowdon Mountain Railway Station in Llanberis and the upgrading of public toilets in Llanuwchllyn**.**
				2021/2022 There were 6 applications for new and improved community facilities during 2021/2022. There were applications for new or improved community facilities in Local Service Centres and Secondary Settlements. One was for two new doors and an all-ability ramp at Penmachno community centre, two others for electric vehicle charging points in Y Bala and Bontddu. Another was to install a bench in connection with the Authority's Dark Sky project. Another was to demolish and build a new building in Llanuwchllyn community centre. Finally, there was an application for new windows in the Talsarnau community centre.
				2022/2023 There was only one application for new or improvements to community facilities for 2022/2023. It was an application for improvements including the demolition of the existing stone toilet block and the installation of children's adventure playground equipment in a community centre in Capel Curig.
				2023/2024 Two applications for new community facilities (or improvements to the facilities) were granted during this monitoring period. The applications included; • Conversion of a former church to a community building including external changes along with the construction of an extension • Replace the existing 'helter-skelter' slide with a tower containing a spiral slide and replace the existing see-saw equipment. Addition of a basket swing and bowl spinner to the playground equipment. Replacement and extension of wet-pour surface. **2024/25** There were no 'new' community facilities during this period
19c	To promote and facilitate improved	The distance of new community facilities granted planning permission from	SNPA	**2020/2021** There were 4 applications for new and improved community facilites during 2020/2021. There were applications for new or improved community facilities in Local Service Centres, Local Service Settlements and Secondary Settlements. One was for a Listed Building consent for outdoor alterations at Newydd y Cyfnod, Bala, located within

	community involvement	public transport services.		600 feet of a bus stop and 15 miles of a train station. Another was for change of use from a shop to a cafe for the Coed y Brenin visitor centre in Ganllwyd, located within 1000 feet of a bus stop and 9 miles of a train station. Another was for change of use from a theatre to an exhibition space at the Snowdon Mountain Railway Station in Llanberis, located within 450 feet of a bus stop and 7.3 miles of a train station. Lastly, the upgrading of public toilets in Llanuwchllyn, located within 500 feet of a bus stop and 14.8 miles of a train station**.**
				2021/22

Description of the Development	Distance to public transport	
	Bus	Train station
Installation of two new doors and an all-ability ramp - Penmachno Community Centre	140m	23.7km
Installation of an electric vehicle charging point, feeder pillar and related work - Bala	126m	0.28km
Installation of 2 electric vehicle rapid charging points and 2 electrical cabinets, associated cables and ancillary work - Bontddu	95m	14.6km
Installation of a bench in connection with the Authority's Dark Sky Project - Dolgellau	419m	5.6km
Demolition of an existing building and construction of a new building on the same footprint - Llanuwchllyn Community Centre	104m	5.5km
New windows - Talsarnau Community Centre	183m	24.4km

				2022/2023 There was only one application for new or improvements to community facilities for 2022/2023. It was an application for improvements including the demolition of the existing stone toilet block and the installation of children's adventure playground equipment in a community centre in Capel Curig.This was located 100m from the nearest bus stop and 4.41km from the nearest train station.
				2023/2024 One application for new community facilities was granted during this monitoring period. This application was; • Conversion of a former church to a community building including external changes along with the construction of an extension This application was within 0.5km of a bus/public transport stop,
				2024/2025 Five applications for improved or new community facilities were granted during this monitoring period: • Planning permission was granted to change the use of land to a community area including the installation of play equipment and landscaping work in Abergwyngregyn. • Planning permission was granted for the installation of 4 skylights in the Memorial Hall, Penmachno. • Planning permission was granted for external changes to the existing hall to relocate an entrance and create an accessible access ramp in the Village Hall, Llanfachreth. • Planning permission was granted for the erection of a gazebo to be used in connection with a children's nursery in Dolgellau. • Planning permission was granted for an extension to the rear along with minor changes to Canolfan Cymuned, Parc.

20a,b	Promote good transport links to support the local economy	Distance of new employment developments from public transport	SNPA	**2022/ 2023** No new employment developments during the year **2023/2024** Two applications for new employment development were granted during this period, and three for a cafe or restaurant, and they were all within 1.5km of a bus stop.
				2024/25 Two applications for new employment development were granted during this period. Both were within 1.5km and one within 0.5km of a bus or public transport stop
		Distance the residents of Eryri travel to work	Census	**2022/2023**

Distance travelled to work	Eryri		Wales	
	number	%	number	%
Total: All usual residents aged 16 years and over in employment the week before the census	11,222	***100.0***	1,368,449	***100.0***
Less than 2km	1,124	***10.0***	158,919	***11.6***
2km to less than 5km	579	***5.2***	163,384	***11.9***
5km to less than 10km	794	***7.1***	174,625	***12.8***
10km to less than 20km	1,068	***9.5***	174,245	***12.7***
20km to less than 30km	769	***6.9***	75,403	***5.5***
30km to less than 40km	410	***3.7***	31,059	***2.3***
40km to less than 60km	468	***4.2***	22,351	***1.6***
60km and over	469	***4.2***	27,546	***2.0***
Works mainly from home	3,502	***31.2***	350,470	***25.6***
Works mainly at an offshore installation, in no fixed place, or outside the UK	2,039	***18.2***	190,447	***13.9***

2023/2024
No change from previous year

				2024/25 No change
21a,b	Assist in creating local employment opportunities and businesses linked to the purposes of the National Park .	Rates of economic activity in the National Park.	Census	

Economic activity status	**Eryri**		**Cymru**	
	number	**%**	**number**	**%**
Total: All usual residents aged 16 years and over	20,927	**100.0**	2,559,416	**100.0**
Economically active (excluding full-time students)	11,443	**54.7**	1,391,379	**54.4**
Economically active (excluding full-time students):In employment	11,006	**52.6**	1,327,745	**51.9**
Economically active (excluding full-time students):Inemployment:Employee	7,575	**36.2**	1,118,659	**43.7**
Economically active (excluding full-time students): In employment: Employee: Part-time	2,439	**11.7**	302,900	**11.8**
Economically active (excluding full-time students): In employment: Employee: Full-time	5,136	**24.5**	815,759	**31.9**
Economically active (excluding full-time students):Inemployment:Self-employed with employees	518	**2.5**	37,733	**1.5**
Economically active (excluding full-time students): In employment: Self-employed with employees: Part-time	101	**0.5**	7,837	**0.3**
Economically active (excluding full-time students): In employment: Self-employed with employees: Full-time	417	**2.0**	29,896	**1.2**
Economically active (excluding full-time students):Inemployment:Self-employed without employees	2,913	**13.9**	171,353	**6.7**
Economically active (excluding full-time students): In employment: Self-employed without employees: Part-time	1,060	**5.1**	65,335	**2.6**
Economically active (excluding full-time students): In employment: Self-employed without employees: Full-time	1,853	**8.9**	106,018	**4.1**
Economically active (excluding full-time students): Unemployed	437	**2.1**	63,634	**2.5**
Economically active and a full-time student	272	**1.3**	55,969	**2.2**
Economically active and a full-time student:In employment	216	**1.0**	40,706	**1.6**
Economically active and a full-time student:Inemployment:Employee	196	**0.9**	38,206	**1.5**

				Economically active and a full-time student: In employment: Employee: Part-time	163	**0.8**	31,644	**1.2**
				Economically active and a full-time student: In employment: Employee: Full-time	33	**0.2**	6,562	**0.3**
				Economically active and a full-time student:Inemployment:Self-employed with employees	3	**0.0**	276	**0.0**
				Economically active and a full-time student: In employment: Self-employed with employees: Part-time	2	**0.0**	148	**0.0**
				Economically active and a full-time student: In employment: Self-employed with employees: Full-time	1	**0.0**	128	**0.0**
				Economically active and a full-time student:Inemployment:Self-employed without employees	17	**0.1**	2,224	**0.1**
				Economically active and a full-time student: In employment: Self-employed without employees: Part-time	8	**0.0**	1,702	**0.1**
				Economically active and a full-time student: In employment: Self-employed without employees: Full-time	9	**0.0**	522	**0.0**
				Economically active and a full-time student: Unemployed	56	**0.3**	15,263	**0.6**
				Economically inactive	9,212	**44.0**	1,112,068	**43.5**
				Economically inactive: Retired	6,525	**31.2**	631,659	**24.7**
				Economically inactive: Student	703	**3.4**	145,181	**5.7**
				Economically inactive: Looking after home or family	680	**3.2**	109,604	**4.3**
				Economically inactive: Long-term sick or disabled	749	**3.6**	151,321	**5.9**
				Economically inactive: Other	555	**2.7**	74,303	**2.9**
				2023/2024 No change from previous year				
				2024/25 **No change**				

		Number of new employment developments with collated data about location and type of employment.	SNPA	**2022/2023** No new employment developments during 2022/2023.
				2023/2024 No new employment developments during this monitoring period
				2024/2025 Two small scale new employment applications have been granted during this period, including; • Retrospective application to build a workshop • Erection of ancillary facilities/office building

APPENDIX 2: SUPPLEMENTARY PLANNING GUIDANCE PROGRESS

SPG no.	Name	Progress
1	Sustainable Design in the National Parks of Wales	Adopted September 2011
2	Development Guidance	Adopted September 2011
3	Planning and the Welsh Language	Adopted June 2021
4	Affordable Housing	Adopted January 2020
5	Planning Obligations	Adopted March 2021
6	Nature Conservation and Biodiversity	Adopted April 2012
7	Landscapes and Seascapes of Eryri	Adopted July 2014
8	Visitor Accommodation	Adopted January 2020
9	Farm Diversification	Adopted October 2012
10	Renewable and Low Carbon Energy	Adopted November 2013
11	Annexe Accommodation	Adopted July 2014
12	Enabling Sustainable Development in the Welsh National Parks	Adopted May 2015
13	Landscape Sensitivity and Capacity Assessment	Adopted October 2016
14	Obtrusive lighting	Adopted October 2016
15	Telecommunications and Masts	Adopted September 2021
16	Controlling the Use of Houses as Holiday Homes (Second Homes and Short Term Holiday Accommodation)	Adopted June 2025
	Adverts and Signage	Being drafted
	Locally Distinct Sustainable Design	Being drafted
	The Historic Environment	Being drafted

APPENDIX 3: PROGRESS ON ALLOCATED HOUSING SITES

Allocations	Units Proposed	Monitoring Progress (pre-app discussions / planning permission / completion)
Land behind the Red Lion, Y Bala (50% open market, 50% affordable housing to meet local need). Release of 30 units up to 2016 and, if built, the remaining 25 units from 2016 to 2022	55	Contact from landowner in 2021 confirmed the intention to sell the site to a developer. In 2023 it was confirmed that the ownership had not changed, and that phosphates were holding back the development. In 2025, it was stated that the intention is to sell the site. Comments were received from Dŵr Cymru during 2025 confirming that Bala WwTW has a temporary phosphates licence of 5 mg/l; it will be limited to 4 mg/l by 31/3/2030. It was stated that there will be no obstacle to developing the site according to the timing shown in the trajectory..
Land at Cysgod y Coleg, Y Bala (100% affordable housing to meet local need)	10	30 units completed 2012-13. Planning permission granted in June 2020 for the construction of 9 affordable dwellings (3 two bedroomed bungalows and 6 two bed houses). The work was completed during 2022-23 and the units have been occupied.
Land adjacent to Pentre Uchaf, Dyffryn Ardudwy (100% affordable housing to meet local need)	10	The Rural Housing Enabler has undertaken a housing needs survey for Dyffryn Ardudwy. The landowner, Adra, submitted a pre-app during 2021-22. A need for units for large families has been identified. A planning application for 2 units was submitted during 23/24 (yet to be released). The development was constrained by flood zones and protected species.
Land adjacent to Capel Horeb, Dyffryn Ardudwy (50% open market, 50% affordable housing to meet local need)	5	Planning permission has been refused for two open market dwellings on the site as it did not comply with the ELDP affordable housing policy.
Former Primary School, Aberdyfi (100% affordable housing to meet local need).	6	Planning permission has been granted for 11 units on site which includes 4 flats. Work completed and the units are occupied.
Llanfrothen (100% affordable housing to meet local need)	6	This is a new allocation within the ELDP 2016-31. A housing needs survey has been undertaken by the Rural Housing Enabler. Additional costs relating to excavations and drainage have been identified. An application for 8 units was submitted in November 2022, including 2 units outside the allocated area. The application was withdrawn by the developer due to viability reasons. Due to the financial viability of the plan and the strong objections of local residents to the development - Adra has no intention of progressing with the development

		within the period of the current development plan.
Dolgellau (100% affordable housing to meet local need)	15	This is a new allocation within the ELDP 2016-31. The landowner, Adra, has no intention of developing the site within the period of the current development plan. A housing needs survey has been undertaken by the Rural Housing Enabler. Additional costs relating to excavations and drainage have been identified.
Llanuwchllyn (100% affordable housing to meet local need)	7	Land in the ownership of Grŵp Cynefin Housing Association. Intention to submit a planning application for 7 units in 2025/26, aiming for completion by summer 2027.
Land adjacent to Lawnt y Plas, Dinas Mawddy (100% affordable housing to meet local need)	6	This is a new allocation within the ELDP 2016-31. Site owned by Adra. Adra has no intention of developing the site within the period of the current development plan.
Trefriw, land next to Ty Capel Peniel (50% open market, 50% affordable housing to meet local need)	5	Owner stated an intention to develop within 5 years from the submission of the candidate site. No contact received from owner since 2016. Contact was made by the owner in 2025 stating that the land was needed for other reasons; it was not confirmed if there is an intention to develop housing.
Dolwyddelan (100% affordable housing to meet local need)	6	This is a new allocation within the ELDP 2016-31. Intention to develop site following internal consultations by owner, Natural Resources Wales.A housing needs assessment was undertaken by the Rural Housing Enabler in 2024.
Land adjacent to Penyrhwylfa, Harlech (67% open market, 33% affordable housing for local need)	24	This is a new allocation within the ELDP 2016-31. A housing needs survey has been undertaken by the Rural Housing Enabler. A planning application was submitted in March 2023 for 20 affordable units which was permitted during April 2024 Grŵp Cynefin is developing the site, which will be completed during 25/26.
Llanegryn (50% open market, 50% affordable housing to meet local need)	8	Landowner has been in discussion with the Rural Housing Enabler who have completed a Housing Needs Survey for the community. Since then, they have indicated that there is no intention to develop housing in the near future.
Land adjacent to Bryn Deiliog, Llanbedr, (100% to meet local need)	6	This is a new allocation within the ELDP 2016-31. The site landowner, Adra, has no intention of developing the site by 2030/31.
		This is a new allocation within the ELDP 2016-31. Adra has no intention of developing the site within the period of the current development

Land adjacent to Bro Prysor, Trawsfynydd, (100% to meet local need)	10	plan. A housing needs survey has been undertaken by the Rural Housing Enabler
Land adjacent to Maesteg, Pennal (100% affordable housing to meet local need)	5	This is a new allocation within the ELDP 2016-31. It is foreseen that the landowner, Adra, will complete the site by 2026/27. Rural Housing Enabler has completed a housing needs survey. A planning application was submitted during 2021/22 for 5 units. Planning permission was granted during December 2023.
Total	**184**	

APPENDIX 4: HOUSING TRAJECTORY

Requirement for a Housing Trajectory

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

Housing Stakeholder Group

1.2 The DPM requires a Housing Stakeholder Group be established to ensure completion figures are recorded correctly and to consider the timing and phasing of allocated LDP sites and sites with planning permission in respect of anticipated annual delivery rates. The Group will also be involved in the preparation of a Housing Trajectory as an integral part of the preparation of any future Local Development Plan.

1.3 Membership of the group is a matter for each LPA to determine, but should ideally consist of relevant LPA departments, home builders, landowners, housing associations, statutory undertakers, infrastructure providers and other bodies as appropriate. The Authority fromedthea Group during the 2020/21 period; the members of which are as follows:

- House Builders Federation;
- Dŵr Cymru;
- Natural Resources Wales;
- Grŵp Cynefin;
- Cartrefi Conwy;
- Clwyd Alyn;
- Tai Gogledd Cymru
- Adra;
- Rural Housing Enabler Service;
- Cyngor Gwynedd Housing Authority,
- Conwy County Borough Council Housing Authority.

1.4 Correspondence with the Group is undertaken via email correspondence. Two tables, consisting of the timing and phasing of allocated sites, and sites with planning permission for over 5 dwellings, are shared with the members for comment. No comments were received that resulted in a change to the tables produced by the Authority. The tables produced by the Authority were based on the best information available, including:

- Actual completion numbers gathered from annual monitoring visits
- Information submitted by the landowner when submitting the candidate site
- The Authority contacted all landowners/developers of allocated and large sites to ask for input on the timing and phasing of the development of their site; responses were fed into the trajectory.

The Timing & Phasing of Allocations

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

The Timing & Phasing of Sites with Planning Permission

Settlement Tier	Site Name	Total Site Capacity	The timing and phasing of sites with planning permission (2025 -2031)								
			Completions	U/C	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	Units beyond the plan period
Local Service Centre	National Westminster Bank Buildings and land to rear, 44-46 High Street, Bala.	5	0	4	4				2		
Secondary Settlement	OS 465, Trian, Brithdir	5	4	0			1				
Service Settlement	Cae Main, Hwyfa'r Nant, Harlech	5	3	1			1	1			
Secondary Settlement	Tir ger Neuadd y Pentref, Rhydymain	5	2	0		1	1	1			
Secondary Settlement	O.S. Field No. 9687, Penybont, Talybont.	5	0	5	5						
Service Settlement	Parc Trawsafon, Betws y Coed	6	4	0					1	1	
Secondary Settlement	Land adjacent to village hall, Rhydymain	8	5	0			1	1	1		
Service Settlement	Land at Maes y Waen, Penmachno	12	6	0					6		
Local Service Centre	Arran Buildings, Bala	13	11	2		1	1				
Secondary Settlement	Land adj. Village School, Llanfachreth	13	0	0							13
Secondary Settlement	Abbey Arms Hotel, Ffestiniog	14	6	0							8
Secondary Settlement	Pant yr Onnen, Llanfair	15	7	1					2	2	4
Secondary Settlement	Land at the rear of Penrhiw, Llan Ffestiniog	16	2	12	14						
Local Service Centre	Land at Maes Brith, Dolgellau.	17	5	1							12
Service Settlement	OS 1266 Bryn Madog Trawsfynydd	18	4	0							14
Service Settlement	Hillside, Aberdyfi	23	21	2			1		1		
Secondary Settlement	Land r/o Smithy Garage, Dyffryn Ardudwy	31	9	0			1	1	3	4	13
Local Service Centre	Fronallt (Coed y Bryn), Dolgellau	46	15	0						10	21
Service Settlement	Ty Canol Estate, Harlech	73	70	0		1	1	1			
Local Service Centre	Uwch y Maes (Wenallt), Dolgellau	80	69	0			2	3	3	3	
Secondary Settlement	Land adj Craig y Nos, Maentwrog	15	12	2		1	1				
Local Service Centre	Llety'r Bugail, Dolgellau	5	0	0		2	2	1			
Service Settlement	Merthyr Isaf, Hwylfa'r Nant, Harlech.	7	0	0			2	2	3		
Service Settlement	Land to rear of Medical Surgery, Betws-y-Coed	5	0	0		5					

APPENDIX 5: Council Tax data per Community Council (April/May 2025)

Cyngor Cymuned/Tref - Community/Town Council	Cyfanswm nifer eiddo dometig y gymuned (sy'n cynnwys yr ail gartrefi domesig - Total number of domestic properties (incl. second homes).	Class A (restriction on occupation) Dos. A (cyfyngiad ar feddiannu)	Dos. B (Dim treth premiwm) - Class. B (no tax premium)	Ail Gartrefi - Second Homes	Cyfanswm (Ail Gartrefi + Dos A) - Total (Second homes + Class B)	% o ail gartefi - % of second homes	Unedau Gwyliau Hunan Gynhaliol - Self Catering Holiday Units	% cyfunol ail gartefi a unedau gwyliau - % combined second homes and holiday units as a percentage of all properties
ABER	121	0	1	3	4	3.31%	0	3.3%
ABERDYFI	900	87	18	293	311	34.56%	104	45.3%
ABERMAW	1378	3	4	164	168	12.19%	96	17.9%
ARTHOG	700	8	7	95	102	14.57%	45	19.9%
BALA	1037	1	4	27	31	2.99%	21	4.9%
BEDDGELERT	308	0	0	62	62	20.13%	67	34.4%
BETWS GARMON	134	1	2	14	16	11.94%	17	22.0%
BRITHDIR & LLANFRACHETH	419	1	2	57	59	14.08%	25	19.0%
BRYNCRUG	364	49	1	15	16	4.40%	16	9.7%
CLYNNOG	498	3	5	33	38	7.63%	24	11.9%
CORRIS	372	12	2	21	23	6.18%	11	9.2%
DOLBENMAEN	659	0	3	52	55	8.35%	39	13.5%
DOLGELLAU	1479	0	6	89	95	6.42%	67	10.5%
DYFFRYN ARDUDWY	855	12	4	61	65	7.60%	50	12.9%
FFESTINIOG	2560	0	2	119	121	4.73%	92	8.0%
HARLECH	882	1	2	112	114	12.93%	38	16.5%
LLANBEDR	350	10	7	37	44	12.57%	25	18.9%
LLANBERIS	975	0	2	39	41	4.21%	51	9.0%
LLANDDEINIOLEN	2239	1	4	42	46	2.05%	25	3.1%
LLANDDERFEL	525	1	1	34	35	6.67%	26	11.1%
LLANDWROG	1234	2	4	34	38	3.08%	26	5.1%
LLANDYGAI	1130	0	2	22	24	2.12%	15	3.4%
LLANEGRYN	169	0	1	13	14	8.28%	7	11.9%
LLANELLTYD	280	1	0	33	33	11.79%	17	16.9%
LLANFAIR	296	1	5	55	60	20.27%	33	28.4%
LLANFIHANGEL Y PENNANT	238	2	3	38	41	17.23%	12	21.4%
LLANFROTHEN	244	0	1	14	15	6.15%	6	8.4%
LLANGELYNIN	410	3	3	56	59	14.39%	13	17.1%
LLANGYWAIR	131	0	0	14	14	10.69%	4	13.3%
LLANLLECHID	371	1	3	8	11	2.96%	7	4.8%
LLANLLYFNI	2003	0	5	44	49	2.45%	25	3.6%
LLANUWCHLYN	327	1	1	23	24	7.34%	12	10.7%
LLANYCIL	201	1	0	16	16	7.96%	9	12.0%
MAENTWROG	334	2	3	30	33	9.88%	18	14.6%
MAWDDWY	372	6	4	26	30	8.06%	26	14.3%
PENNAL	251	21	14	23	37	14.74%	13	20.6%
PENRHYNDEUDRAETH	993	0	1	46	47	4.73%	14	6.1%
TALSARNAU	357	2	5	50	55	15.41%	11	18.0%
TRAWSFYNYDD	742	287	1	29	30	4.04%	33	12.9%
TYWYN	1972	28	58	141	199	10.09%	42	12.1%
WAUNFAWR	691	36	0	14	14	2.03%	22	5.3%
Y GANLLWYD	86	0	0	5	5	5.81%	10	15.6%
BETWS Y COED	276	3		30	34	12.32%	34	20.8%
BRO GARMON	323	1	2	29	38	11.76%	38	19.2%
BRO MACHNO	415	1		68	27	6.51%	27	21.5%
CAERHUN	670	2		52	18	2.69%	18	10.2%
CAPEL CURIG	112	0		18	13	11.61%	13	24.8%
CONWY	8,064	6		274	117	1.45%	117	4.8%
DOLGARROG	210	0		1	3	1.43%	3	1.9%
DOLWYDDELAN	277	1		31	18	6.50%	18	16.7%
HENRYD	349	1		16	37	10.60%	37	13.8%
LLANFAIRFECHAN	1,807	0	1	45	12	0.66%	12	3.2%
LLANRWST	1,572	0		27	13	0.83%	13	2.5%
PENMAENMAWR	2,253	1	6	72	28	1.24%	28	4.6%
TREFRIW	414	1		21	16	3.86%	16	8.6%
YSBYTY IFAN	98	0		9	7	7.14%	7	15.2%

PLANNING AND ACCESS COMMITTEE
15 OCTOBER 2025

SECTION 106 AGREEMENTS

SNOWDONIA NATIONAL PARK AUTHORITY
PLANNING AND ACCESS COMMITTEE 15 OCTOBER 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. Discussions are being held with the applicants. Last correspondence 24/09/2025.
2.	NP4/31/127	31/05/2024	Land adjoining Hendre Ifan, Ysbyty Ifan. LL24 0NT	Erection of 2 two storey affordable dwellings.	Details of Agreement being drafted by ENPA solicitor.
3.	NP5/55/46G	12/07/2023	Geufron Farm, Bryncrug, LL36 9RW	Conversion of barn and stable to short-term holiday let accommodation.	Draft agreement sent 19/08/24. Awaiting response from the agent
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.	NP5/61/647A	12/03/2024	Ty'n y Gwater, Harlech. LL46 2UW	Demolition of existing buildings and construction of a rural enterprise dwelling (Re-submission).	Details sent to legal on 31/07/25.

Number of applications on committee list 03 September 2025 = 6

APPLICATIONS SUBJECT TO A SECTION 106 AGREEMENT AND WHICH HAVE BEEN COMPLETED SINCE PLANNING & ACCESS COMMITTEE 03 SEPTEMBER 2025

Application No.	Location	Development
NP5/73/439	Land near Llech-y-Cwm, Gellilydan. LL41 4EU	Erection of rural enterprise dwelling, formation of new vehicular access, and installation of septic tank

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 03 SEPTEMBER 2025

Application No.	Location	Development

ITEM NO. 6.2

PLANNING AND ACCESS COMMITTEE

15 OCTOBER 2025

OUTSTANDING APPLICATIONS WHERE MORE THAN 13 WEEKS HAVE ELAPSED

SNOWDONIA NATIONAL PARK AUTHORITY

PLANNING AND ACCESS COMMITTEE 15 OCTOBER 2025
OUTSTANDING APPLICATIONS WHERE MORE THAN 13 WEEKS HAVE ELAPSED

Awaiting Ecology Information / Response

NP4/26/334D	13/12/24	Moel-yr-Iwrch Uchaf, Nebo, Llanrwst. LL26 0TF	Extension to existing agricultural outbuildings,
NP5/58/662B	27/03/25	Land at Ffordd y Llan, Dyffryn Ardudwy. LL44 2BL	Erection of a detached dormer bungalow (open market) (Re-Submission).
NP5/61/377B	17/04/25	Llechwedd Du Bach, Harlech. LL46 2UU	Removal of existing roof and glazing and the erection of a new roof, 400mm higher than existing, together with the installation of three new dormer windows.
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

NP2/11/46U	18/02/25	Bryn Gwynant Hostel, Nant Gwynant.	Partial demolition of coach house, demolition of adjacent modern single storey staff house, conversion of coach house to storage/operational facility, erection of new accommodation block, erection of single storey storage/operational facility, erection of six single storey timber classrooms, bin store, car parking, reinstated access road, creation of access to lakeshore, canoe racking to lakeshore, single storey extension to main house, decked area to main house, refurbishment of existing youth hostel, landscaping, waste treatment plant and associated works. (Re-submission).
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,
NP5/50/647D	08/05/25	A943 between Aberdyfi & Tywyn.	Formation of a footpath (Active Travel Route) (Phase 1 only) (Re-submission), Land forming part of existing highway verge adjoining
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	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,
NP5/56/158E	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.
NP5/63/281	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).
NP5/68/100G	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.
NP5/69/113W	24/02/25	Llanfendigaid, Rhoslefain. LL36 9LS	Conversion of Dutch barn and log store and the erection of a link extension to provide a function room incidental to the holiday accommodation use at Llanfendigaid.

Costings being Assessed

NP5/58/227E	23/10/24	Land adjoining Tan-y-Foel, Dyffryn Ardudwy.	Erection of 3 detached dwellings (1 affordable and 2 open market).

Re-Consulting on Amended Plans / Additional Information

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.
NP5/59/805B	03/05/25	Land near A496 junction to Manod, Rhyd-y-Sarn, Blaenau Ffestiniog. LL41 4BN	Formation of a temporary access and loading bay.

Awaiting Tai Teg Assessment

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

Awating response from NRW

NP4/32/358A	22/05/25	Nant Llyn Glan Gors, Coed yr Allt, Llanrwst.	Hydroelectric generating scheme (44Kw) to include intake weir, buried penstock, turbine building, outflow and buried electric grid connection.
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).

Awating Response from Consultee's

NP5/58/51B	03/06/25	Pengwern, Ffordd Isaf, Dyffryn Ardudwy. LL44 2ES	Retrospective application for the replacement of an existing static caravan with a building which will be ancillary to the main dwelling and wholly within the existing residential curtilage.
NP5/60/L29E	05/03/25	Ysgol Gynradd Ganllwyd, Ganllwyd. LL40 2TG	Conversion of former primary school to holiday let and associated external alterations. (Re-submission),
NP5/69/354G	14/04/25	Maes-y-Crynwyr, Llwyngwril. LL37 2JQ	Retrospective application for the installation of a flue on an outbuilding (Re-submission).
NP5/72/250J	11/06/25	Llyn Celyn Reservoir, Frongoch.	Vehicle Restraint System (Traffic Barrier)

Awaiting Applicants Response to S.106 Request Letter

NP4/12/228C	01/10/24	Ysgol Tal-y-Bont, Tal-y-Bont. LL32 8QF	Demolition of former classroom cabin and conversion of former school and headmaster's lodge into two dwellings and new double garage / workshop (Repeat Application).
NP5/58/363K	09/06/25	Nant Eos, Dyffryn Ardudwy. LL44 2HX	Conversion of outbuilding into open market dwelling and installation of sewage treatment plant,

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)

Total applications on list = 30

Total applications on list Committee 03 September 2025 = 33

ITEM NO. 7.0

PLANNING AND ACCESS COMMITTEE

15 OCTOBER 2025

DELEGATED DECISIONS

SNOWDONIA NATIONAL PARK AUTHORITY

PLANNING AND ACCESS COMMITTEE 15 OCTOBER 2025

DELEGATED DECISIONS

Applications Approved

	Application No.	Proposed	Location	Decision Date	Case Officer
1.	NP2/11/154B	Installation of solar PV panels, air source heat pump, replacement of windows and external doors, roof renewal.	4 Dolfair, Beddgelert. LL55 4YD	23/09/25	Mr Ben Jones
2.	NP3/12/90B	Retention of temporary telecommunications mast and ground-based equipment for a temporary period until 31 December 2032, (previously approved for emergency cover for a temporary 18 month period)	Land adjoining agricultural building, Ffridd Isaf, Rhyd Ddu. LL54 6TN	08/09/25	Mr Richard Thomas
3.	NP3/15/33B	Demolition of single storey front and side addition and erection of replacement	Fron Wydr, Nant Peris. LL55 4UN	08/09/25	Mr Richard Thomas
4.	NP3/15/4K	Demolition of lean-to porch and erection of first floor balcony/walkway to west elevation	Crochendy, 2 Mur Mawr, Llanberis. LL54 6TG	08/09/25	Mr Richard Thomas
5.	NP4/11/AD405C	Advertisement Consent for 3 no. fascia signs, 3 no. wall signs, 1 no. projecting sign and 1no. replacement totem sign	Swallow Falls Hotel, Betws y Coed. LL24 0DW	16/09/25	Ms. Sophie Berry
6.	NP4/11/L79J	Retrospective Application for extension of rear outdoor seating platform and extension of A3 food and drink use to extended area	Hen Siop Pont y Pair, Betws y Coed. LL24 0BW	03/09/25	Mr. Gavin Roberts
7.	NP4/26/349	Erection of dry manure store	Carreg Coediog, Betws y Coed. LL24 0HF	02/09/25	Ms. Sophie Berry
8.	NP4/26/64A	Construction of roof over animal feeding area	Fedw, Llanrwst. LL26 0TL	22/08/25	Ms. Sophie Berry
9.	NP4/32/LB39F	Listed Building Consent to reinstate kitchen by changing from dining room to original kitchen. Removal of current kitchen and reinstating as study. Reinstate doorway block up previously before listing and block up doorway formed before listing	The Old Rectory, Trefriw. LL27 0NJ	26/08/25	Miss Eva Jones

10.	NP5/50/400G	Construction of 1 detached shed to store equipment and machinery to maintain adjacent land (Re-Submission)	Land to rear of Greenhill Bungalow, Copperhill Street, Aberdyfi. LL35 0HF	08/09/25	Mr David Jones
11.	NP5/50/400J	Discharge Condition Nos. 3 (landscaping) & 5 (boundary treatment) of Planning Consent NP5/50/400D dated 17/05/2023	Land next to Greenhill Bungalow, Copperhill Street, Aberdyfi, LL35 0HF	04/09/25	Mr David Jones
12.	NP5/50/439H	Retrospective Application to regularise works not in accordance with Planning Permission NP5/50/439A dated 24/01/2023 including single storey extension to East elevation, alterations to North & South elevations, external roofing & cladding alterations, new retaining wall & addition of Juliet balcony	Ty Carreg, Aberdyfi. LL35 0LE	04/09/25	Mrs Jane Jones
13.	NP5/52/LU399	Certificate of Lawful Use (Proposed) for the stationing of a mobile home meeting the definition of a caravan under the Caravan Sites Act 1968, incidental to the main dwelling	Bryn Celyn, Panteinion Road, Friog, LL38 2TQ	15/09/25	Mr David Jones
14.	NP5/53/576B	Vary Condition 10 attached to Planning Consent NP5/53/576A dated 21/10/2024 to secure completion of highway improvement works prior to bringing the permission into beneficial use	Land at Bala.	03/09/25	Mr. Rhydian Williams
15.	NP5/54/472A	Conservatory	Ty'n-y-Coed, Bontnewydd, Dolgellau. LL40 2DF	15/08/25	Mr Ben Jones
16.	NP5/55/247	Installation of external insulation and cladding	1 Cefn Coed, Bryncrug. LL36 9PP	22/08/25	Mr David Jones
17.	NP5/57/789A	Alterations to shopfront and windows	Lemon Grass, Cambrian House, Finsbury Square, Dolgellau. LL40 1RE	23/09/25	Miss Eva Jones
18.	NP5/57/960D	Erection of seating stand	Football Pitch, Marian Mawr, Dolgellau. LL40 1UU	24/09/25	Mr David Jones
19.	NP5/57/AD872C	Advertisement Consent for the display of memorial plaque	Car Park, Penmaenpool. LL40 1YD	03/09/25	Mr David Jones
20.	NP5/57/CAL650C	Conservation Area Consent for the demolition of a wall to form pedestrian access	Tegfryn, 4 Bryn Teg, Dolgellau. LL40 1ST	15/09/25	Mr David Jones
21.	NP5/57/LB170D	Listed Building Consent for conversion of offices into dwelling	Old Police Station, Lombard Street, Dolgellau	22/09/25	Mr David Jones

22.	NP5/57/LB284G	Alterations and amendments to Listed Building Consent NP5/57/LB284A dated 13/11/2024 including reinstatement of blocked up kitchen window, removal of render to West gable and re-pointing of stonework, opening up of top ceilings to ridge and fitting new ceiling with insulation to rafters, changes to room arrangements, ground floor beam repair, strengthening work to roof trusses	Plas-yn-Brithdir, Dolgellau. LL40 2PW	09/09/25	Mr David Jones
23.	NP5/57/LB284H	Alterations and amendments to Planning Permission NP5/57/LB284B dated 13/11/2024 including reinstatement of blocked up kitchen window, removal of render to West gable and re-pointing of stonework, opening up of top ceilings to ridge and fitting new ceiling with insulation to rafters, changes to room arrangements, ground floor beam repair, strengthening work to roof trusses	Plas-yn-Brithdir, Dolgellau. LL40 2PW	09/09/25	Mr David Jones
24.	NP5/58/100D	Replace existing cabin with a two-storey detached dwelling	Coed y Bachau, Dyffryn Ardudwy. LL44 2EP	22/09/25	Mr Aled Lloyd
25.	NP5/58/132A	Erection of single storey side extension	Broomfield, Talybont. LL43 2BZ	15/08/25	Mr Aled Lloyd
26.	NP5/58/676	Installation of air-source heat pump on the rear garage elevation	82 Llwyn Ynn, Talybont. LL43 2AG	19/09/25	Mr Ben Jones
27.	NP5/61/608F	Installation of 23 ground mounted solar panels	Foel, Harlech. LL46 2TR	15/08/25	Mr Aled Lloyd
28.	NP5/61/653A	Installation of air-source heat pump on the front elevation	2 Y Waun, Harlech. LL46 2UN	02/09/25	Mr Ben Jones
29.	NP5/61/669A	Retrospective application for the retention of an outbuilding within the domestic curtilage of an existing dwelling.	Erinfa, High Street, Harlech. LL46 2YT	03/09/25	Mr Aled Lloyd
30.	NP5/61/669B	Erection of single storey glass roof extension to rear	Erinfa, High Street, Harlech. LL46 2YT	10/09/25	Mr Aled Lloyd
31.	NP5/69/AD56Q	Retrospective advertisement consent for the installtion of two backlit signs and 4 flagpoles.	Sunbeach Holiday Park, Llwyngwril. LL37 2QQ	22/08/25	Mr David Jones
32.	NP5/72/241B	Extension and alterations to dwelling and extend residential curtilage	1 Maes Gwyn, Rhyduchaf. LL23 7SD	23/09/25	Mr. Rhydian Williams

33.	NP5/72/250K	Variation of Condition 2 (approved plans) attached to Planning Consent NP5/72/250B dated 24/03/2023 o change the vegetated bagwork open channel solution downstream of the flow measurement structure to a buried concrete culvert,	Llyn Celyn Reservoir, Frongoch. LL23 7NU	22/09/25	Mr Aled Lloyd
34.	NP5/73/439	Erection of rural enterprise dwelling, formation of new vehicular access, and installation of septic tank	Land near Llech-y-Cwm, Gellilydan. LL41 4EU	19/09/25	Mr Aled Lloyd
35.	NP5/75/46B	Change of use of land to allow the stationing of one mobile food and drink vendor (Use Class A3) to be used on an ancillary basis to the car park	Car Park, Tan-y-Coed, Esgairgeiliog. SY20 9AT	03/09/25	Mr David Jones
36.	NP5/75/T88A	Installation of roof lights on existing outbuilding within residential curtilage	Ffynnon Fach, Pennal. SY20 9JS	22/08/25	Mr David Jones
37.	NP5/77/27K	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 approved under Planning Permission NP5/77/27G)	The Garage, Talsarnau. LL47 6UB	05/09/25	Mr Aled Lloyd
38.	NP5/77/27L	Retrospective application for siting of mobile catering van and associated seating area on forecourt	The Garage, Talsarnau. LL47 6UB	15/08/25	Mr Aled Lloyd
39.	NP5/77/339B	Installation of solar panels on front and rear installation and air-source heat pump on the rear elevation	15 High Street, Talsarnau. LL47 6TY	28/08/25	Mr Ben Jones
40.	NP5/78/593	Extension to the front of cabin	Cabin 124, Trawsfynydd Holiday Village, Bronaber. LL41 4YB	08/09/25	Mr Ben Jones
41.	NP5/78/T445B	Change of use of redundant shop on ground floor to form part of existing dwelling (Use Class C3)	Manchester House, Pen-y-Garreg, Trawsfynydd. LL41 4UB	02/09/25	Mr. Rhydian Williams

Applications Refused

	App No.	Proposed	Location	Reason for Refusal	Case Officer
1.	NP5/77/363	Erection of flat roofed front and side extension	Tirionfa, Talsarnau. LL47 6UF	15/08/25 The proposed extension, because of its overall design incorporating a flat roof, would not be compatible with the capacity and character of the site and locality within which it is located. As, such, the proposal conflicts with Development Policy 1 and 6 of the adopted Eryri Local Development Plan. By reason that the application proposes no biodiversity enhancement this application is in conflict with ELDP policy SP D and paragraph 6.4.5 of Planning Policy Wales (Edition 11, February 2021).	Mr Aled Lloyd