

NOTICE OF MEETING



Eryri National Park Authority

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Meeting: Planning & Access Committee

Date: Wednesday 12th November 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 Nos.

1. **Apologies for absence and Chairman's Announcements**
To receive any apologies for absence and Chairman's announcements.
2. **Declaration of Interest**
To receive any declaration of interest by any members or officers in respect of any item of business.
3 - 8
3. **Minutes**
The Chairman shall propose that the minutes of the meeting of this Committee held on the 15th October 2025 be signed as a true record (Copy herewith) and to receive matters arising, for information.
9 - 55
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)
5. **Update Reports**
To submit update reports, for information. (Copies herewith)
56 - 62
6. **Delegated Decisions**
To submit the list of applications which have been determined in accordance with delegated authority, for information. (Copy herewith)
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ITEM NO. 3.0



MINUTES
PLANNING AND ACCESS COMMITTEE
ERYRI NATIONAL PARK
Wednesday 15 October 2025

PRESENT:

Members appointed by Gwynedd Council

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

Members appointed by Conwy County Borough Council

Councillors Ifor Glyn Lloyd, Jo Nuttall, Nia Owen;

Members appointed by the Welsh Government

Rhys Evans, Salamatu Fada, Tim Jones, Delyth Lloyd, Naomi Luhde-Thompson, Wyn Thomas.

Officers

Iwan Jones, Keira Sweenie, Iona Roberts, Aled Lloyd, David Jones, Geraint Evans, Eifion Jones.

Also present:

Mr Dafydd Tomos, Applicant's Agent Item 4.(3)

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

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

Apologies were received from Councillor Meryl Roberts, and Mr Tim Jones.

2. **Declaration of Interest**

There was no declaration of interest.

3. **Minutes**

The minutes of the Planning and Access Committee meeting held on 3 September 2025, and the Chairman signed them as a true record.

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

Presented reports from the Director of Planning and Partnerships re. applications received. See the attached Schedule of Planning Decisions.

5. **Eryri Local Development Plan - Annual Monitoring Report for 2024-2025**

Presented a report by the Policy Planning Officer

Reported:

- the background of the monitoring report, the main findings of the Annual Monitoring Report for 2024-25, and the next steps;
- that the figure given in the programme for the number of houses that received permission during 24/25 was incorrect, and that the true reduction was 32 units fewer than the previous year, and not 17 as appeared in the programme;

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

- that the process of creating a new plan had begun and the Authority would, as part of the process, call for sites, and that there was room to encourage landowners to come forward and offer sites for development.

Recommendation: - that the Members of the Authority discuss and approve the content of the Annual Monitoring Report 2024-25, with any additional changes presented and agreed by the members.

Resolved : - **to accept** the recommendation

6. **Update Reports**

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

6.2 Update reports were *submitted* by the Director of Planning and Partnerships on applications that had not been decided for 13 weeks or more.

Reported:

- NP5/69/354G: Maes-y-Crynywr, Llwyngwrl - the Relevant Officer would update the Member directly after the meeting;
- NP5/59/495C: Land near Pont yr Afon Gam, Llan Ffestiniog - it was expected that the application would be presented to the next Planning committee;
- NP5/58/363K: Nant Eos, Dyffryn Ardudwy (Conversion of an external building into an open market house and installation of a sewage treatment unit) - that the policy in this case was that, as it was a conversion, there was a choice to limit it as an affordable house or pay a commuted amount.
- that Applications NP4/32/358A: Nant Llyn Glan Cors, Llanrwst and NP5/78/421A had to wait a long time for a response, and officers would seek a response from the relevant agents;
- NP5/65/256B: Neuadd Bontddu, Bontddu - that an amended application had been received and a report on that amended application would be submitted to the next meeting.

7. **Delegated Decisions**

Presented - the list of applications decided in accordance with delegated authority.

Reported:

- NP5/58/100D: Cabin, Coed y Bachau, Dyffryn Ardudwy (Replacement of existing cabin with detached two-storey house) - that the existing cabin, which was a legal residential house, be demolished and a new two-storey house built in its place.

8. **Any Other Matter**

Requested: an update on Cidwm Castle; it was confirmed that officers would look into the current situation of the property.

The meeting ended at 11:10



SCHEDULE OF PLANNING DECISIONS – 15 OCTOBER 2025

4. Report by the Director of Planning and Partnerships

Submitted:

- (1) NP5/57/937Y – Erection of 13 residential houses (Use Class C3), Ground in Uwch y Maes, Dolgellau. LL40 1GD.

Presented: a report from the Head of Development Management and Compliance

Reported:

- that the application was presented to the Committee because the application was one that the Director of Planning and Partnerships considered to be a Major Development;
- that it was the final stage of a larger residential development, one that had developed in stages since the 1980s;
- that permission had been given to build a total of 94 houses and that 69 had already been built;
- that the proposed houses were open market residential dwellings with use class C3, which was a residential house used as a sole or main residence;
- that this application was an application to change designs, and it was considered that the original application - which was an application for open market housing without any affordable housing obligations - remained in force; it was explained that considerable importance must be given to the history of the site and the way it had developed over the years, and that the current proposal to develop the final stage of the estate would not be a deviation from the original intention of the outline applications; because of this, it would be unreasonable to ask for the provision of affordable housing for this final stage of development.
- that no significant adverse impact contrary to local planning policies and relevant national guidelines had been identified and the proposal was considered acceptable;
- the development would be a positive contribution to the open market housing stock, and setting a condition to ensure the use of C3 would meet the needs of local communities;
- that no harm would be done to the character and balance of the community's language.

The Members discussed the application, and the following was noted:

- it should be ensured that local stone was used for the retaining walls;
- that the plan provided space for two cars for each house and that the road was wide enough to allow access for refuse lorries;
- 50 trees would be planted along the border;
- in terms of carbon standards that the houses were in a sustainable location but that the planning policies were controlled through the building control system.

Recommended: – that the Members of the Authority **approve** the application with the conditions listed adding conditions to ensure that local stones are used for the retaining walls, and that trees, including oak trees, are planted along the boundary.

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

- (2) NP5/68/L178B – Minor amendment to Planning Permission NP5/68/L178 dated 16/03/22 to omit the chimney from the extension, insert 2 additional windows and doors on the side elevation and 1 skylight on the rear elevation, Bron Garnedd, Llanfrothen. LL48 6SW.

Presented report by the Senior Planning Officer - Development Control

Reported:

- that the application was presented to the Committee because it was a application from a member of the Authority's staff.

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

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

- (3) NP5/75/272A - Erection of one open market dwelling, and one self-build dwelling for affordable local needs, including the formation of vehicular access, parking and turning areas and associated works (re-submission), Tŷ Gwyn, Pennal.

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

Reported:

- that the application was presented to the Committee because the Community Council supported the application and the planning officers recommended that the application be refused;
- that the intention was that the affordable house would be "*intermediate-type housing*", and that there would be a discount on the price that would make it affordable and that would be managed through a legal agreement;
- that Pennal was a secondary settlement under SPC's strategic policy, which meant that it was a lower settlement where housing developments could be allowed for local need within the development boundary;
- that the proposed housing site was located outside, but adjacent to, the boundary of the defined settlement of Pennal, and that residential development could only be permitted on the basis of an exception under policy PI 11 for affordable housing where the need had been demonstrated;
- the open market dwelling would come under general housing policies, and would constitute a new dwelling in an open countryside location, which would be contrary to local and national planning policies;
- that the affordable dwelling was considered too large to be affordable, and that it had not been demonstrated that there was a need for a 4-bedroom affordable house.

Mr Dafydd Tomos was invited to give a presentation on behalf of the agent. He *reported:*

- that the owner of the land had submitted the application after a number of local residents showed interest in self-building houses in the area;
- that the Community Council was supportive in order to attract and retain young families in the area;
- that the development boundary was set in 2018 and that there was no more room to develop within the boundary, and that some flexibility in the policy was necessary;
- that the number of houses built in recent years in Eryri was insufficient for the need;
- these houses would be a positive addition to the village of Pennal.

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

- that there was no objection to the development on the basis of the visual impact of the development, but on the basis of policy and principle, and that a site visit would not be useful on this occasion;
- that the decision to grant the application would not set a precedent, but could be seen to set a precedent;
- that the Authority had allowed development outside defined boundaries in the past, but only affordable housing.

Recommendation: – that the Members of the Authority **reject** the application because:

1. open market residential development is unacceptable in the countryside as part of an exemption scheme;
2. it has not been shown that an affordable dwelling of this scale is needed.

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

<u>Rhif Eitem / Item No.</u>	<u>Cyfeirnod / Reference No.</u>	<u>Disgrifiad / Description.</u>	<u>Swyddog Achos / Case Officer</u>
1	NP5/76/323U	Ymestyn y cyfnod amser ar gyfer defnyddio tir a gymeradwywyd o dan ganiatâd cynllunio NP5/76/323R dyddiedig 03/01/2024 tan 30ain Mehefin 2028, Tir yn Blaen Cefn, Penrhyndeudraeth. LL48 6NA / Extend period for the use of land approved under planning permission NP5/76/323R dated 03/01/2024 until 30th June 2028, Land at Blaen Cefn, Penrhyndeudraeth. LL48 6NA	Mr. Ben Jones

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

Date: 12- November-2025

Application Number: NP5/76/323U

Date Application Registered:
18/08/2025

Community: Penrhyndeudraeth Town Council

Grid Reference: 261935 339645

Case Officer: Mr Ben Jones

Location:

Land at Blaen Cefn, Penrhyndeudraeth.
LL48 6NA

Applicant:

HOCHTIEF (UK) Construction Ltd
Whitehill House,
Windmill Hil Business Park,
Whitehill Way,
Swindon SN5 6PE

Description:

Extend period for the use of land
approved under planning permission
NP5/76/323R dated 03/01/2024 until 30th
June 2028, Land at Blaen Cefn,
Penrhyndeudraeth. LL48 6NA

Summary of the Recommendation:

To GRANT permission subject to conditions

- Temporary Permission and Reinstatement
- Approved Plans and Documents
- Access Reinstatement
- Occupation Restriction
- Landscaping Maintenance
- Working Hours
- Biodiversity Enhancements

Reason(s) Application Reported to Committee:

The application is an extension of time directly related to one that the Director of Planning and Land Management considered to be Major Development and a departure from the adopted policies of the Eryri Local Development Plan.

Environmental Impact Assessment (EIA):

The project as a whole has been formally screened in accordance with the requirements of the town and Country planning (environmental impact Assessment) (Wales) Regulations 2017 and Welsh Office circular 11/99 Environmental Impact assessment (EIA) by the Authority under reference NP5/76/323R and it was concluded that the project did not meet the formal requirements of Schedule 1 or Schedule 2, and it was concluded that the proposal was not an EIA development. This continues to remain the case.

Habitats Regulations Assessment (HRA):

As the 'Competent Authority' for the purposes of the Conservation of Habitats and Species Regulations 2017 this Authority is required to undertake a Habitats Regulations Assessment.

There is a requirement to carry out an assessment under the Habitat Regulations.

Site description

The application site comprises a parcel of land situated between Blaen Cefn Caravan Park to the north and the A487 to the south, on the north-eastern outskirts of Penrhyndeudraeth. The site lies principally within the administrative boundary of the Authority, with the existing vehicular access point from the A487 located within the administrative area of Cyngor Gwynedd.

As the primary site lies within this Authority's boundary and given that the access arrangements form an integral part of the overall development, the adjoining Authority has agreed for this Authority to determine the continuation of the existing access arrangement in relation to this proposal.

The site consists of a combination of undeveloped land surrounding a centrally located lake, together with areas of porous hardstanding which have been utilised as internal access tracks and circulation space associated with the existing temporary facility.

Access to Blaen Cefn Caravan Park from the A487 is located to the north-east of the site. This access remains separate and is not connected to the application site. The existing vehicular access from the A487 that currently serves the temporary accommodation facility would continue to be used for the extended period.

The site is located outside the defined development boundary of Penrhyndeudraeth, in open countryside. However, it is predominantly well screened from the A487 trunk road to the south.

A Public Right of Way runs along the northern, eastern, and southern boundaries of the site, providing pedestrian links between the site and Penrhyndeudraeth.

The site lies outside areas identified as being at risk of flooding, according to Natural Resources Wales (NRW)'s Technical Advice Note (TAN) 15 Development Advice Maps.

Nearby designated ecological sites include the Meirionnydd Oakwoods and Bat Sites Special Area of Conservation (SAC) to the north and north-east, and the Pen Llyn a'r Sarnau SAC to the south.

Land Designations / Constraints:

Open countryside
Public Footpaths nearby
Ancient Woodland nearby

The site lies within –

- 310m from the Coedydd Dyffryn Ffestiniog SSSI
- 340m from the Meirionnydd Oakwoods and Bats SAC & Mwyngloddiau Llanfrothern SSSI.
- 800m from the Llyn Peninsula and the Sarnau SAC & Morfa Harlech SSSI

Proposal:

This application seeks to continue the existing temporary off-site living accommodation facility for workers associated with the Eryri Visual Impact Provision (VIP) project, originally approved under planning permission NP5/76/323R, for an extended temporary period until June 2028. It would remain as temporary accommodation until December 2027, and then the following six months would consist of site clearance and restoration works.

The existing development includes:

- the temporary change of use of land to accommodate off-site living accommodation for project workers,
- the erection of a temporary associated service/welfare building,
- alterations and continued use of the existing vehicular access from the A487,
- the creation and continued use of a temporary internal access road, and
- associated infrastructure and operational works.

The layout and physical arrangements on site would remain as currently established. The temporary accommodation units ("bunkabins") are located primarily within the north-eastern parcel of the site, with the internal access road providing vehicular circulation from the A487 access, navigating around the central lake feature, which remains in situ. The access road, associated security gate, and security cabin would continue to operate as part of the ongoing use.

Visibility from the existing vehicular access onto the A487 remains compliant, providing splays of 4.5m x 215m in both directions.

Within the main site area, the existing General Services Building, positioned near the internal site entrance, provides shared welfare and dining facilities for residents. Surrounding this, 100 individual “bunkabin” units are arranged around the perimeter, each providing single-occupancy living accommodation.

The General Services Building provides approximately 288 sqm of floorspace (24m x 12m), containing a communal dining space and laundry facilities. Each bunkabin measures approximately 2.8m (width) x 4.3m (length), and contains a bed, kitchenette, and bathroom. All units are positioned to avoid the existing water main and its 3m exclusion zone on either side.

Parking provision for around 100 vehicles is located centrally within the site.

The existing structures utilise the following materials:

Sleeper units:

- Roof: Corrugated steel deck finish
- External walls: Tanalised softwood stud walls with injected polyurethane insulation, finished with plastisol-coated steel cladding (off-white) between blue steel SHS columns on adjustable legs
- External doors: Polyurethane insulated doors clad in blue plastisol steel
- Windows: ISS windows with integrated white shutters
- Rainwater goods: White uPVC

No physical alterations to the layout, scale, or materials are proposed - the application relates solely to the continued use of the existing site and infrastructure until June 2028.

Major Development

Section 17 of the Planning (Wales) Act 2015 and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO), as amended, require applicants to carry out pre-application consultation for major development. Major development includes development carried out “on a site having an area of 1 hectare or more” and, thus, the proposed development falls within the pre-application consultation requirement. This should not be confused with the definition of ‘Major Development’ in Strategic Policy B of the LDP – which refers to developments which are of major significance in a UK context e.g. major road building programmes or major energy projects. This proposal is not considered to be major in that specific context. To support the application, the following documents were submitted –

Design and Access Statement;
Planning Support Statement;
Construction & Environmental Management Plan
Construction Traffic Management Plan
Drainage Strategy
Arboricultural Planning Assessment
Arboricultural Impact Assessment West, Centre and East
Habitat Regulations Assessment

Control Plan for Japanese Knotweed & Himalayan Balsam
Landscaping Plan: Restoration Phase
Tree Protection Plans
Local Workforce Strategy
Welsh Language Statement
Transport Statement;
Pre-application Consultation Report (PAC).
Soil Management Plan
Welsh Language Policy

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
- DP2: Development and the Landscape
- SP Ch: Social and Physical Infrastructure in new development
- DP 2: Development and the Landscape
- SP D: Natural Environment
- SP Dd: Climate Change
- 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 6: Nature Conservation & Biodiversity
- SPG 13 Landscape and Sensitivity Assessment
- SPG 14 Obtrusive Lighting (Light Pollution)

National Policy

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

Technical Advice Note 5: Nature Conservation and Planning
Technical Advice Note 12: Design
Technical Advice Note 15: Development and Flood Risk
Technical Advice Note 11: Noise
Technical Advice Note 18: Transport
Technical Advice Note 20: Planning and the Welsh Language
Technical Advice Note 23: Economic Development

Welsh Government Circular 016/2014 – The Use of Planning Conditions for Development Management.

Consultees:

Penrhyndeudraeth Town Council	No Comments received
Gwynedd Council - Highways	No objection - Recommended conditions on maintaining visibility and in accordance with the plans. The submission of a Construction Method Statement to include details regarding: Management of site related traffic during construction
Welsh Government – Highways	Welsh Government as highway authority for the A487 trunk road have confirmed that they do not intend to issue a direction.
Welsh Water	Holding response due to concerns raised regarding tree planting and topsoil storage. Relevant plans addressing these issues from the previous application have been resubmitted to Welsh Water, awaiting response.
Gwynedd Council – Environmental Health	No new comments on extension of time.
Gwynedd Council – Housing and Property Department	No comments received
Gwynedd Council – Site Licencing	Proposal does not require a holiday license, advised to consult with Gwynedd Housing and Property Department
Gwynedd Council – Planning	No Comments
North Wales Fire and Rescue Service	The Fire Authority does not have any observations in regard to access for appliances and water supplies.
SaB	No objections based on submitted SuDS proposal
Ecology	No ecological concerns
Local Councillor	No response
Dark Skies	No response

Responses to Publicity:

The application has been publicised by way of a site notices and neighbour notification letter to 6 nearby residential properties.

Following the consultation period for this application, no objections have been received.

Background

- 1.1 Planning permission NP5/77/336B was granted on 24 September 2021 for the Eryri Visual Impact Provision (VIP) Project, which comprised:
 - 1) Construction of the eastern tunnel head house (including the associated construction compound), sealing end compound, and permanent access; and
 - 2) A new sealing end compound (SEC) to connect the underground cables to the overhead line.
- 1.2 The Eryri VIP Project seeks to reduce the visual impact of National Grid's overhead transmission line across the Dwyryd Estuary between Minffordd and Llandecwyn. This objective is achieved through the removal of a section of overhead line and ten pylons, replacing them with electricity cables installed within an underground tunnel.
- 1.3 Work on the VIP Project is well underway. To support its delivery, temporary off-site living accommodation and associated facilities were approved under planning permission NP5/76/323R, providing accommodation for up to 100 non-home-based workers, many of whom are specialist contractors required on-site at short notice or during extended construction phases.
- 1.4 Prior to the original approval, pre-application advice confirmed that the proposed temporary accommodation would be located outside any defined development boundary and would therefore be contrary to certain policies of the Eryri Local Development Plan (LDP). However, it was acknowledged that the development would be temporary in nature, located in close proximity to the National Grid VIP works, and that a functional need for such accommodation existed to facilitate the project.
- 1.5 As a major development, the original proposal was subject to statutory pre-application consultation (PAC) in accordance with the Planning Act. The applicant undertook the required PAC with the local community and relevant stakeholders, and a PAC report was submitted addressing all comments received.

- 1.6 This current application now seeks an extension of the temporary planning permission (NP5/76/323R) to allow the continued use of the site until June 2028, in order to accommodate the ongoing and extended programme of the Eryri VIP Project. No new physical works or alterations are proposed beyond those already approved.
- 1.7 The design and access statement submitted as part of the application acknowledges that project has been operational since end of March 2025, after works commenced to prepare the site back in April 2024. This was delayed due to unexpected additional ground works that were required to enable the works to be undertaken at Garth in relation to the tunnel excavation work. As a consequence, the provision of temporary accommodation needs to be extended beyond the original consent given.

2.0 Principle of Development

- 2.1 In the determination of planning application NP5/76/323R, which is the original consent for this development, it was acknowledged that the proposal for the provision of a temporary off-site living accommodation facility for workers associated with the Eryri Visual Impact Provision (VIP) project was contrary to the policies of the adopted Eryri Local Development Plan (ELDP). This is because there is no relevant policy that supports the provision of residential accommodation outside of development boundaries for uses such as this. However, material considerations concluded that the use was justified and could be reasonably controlled with the use of planning conditions and consent was granted. The Eryri Local Development Plan (ELDP) remains as the Authorities adopted development plan and therefore the primary policy considerations remain the same. Therefore, the continuation of the temporary use remains, in principle, contrary to the policies of the adopted ELDP, and is a departure from the ELDP.
- 2.2 It is acknowledged that the use of the site remains temporary in nature and directly related to the ongoing Eryri Visual Impact Provision (VIP) Project by National Grid, with the site located in close proximity to the main construction areas.
- 2.3 Each planning application must be considered on its own merits. In this case, officers consider that there remain material planning considerations that justify the continuation of the existing temporary use for a further limited period, to ensure completion of the VIP Project and demobilisation thereafter.
- 2.4 The full assessment of relevant planning policies and material considerations is set out in the subsequent sections of this report.

3.0 Assessment

- 3.1 This application seeks to extend the duration of the existing temporary planning permission (ref. NP5/76/323R) for the use of land as an off-site temporary living accommodation facility for workers associated with the Eryri Visual Impact Provision (VIP) Project.

Construction

- 3.2 Construction of the temporary accommodation facility and associated infrastructure has already been completed in accordance with the approved plans.

Landscaping

- 3.3 Soft landscaping has been established within the site, primarily between the centrally located car parking areas and in front of the General Services Building, providing visual relief within the developed area. Topsoil bunds positioned to the rear of the bunkabin units also contribute to additional screening and containment of the site. It is therefore considered that the proposal continues to conform with policy DP1 and DP2.

Decommissioning of the proposed development

- 3.4 The accommodation facility is a temporary installation, and this application seeks to extend its authorised operational period until June 2028 to align with the extended programme for the Eryri Visual Impact Provision (VIP) Project.
- 3.5 At the conclusion of the extended period, all buildings and associated structures will have been removed from the site. The modular construction of the accommodation and welfare buildings will enable their efficient dismantling and removal.
- 3.6 The existing access track from the A487 will continue to be used on a temporary basis only. The applicant has confirmed that its permanent retention is not sought. In line with the original permission, a condition will be imposed to ensure the removal of the access and reinstatement of the land to its former condition following the cessation of use.
- 3.7 Following decommissioning, the permeable parking areas and the areas previously occupied by buildings will be restored and allowed to regenerate naturally through the re-establishment of rough grassland and other colonising vegetation.
- 3.8 As part of the site's decommissioning and reinstatement, the link to the Public Right of Way will be retained to maintain pedestrian connectivity, while all temporary perimeter fencing will be removed.
- 3.9 Although it is acknowledged that the principle of development is contrary to the policies within the ELDP, by imposing conditions, similar to those on the original consent, it is considered that the new conditions proposed can be given weight in balancing the need for the development against the conflict identified in the ELDP. The conditions proposed are considered reasonable and required in accordance with the tests for imposing conditions within Welsh Government Circular 016/2014 – The Use of Planning Conditions for Development Management.

Access

- 3.10 Vehicular access to the site is taken from the existing access onto the A487 Trunk Road, which was previously approved and constructed as part of the original temporary permission (NP5/76/323R). The access has been widened to 7.5 metres to facilitate safe vehicle movements. Visibility splays of 4.5m x 215m in both directions from the A487 are achieved and remain acceptable. Detailed drawings of the access arrangements, including swept path analysis, were approved under the original consent and continue to be valid for the extended use.
- 3.11 The vehicular access is located within the administrative planning boundary of Cyngor Gwynedd, while the main part of the site lies within the Eryri National Park Authority boundary. The original application was jointly considered to account for this cross-boundary arrangement, and the continued temporary use of the existing access will remain subject to the same inter-authority coordination.
- 3.12 An internal access road, already constructed within the site, provides circulation to the accommodation units, car parking areas, and welfare building. This access road remains a temporary feature and will be removed as part of the site's decommissioning following the end of the extended operational period.
- 3.13 The submitted Transport Statement supporting the original application has been resubmitted and remains relevant, continuing to apply to the ongoing operation of the site. It sets out that workers operate on a six-day working week, generally across three shifts, with a maintenance shift on Sundays:
- 06:00 to 14:00 hours
- 14:00 to 22:00 hours
- 22:00 to 06:00 hours
- 3.14 A maximum of around 60 workers are on shift at any one time. At shift changeovers, it is estimated that no more than eight single trips are required to transport workers between the site and their respective work locations. Given the limited car parking availability at the Garth tunnel head, workers residing at the accommodation site do not typically use private vehicles for commuting.
- 3.15 The Transport Statement concludes that the level of vehicle movement associated with the development remains negligible in terms of impact on the local highway network. Measures remain in place to minimise vehicle trips, including use of minibuses for shift changes, off-peak travel patterns, and a pedestrian link to Penrhyndeudraeth via the Public Right of Way.

- 3.16 It is therefore considered that the continued use of the existing access and transport arrangements until June 2028 is acceptable and would not result in any adverse impact on highway safety or network capacity and is therefore compliant with policy DP1.

Drainage

- 3.17 As part of the original approved development, the drainage strategy for the site was revised following consultation with Natural Resources Wales (NRW) and Dŵr Cymru Welsh Water. The initial proposal had included two package treatment plants to manage foul drainage. NRW objected to this approach on the basis that the site lies in close proximity to a publicly sewered area, and that connection to the mains sewer would therefore be the most appropriate and environmentally sustainable solution.
- 3.18 In response, the applicant amended the proposal to include the installation of a pipeline connection from the site to the public sewer, via land adjacent to the A487. This design avoided the need to cross third-party land and was subsequently accepted by both NRW and Welsh Water as an appropriate and compliant means of foul drainage disposal.
- 3.19 The approved mains sewer connection has since been implemented and is operational. Surface water drainage on the site continues to be managed through sustainable, permeable surfacing and infiltration measures.
- 3.20 Despite Dŵr Cymru's holding response, no physical changes are proposed to the site or the existing foul and surface water drainage systems as part of this application. The arrangements therefore are expected to remain satisfactory for the continued temporary operation of the site until June 2028, in accordance with the relevant environmental and drainage standards. It is therefore considered that the proposal conforms with policy SP A.

General and residential amenities

- 3.21 The nearest residential properties include Blaen Cefn, Beudy Newydd, Ty'n y Ffridd, Bryn Berthan, and Pen Cefn, all located approximately 200 metres from the main living accommodation area of the site. Blaen Cefn Caravan Park lies immediately to the north of the accommodation area.
- 3.22 The current application does not involve any new construction activity; however, conditions will continue to apply to ensure the site is operated responsibly. These include the implementation of a Noise Management Plan and adherence to previously approved working hour restrictions during any future maintenance or reinstatement works.
- 3.23 The applicant continues to operate the site in accordance with an established rental agreement and code of conduct, which promotes respectful behaviour among residents, consideration for nearby neighbours, and participation in local community initiatives where possible.

- 3.24 Any initial construction-related disturbance occurred during the original site setup phase. The site is now fully operational, and ongoing noise and traffic activity are limited primarily to shift changeovers and site management operations. These movements are controlled under the approved Construction Traffic Management Plan, ensuring impacts remain minimal.
- 3.25 The accommodation area remains well screened and enclosed by mature vegetation, which significantly limits views into the site from nearby properties and the Blaen Cefn Caravan Park. This screening also assists in containing light and noise generated from within the site, ensuring no unacceptable impact on local amenity.
- 3.26 The existing vehicular access from the A487, which serves only the temporary accommodation facility, is separate from the access to Blaen Cefn Caravan Park and the Blaen Cefn residential property. This ensures no overlap or conflict between vehicle movements associated with the accommodation site and those serving adjacent land uses.
- 3.27 As outlined above, workers continue to be transported between the accommodation site and the main Eryri VIP Project work areas via organised shuttle buses, operating across three established shifts.
- 3.28 The Transport Statement confirms that shift changeovers result in a maximum of eight single trips per changeover, primarily undertaken by minibuses. While some trips occur early in the morning or late at night, the limited number of vehicle movements ensures that disturbance to nearby residents and the adjacent caravan park remains negligible.
- 3.29 Off-shift workers occasionally travel to nearby settlements such as Penrhyndeudraeth or Porthmadog to access services and facilities. However, given the site's screened and self-contained layout, and the separation of the vehicular access from nearby sensitive receptors, such movements are not considered to have any unacceptable effect on residential amenity.

Following the statutory consultation process it is noted that no objections were received. Whilst it is acknowledged that any impacts will remain for a longer period if the proposal is permitted but with the imposition of conditions it is considered that the development can be managed acceptably so as not to have a detrimental impact on the residential amenity of the area. It is therefore considered that the proposal accords with policy DP1.

Landscape and Visual impact

- 3.30 Development Policy 2: Development and the Landscape of the Eryri Local Development Plan (ELDP) requires that the scale, design, setting, and landscaping of any development respect and conserve the character, qualities, and views of the landscape.

- 3.31 The site for the temporary accommodation facility was originally selected following careful consideration of its landscape setting and screening potential, to ensure the development would be well integrated within its surroundings. The site benefits from substantial natural screening provided by mature woodland, which significantly limits visual impact from public vantage points, including the A487. The development remains temporary in nature, with the land to be fully restored to its original condition following decommissioning at the end of the extended operational period in June 2028.
- 3.32 It is acknowledged that the proposal will result in a visual impact for an extended period of time and having taken into consideration the justification for the development, it is considered that the proposal remains compliant with policy DP 2 and the impacts can be reasonably managed with conditions.

Lighting - Dark sky reserve

- 3.33 The site is located within the Eryri Dark Sky Reserve, although it lies outside of the designated core zone. The designation emphasises the need to minimise artificial light pollution to protect the special qualities of the night sky and surrounding natural environment.
- 3.34 Lighting on site is used only when required for safety and operational purposes, including within work areas, access routes, and around welfare and security facilities. The lighting comprises low-level, directional fittings designed to minimise light spill and glare.
- 3.35 The current application includes an updated lighting plan, which has been assessed and deemed acceptable. The updated scheme ensures that lighting remains compliant with dark sky objectives and provides appropriate safeguards for the Meirionnydd Oakwoods and Bats Special Area of Conservation (SAC).
- 3.36 The updated lighting plan confirms the continued use of motion-sensor (PIR) lighting in areas of higher security risk and at key access and egress points. This approach ensures lighting is only activated when necessary, thereby reducing unnecessary illumination.
- 3.37 To protect neighbouring amenity, wildlife, and energy efficiency, the following measures will continue to apply:
- Lighting will be of the minimum brightness and power rating necessary for operational safety.
 - Downward-facing, full cut-off light fittings will be used to minimise light emission above the horizontal plane.

- All fittings will be positioned and directed to prevent light spill beyond operational areas.
- Lighting will be designed to avoid glare and overspill onto neighbouring properties.
- PIR-controlled lighting will be used wherever possible, reducing unnecessary illumination.
- All non-essential lighting will remain switched off when not required.

3.38 With the updated and acceptable lighting plan now incorporated into this application, the continued operation of the site until June 2028 is considered to have no unacceptable impacts on dark sky quality, residential amenity, or local biodiversity and therefore complies with policy DP 2 and SPG 14.

Biodiversity

- 3.39 The current application is accompanied by the same suite of ecological assessments previously approved, including a Preliminary Ecological Appraisal (PEA), Phase 1 Habitat Survey, and Preliminary Bat Roost Assessment of trees within and adjacent to the working areas. Usually, the documents would need updating due to the passage of time and that circumstances could have altered. However, these documents have been reviewed and remain valid which also includes a Habitat Regulations Assessment. Given that the physical works have taken place and the use of the site implemented and as no additional works or physical changes are proposed beyond the continuation of the existing temporary use it is not considered that additional information is required.
- 3.40 Since the granting of the original consent, PPW has been updated which requires applications to be supported by a green infrastructure statement that demonstrates the implementation of the stepwise approach. In undertaking a detailed site selection process, together with carrying out necessary ecological assessments, mitigation and a proposal to restore the site, it is considered that the application broadly complies PPW. If consent is given for an extended period, provided that it includes conditions as previously imposed to protect ecology and biodiversity it is considered that the proposal remains compliant with policy DP 6 and SP D

Welsh Language

- 3.41 ELDP Policy 18: The Welsh Language and Culture requires that, in determining planning applications, the Authority takes into account the needs and interests of the Welsh language. In doing so, consideration must be given to:
- Supporting development which maintains or enhances the integrity of the Welsh language;
 - Refusing development that would cause significant harm to the character and linguistic balance of a community;
 - Mitigating against any adverse effects;

- Encouraging bilingual or Welsh-only signage by public bodies and commercial interests; and
 - Promoting the use of the Welsh language in place names, house names, and street names.
- 3.42 In accordance with Policy 18, the original application was accompanied by a Community and Linguistic Impact Assessment (CLIA), which has been resubmitted and remains valid given that no additional development or changes in scale, intensity, or use are proposed as part of this continuation.
- 3.43 The CLIA identified that the accommodation of up to 100 non-home-based workers would result in a temporary increase in the local population and a corresponding temporary reduction in the proportion of Welsh speakers within the community of Penrhyndeudraeth. However, this effect remains short-term and reversible, limited to the duration of the project and the temporary operation of the accommodation facility.
- 3.44 As part of the applicant's ongoing commitment to the local community, initiatives to promote and raise awareness of the Welsh language and culture among non-local workers continue to be implemented on site.
- 3.45 Additional measures will also remain in place, including the provision of Welsh language awareness materials, encouragement of bilingual communication within the workplace, and engagement with the local community to promote cultural understanding and respect for the Welsh language.
- 3.46 The development continues to generate positive socio-economic benefits, particularly for local businesses and employment within the LL postcode area. The Local Workforce Strategy prioritises engagement with local subcontractors and small to medium-sized enterprises (SMEs), ensuring that a significant proportion of the project's supply chain benefits the regional economy.
- 3.47 Most of these opportunities support existing jobs and local economic capacity, rather than introducing new long-term roles. However, the ongoing operation of the site contributes to the retention of local employment, which in turn supports the stability of the Welsh-speaking workforce in the area.
- 3.48 Given that a proportion of local employees are Welsh speakers, the continued operation of the development helps sustain the daily use of Welsh both in the workplace and in the wider community. Accordingly, the proposal is considered to have a neutral to modestly positive effect on the Welsh language through its indirect support for the local economy and community retention.
- 3.49 The continued operation of the temporary accommodation site until June 2028 is also expected to have beneficial effects on local services and facilities, both in Penrhyndeudraeth and in nearby settlements such as Porthmadog, through increased local spending by workers residing in the area. These effects will remain temporary and proportionate, consistent with the existing approved use. It is therefore considered that the application accords with policy 18 of the ELDP.

4. Conclusion

- 4.1 This application seeks consent for the continuation of the existing temporary off-site living accommodation facility for workers associated with the Eryri Visual Impact Provision (VIP) Project, together with the retention and continued use of the existing vehicular access, internal access road, and associated welfare/service buildings, located on land at Blaen Cefn, Penrhyndeudraeth, until December 2027, with decommissioning and reinstatement works to be undertaken and completed by June 2028.
- 4.2 The site lies principally within the administrative boundary of the Eryri National Park Authority, with the vehicular access point from the A487, which serves the development, located within the administrative area of Cyngor Gwynedd. The cross-boundary arrangement was established and agreed under the previous consent (NP5/76/323R), and this continues to apply to the current proposal.
- 4.3 The Eryri VIP Project, for which the accommodation facility was originally established, forms part of National Grid's programme to reduce the visual impact of the overhead transmission line across the Dwyrdd Estuary between Minffordd and Llandecwyn, by removing pylons and replacing overhead lines with underground cables within a tunnel.
- 4.4 The continued operation of the accommodation facility remains essential to provide safe and proximate living accommodation for up to 100 workers employed on the VIP Project, particularly given the extended project programme and the need to retain specialist contractors during key phases of construction and demobilisation. The facility will remain operational until December 2027, with full removal and land restoration to be completed by June 2028.
- 4.5 The application is supported by relevant documentation, including the Preliminary Ecological Appraisal, Shadow HRA, Transport Statement, Drainage Strategy, Lighting Plan, and Community and Linguistic Statement. Each confirms that the previously approved mitigation measures and assessments remain valid, with no additional detrimental environmental, amenity, or linguistic impacts anticipated from the extended operational period.
- 4.6 While the proposal remains a departure from certain policies of the adopted Eryri Local Development Plan (ELDP) due to its location in open countryside, the Authority recognises that the development is temporary, functionally linked to the nationally significant Eryri VIP Project, with the impacts managed and restoration of site possible. Its continuation will support the project's broader aim of enhancing the natural beauty and special qualities of the National Park by facilitating the removal of intrusive overhead infrastructure.
- 4.7 Subject to the continued application of appropriate conditions - covering landscaping, lighting, noise control, drainage, ecological protection, and post-use restoration - the continued temporary use of the site until December 2027,

followed by reinstatement works through to June 2028, the proposal is considered acceptable in planning terms.

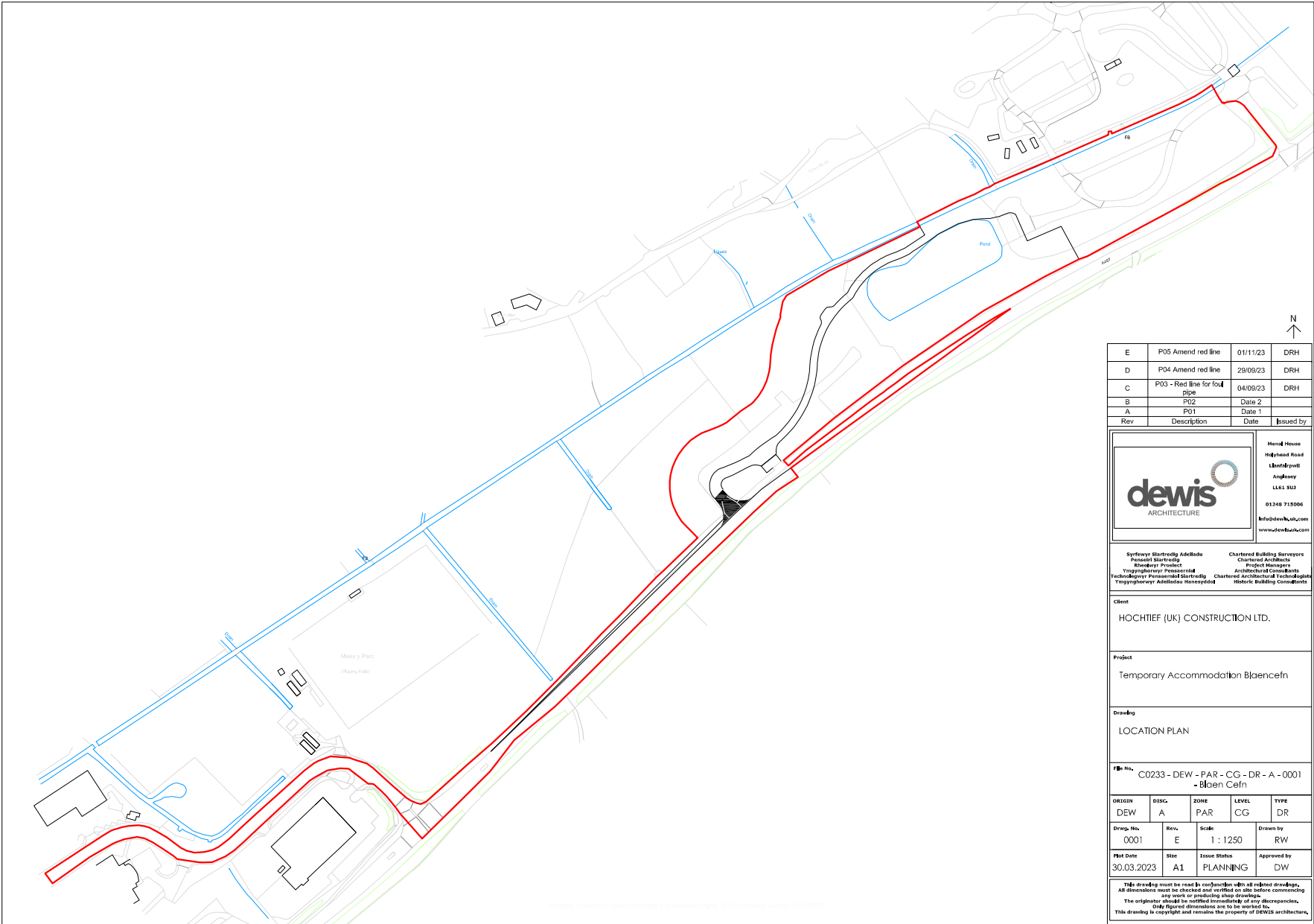
RECOMMENDATION: To GRANT permission subject appropriate conditions

1. The development hereby permitted shall continue to be carried out in strict conformity with the details shown on plan(s):
 - 0001BL~1 - Location Plan
 - 0003BL~1 - Overall Site Plan
 - PROPOS~4 - Site Plan - Accommodation Units
 - PROPOS~3 – Elevations Plans
 - PROPOS~2 - Floor Plan & Elevations of cabins
 - BLAENC~2 - Landscape Plan - Restoration Phase
 - 0001-P05-Soil Management Plan
 - SVIP-P~1 - Site Access
 - 0001-C03 -External Lighting
2. The residential use of the site shall cease on or before the 31 December 2027. All sleeper units, the general services building, plant area, temporary access road, hardstanding, lighting, fencing, and all other associated temporary structures shall be completely removed from the land, and the site shall be restored in a manner similar to its former condition by 30 June 2028 (notwithstanding any landscaping works to be carried out in the following planting season). The site restoration works shall be carried out in accordance with details that are to be submitted to and approved in writing by the Local Planning Authority prior to the 31 December 2027.
3. The existing vehicular access and associated visibility splays from the A487 shall be removed and reinstated to their former condition to the satisfaction of the Local Planning Authority no later than 30 June 2028.
4. The occupation of the temporary accommodation units hereby approved, shall continue to be limited to contractors only associated with the construction works with the National Grid, Visual Impact Provision between Garth, Minffordd and Cilfor, Llandecwyn. The applicant shall maintain a register of occupants of the site. This shall be made available on request for inspection by any duly authorised officer of the Local Planning Authority.
5. The existing approved landscaping scheme shall be retained and maintained for the duration of this permission. Any trees, shrubs, or planting which die, are removed, or become seriously damaged or diseased during the temporary use of the site (up to 31 December 2027) shall be replaced during the next available planting season with others of similar size and species.

6. The core working hours for general construction of the site shall continue to be limited to between 0800 and 1800 Monday to Friday, 0800 and 1300 Saturday, and no working on a Sunday or Bank Holidays, unless otherwise approved by the Local Planning Authority.
7. The applicant/developer shall ensure that the biodiversity protection and enhancement measures set out in Sections 6 and 7 of the Preliminary Ecological Appraisal by Atmos Consulting (dated April 2023) are retained, implemented, and maintained for the duration of this temporary permission, up to 31 December 2027, or until the site is fully reinstated in accordance with Condition 2, whichever is the sooner.

Reasons:

1. To define the permission and for the avoidance of doubt.
2. To safeguard the visual amenity and landscape character of the area and to acknowledge the particular circumstances in this case and to retain future control over the future use of the site in accordance with Eryri Local Development Plan Policies 2016-2031 and in particular policies 1, 2 and A.
3. In the interest of highway safety.
4. To ensure that the temporary accommodation hereby permitted is occupied by persons employed as contractors and not as general accommodation.
5. To ensure a satisfactory standard of development and to minimise the risk of unacceptable harm or disturbance to protected species in accordance with Eryri Local Development Plan Policies and in particular Policy D.
6. To protect the amenity of neighboring residents at 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.



E	P05 Amend red line	01/11/23	DRH
D	P04 Amend red line	29/09/23	DRH
C	P03 - Red line for foul pipe	04/09/23	DRH
B	P02	Date 2	
A	P01	Date 1	
Rev	Description	Date	Issued by



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Syfeirwyr Startredig Adolddu Pendant Startredig Bloddyr Project Tymgryfwrwr Penamend Startredig Tymgryfwrwr Adolddu Henesyddol	Chartered Building Surveyors Chartered Architects Project Managers Architectural Consultants Chartered Architectural Technologists Historic Building Consultants
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Client
HOCHTIEF (UK) CONSTRUCTION LTD.

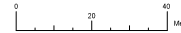
Project
Temporary Accommodation Blaencelyn

Drawing
LOCATION PLAN

File No.
C0233 - DEW - PAR - CG - DR - A - 0001
- Blaen Celyn

ORIGIN	DISC.	ZONE	LEVEL	TYPE
DEW	A	PAR	CG	DR
Drawn No.	Rev.	Scale	Drawn by	
0001	E	1 : 1250	RW	
Plot Date	Size	Issue Status	Approved by	
30.03.2023	A1	PLANNING	DW	

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LEGEND

LIGHTING

 OUTDOOR FWD LID LUMINAIRE C/W AMBER OPTIC TO BE MOUNTED OVER CASH DOOR, PIR OPERATED.

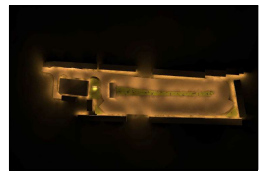
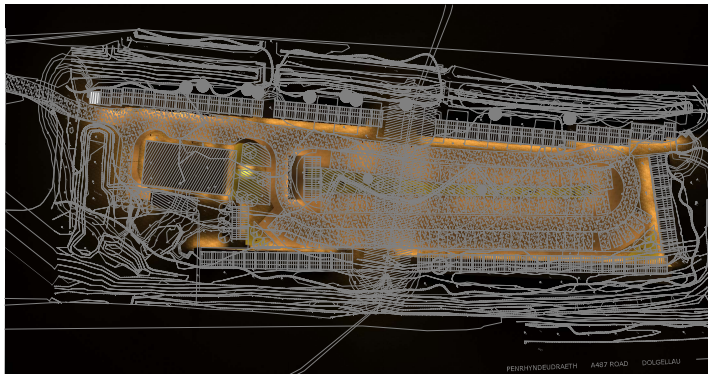
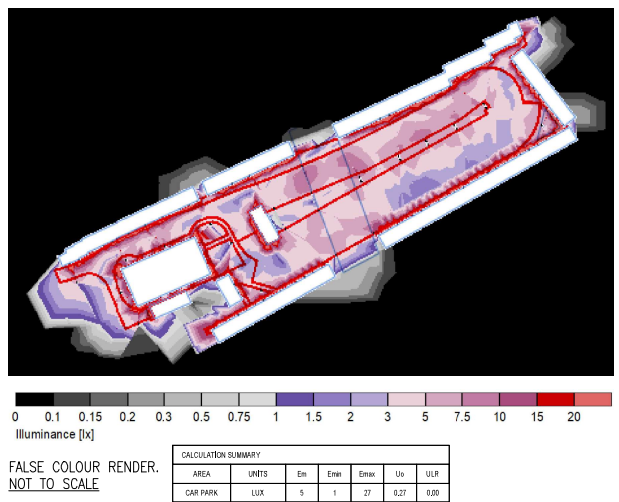
 POST TOP FWD LID LUMINAIRE C/W 1m COLUMN & AMBER OPTIC LID (MOUNTED OVER 10m)

 LID BOLLARD



LUMINAIRE SCHEDULE - LID LIGHTING - design@idlighting		
SYMBOL	QUANTITY	DESCRIPTION
	17	5M COLUMN C/W LID LIGHTING STREET S LA AMBER OPTIC 10W 1600LM
	5	5M COLUMN C/W BACK TO BACK (600MM OUTREACH) LID LIGHTING STREET S LA AMBER OPTIC 10W 1600LM
	119	LID LIGHTING LEAF DIRECT 7W 600LM AMBER - ABOVE EACH CASH DOOR, C/W AMBER OPTICS
	1	LID LIGHTING HAMPSHIRE 1m 10W AMBER BOLLARD

ALL DOORWAY LIGHTING TO BE INDIVIDUALLY PIR CONTROLLED



NOTES:

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- DO NOT SCALE FROM DRAWINGS
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND ALL RELEVANT ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE RELEVANT SPECIFICATIONS

D03	TC	JH	PH	10/23	Construction Issue
D02	TC	JH	PH	10/23	Construction Issue
D01	TC	JH	PH	08/23	Construction Issue
Rev	By	CHKD	Authd	Date	Description
Client :					

nationalgrid

Subcontractor / Designer:



Contractor:



Head Office:
Wentwell House
Wentwell Hill Business Park
Wentwell Way
Guisborough
SN5 8PE
Tel: 01709 755555
Email: CADservices@hochtief.co.uk

Project:

SNOWDONIA VIP

Title:

**TEMPORARY ACCOMMODATION
BLAENCEFN
PROPOSED EXTERNAL LIGHTING**

Drawn by : TC	Checked by : JH	Approved by : PH
Date : 30.08.23	Date : 30.08.23	Date : 30.08.23

Drawing Scale & Paper Size 1:250 Paper Size A0	CAD Filename Drawing number
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Drawing status :

Prelim or Approved for Constr

Drawing No. : C0233-SUP-PTW-CG-DR-X-0001	Revision : C03
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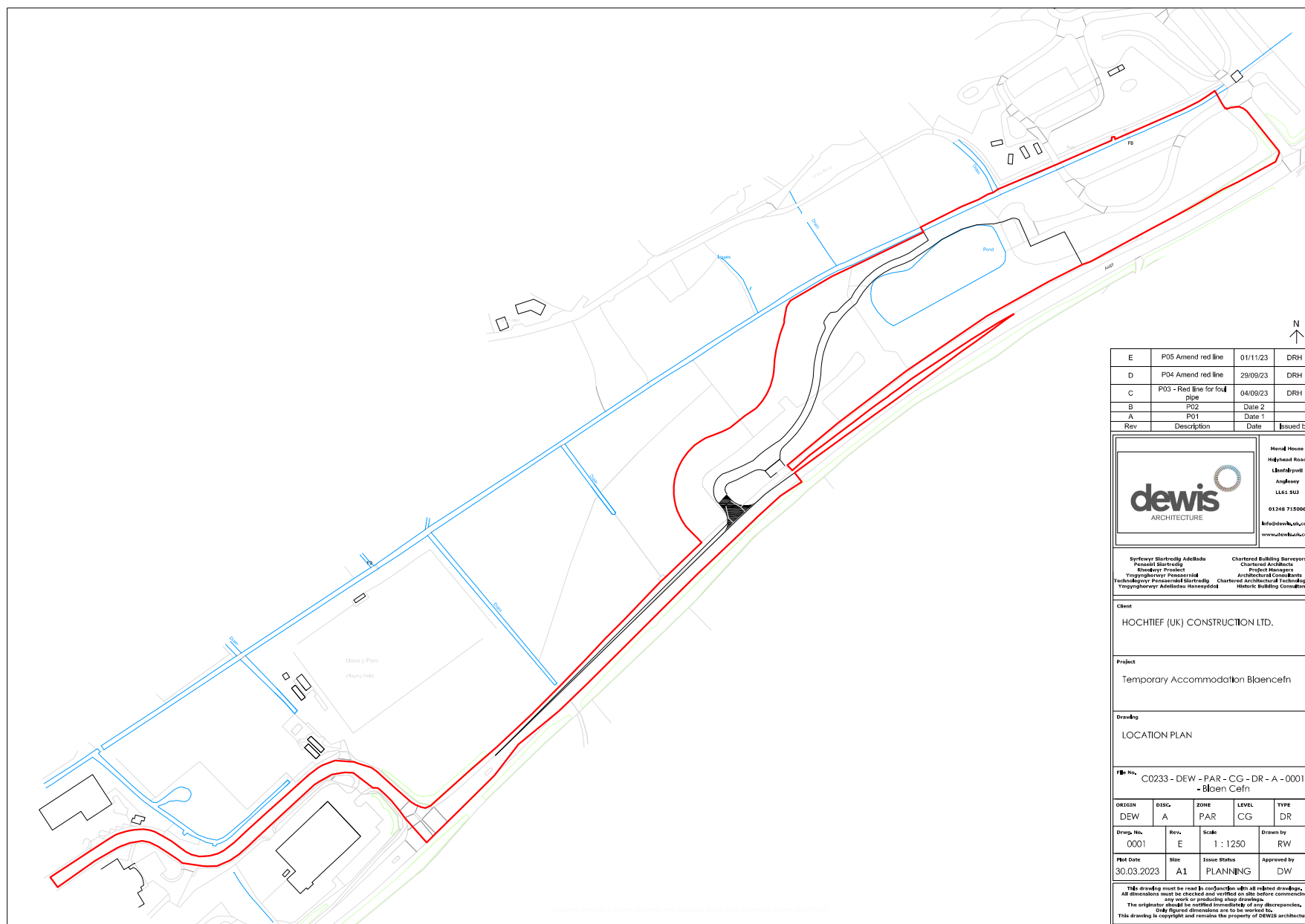


1

Existing Site Plan

1 : 1000

A	P01	Date 1		
Rev	Description	Date	Issued by	
		Manai House Holyhead Road Llanfairpwll Anglessey LL61 5UJ 01248 715006 info@dewis.uk.com www.dewis.uk.com		
Syrffwyr Siartredig Adeiladu Penseiri Siartredig Rhedwyr Proiect Ymgynghorwyr Pensaernïol Technolegwyr Pensaernïol Siartredig Ymgynghorwyr Adeiladu Hanesyddol		Chartered Building Surveyors Chartered Architects Project Managers Architectural Consultants Chartered Architectural Technologists Historic Building Consultants		
Client				
HOCHTIEF (UK) CONSTRUCTION LTD.				
Project				
Temporary Accommodation Blaencefn				
Drawing				
EXISTING SITE PLAN & TOPO SURVEY				
File No. C0233 - DEW - PAR - CG - DR - A - 0002 - Blaen Cefn				
ORIGIN DEW	DISC. A	ZONE PAR	LEVEL CG	TYPE DR
Drwg. No. 0002	Rev. A	Scale 1 : 1000	Drawn by RW	
Plot Date 30.05.2023	Size A1	Issue Status PLANNING	Approved by DW	
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Dŵr Cymru
Welsh Water

PLS0040914



LEGEND(Representative of most common features)

Waste network:	Full chamber	Outfall
Surface water chamber	Combined chamber	Lamp hole
Combined chamber	Combined sewer overflow	Storm Overflow
Special purpose chamber	Treatment works	Rising main
Pumping station	Private sewer	Gravity sewer
100: Sewer symbol colour indicates the type	Private sewer subject to BS8104 adaptation	Private Sewer Transducer
100: Combined	Private Sewer Transducer	Latent drain
100: Surface Water	Latent drain	Basin/box chamber
100: Road	Basin/box chamber	
100: Private		
100: Private S24 (sewers for industrial purposes only)		

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases, pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

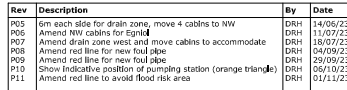
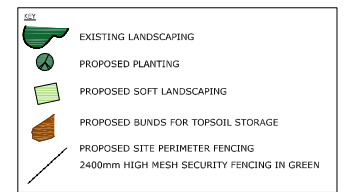
Dŵr Cymru Cylchwrdd (the Company) gives this information as the position of the underground apparatus to the best of its knowledge and belief, but does not warrant its accuracy. The Company does not accept any liability for any loss or damage caused by or arising from the use of this information, whether such loss or damage is caused in whole or in part by the negligence of the Company or any other person. The Company does not accept any liability for any loss or damage caused by or arising from the use of this information, whether such loss or damage is caused in whole or in part by the negligence of the Company or any other person. The Company does not accept any liability for any loss or damage caused by or arising from the use of this information, whether such loss or damage is caused in whole or in part by the negligence of the Company or any other person.

Sewers pipes are not generally shown but their presence should be anticipated.

EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.

Produced by permission of the Data Controller on 10/04/18
Dŵr Cymru Cylchwrdd (the Company) gives this information as the position of the underground apparatus to the best of its knowledge and belief, but does not warrant its accuracy.

Map Ref: 262018.339712
Map scale: 1:1000
Printed by: Stephen Burton
Printed on: 19 Apr 2023



Syrfweyr Siartredig Adelladu	Chartered Building Surveyors
Penseiri Siartredig	Chartered Architects
Rheolwyr Prosiect	Project Managers
Ymgynghorwyr Pensaernïol	Architectural Consultants
Technolegwyr Pensaernïol Siartredig	Chartered Architectural Technologists
Ymgynghorwyr Adelladau Hanesyddol	Historic Building Consultants

Client
HOCHTIEF (UK) CONSTRUCTION LTD.

Project	Temporary Accommodation Blaencfn
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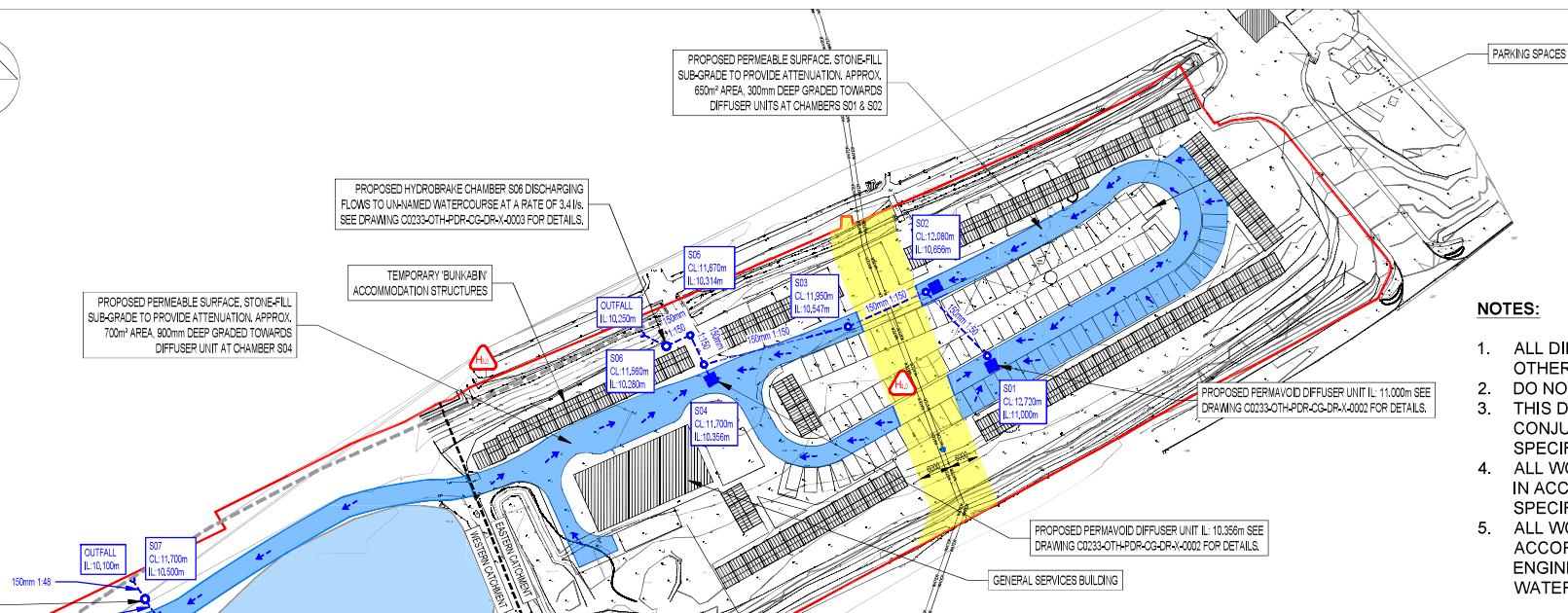
Drawing

PROPOSED SITE PLAN

File No.
C0233 - DEW - PAR - CG - DR - A - 0003

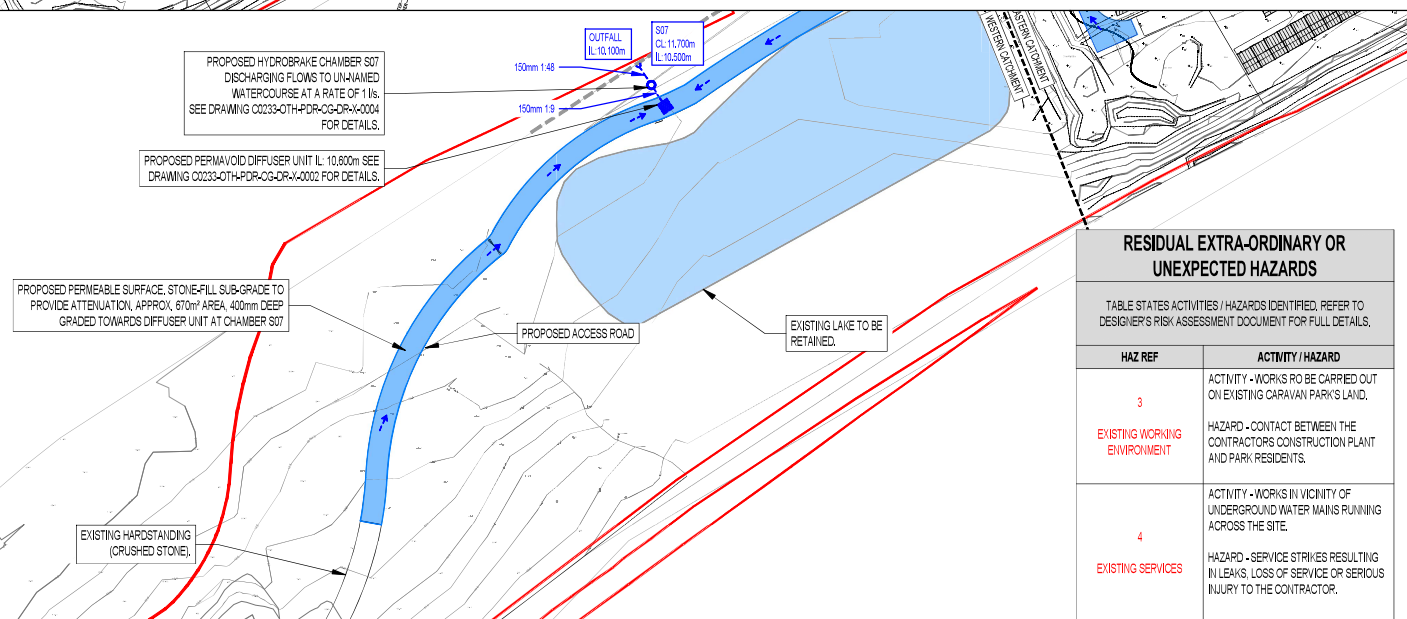
ORIGIN DEW	DISC. A	ZONE PAR	LEVEL CG	TYPE DR
Dwrg. No. 0003	Rev. P11	Scale 1:1000	Drawn by RW	
Plot Date 30.05.23	Size A1	Issue Status PLANNING	Approved by DW	

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4. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE RELEVANT SPECIFICATIONS
5. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH CESM 7 [CIVIL ENGINEERING SPECIFICATION FOR THE WATER INDUSTRY (7TH EDITION)]

	PROPOSED SW DRAINAGE SYSTEM
	PROPOSED SW MANHOLE
	PROPOSED DIFFUSER UNIT
	EXCLUSION ZONE AROUND EXISTING WATER MAIN
	AREA OF RESIDUAL EXTRAORDINARY / UNEXPECTED HAZARD. SEE DESIGNER'S RISK ASSESSMENT.
	SITE BOUNDARY
	PROPOSED PERMEABLE PAVING
	WATERMAIN
	EXISTING DITCH / WATERCOURSE



RESIDUAL EXTRA-ORDINARY OR UNEXPECTED HAZARDS	
TABLE STATES ACTIVITIES / HAZARDS IDENTIFIED, REFER TO DESIGNER'S RISK ASSESSMENT DOCUMENT FOR FULL DETAILS.	
HAZ REF	ACTIVITY / HAZARD
3	ACTIVITY - WORKS TO BE CARRIED OUT ON EXISTING CARAVAN PARK'S LAND.
EXISTING WORKING ENVIRONMENT	HAZARD - CONTACT BETWEEN THE CONTRACTORS CONSTRUCTION PLANT AND PARK RESIDENTS.
4	ACTIVITY - WORKS IN VICINITY OF UNDERGROUND WATER MAINS RUNNING ACROSS THE SITE.
EXISTING SERVICES	HAZARD - SERVICE STRIKES RESULTING IN LEAKS, LOSS OF SERVICE OR SERIOUS INJURY TO THE CONTRACTOR.

P00	GE	EO	NJ	3/8/23	FIRST ISSUE
Rev	3/8/23	Chk'd	Auth'd	Date	Description

Client :	
----------	--

nationalgrid

Subcontractor / Designer :



Contractor :



Head Office:
Whitehill House
Windmill Hill Business Park
Whitehill Way
Swindon
SN5 6PE
Tel: 01793 755555
Email: CADservices@hochtief.co.uk

Title :	
---------	--

BLAENCEFN TEMPORARY ACCOMMODATION VILLAGE - PROPOSED DRAINAGE PLAN

Project : ERYRI VIP

Drawn by : G EVANS Date : 01/08/2023

23	Checked by : E OWEN Date : 01/08/2023
----	--

N 23	Approved by: N JONES Date : 03/08/2023
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Drawing Scale & Paper Size :
1:1000 A3

CAD Filename :	15055-2020
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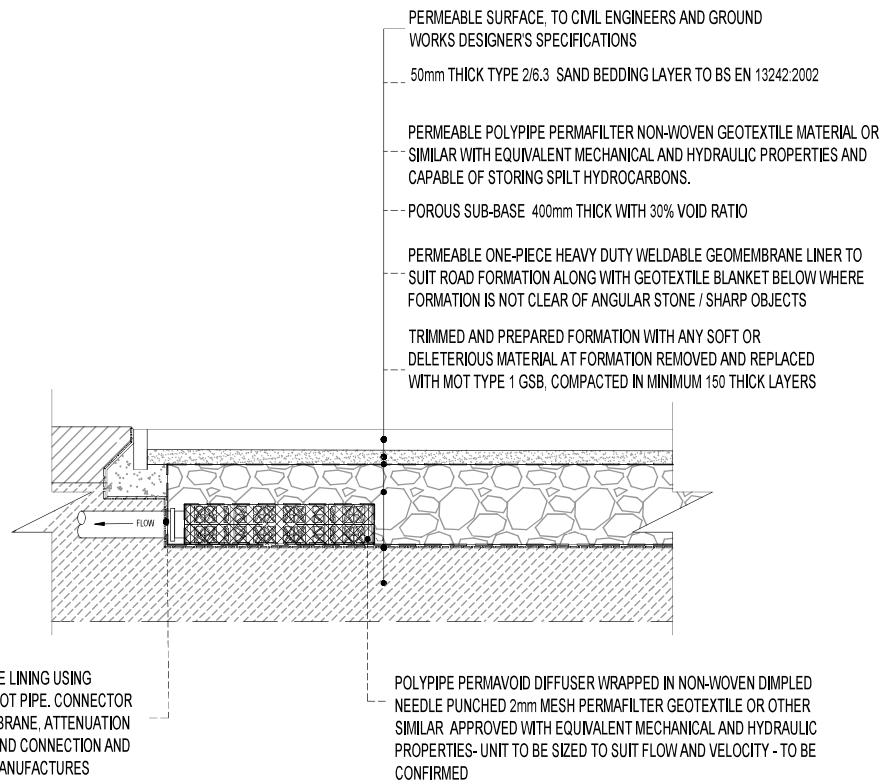
Drawing status : Preliminary

Drawing No. :
C0233-WTR-PDR-CG-DR-X-0001

Revision :
P00

NOTES:

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4. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE RELEVANT SPECIFICATIONS
5. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH CESM 7 ['CIVIL ENGINEERING SPECIFICATION FOR THE WATER INDUSTRY (7TH EDITION)']

**TYPICAL PERMEABLE SURFACE RAINWATER COLLECTION**

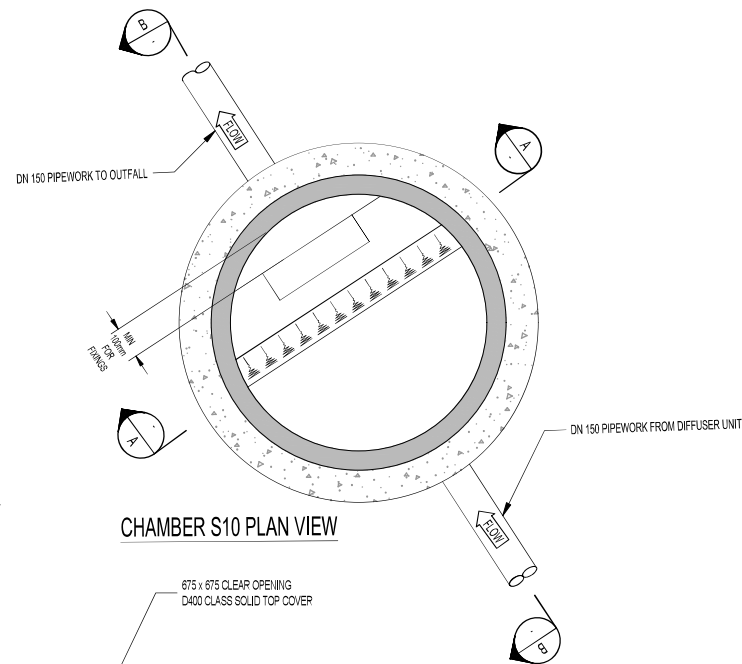
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						Client :	Contractor :	Title :	Drawn by : G EVANS Date : 01/08/2023	Checked by : E OWEN Date : 01/08/2023	Approved by : N JONES Date : 03/08/2023
						nationalgrid	HOCHTIEF	BLAENCEFN TEMPORARY ACCOMMODATION VILLAGE TYPICAL DETAILS	Drawing Scale & Paper Size : 1:20 Paper Size A3	CAD Filename : 15055-2420	
						Subcontractor / Designer :	Head Office: Whitehill House Windmill Hill Business Park Whitehill Way Swindon SN5 6PE Tel: 01793 755555 Email: CADservices@hochtief.co.uk		Drawing status : Preliminary		
P00	GE	EO	NJ	3/8/23	FIRST ISSUE	Waterco		Project : ERYRI VIP	Drawing No. : C0233-OTH-PDR-CG-DR-X-0002		Revision : P00
Rev	By	Chk'd	Auth'd	Date	Description						

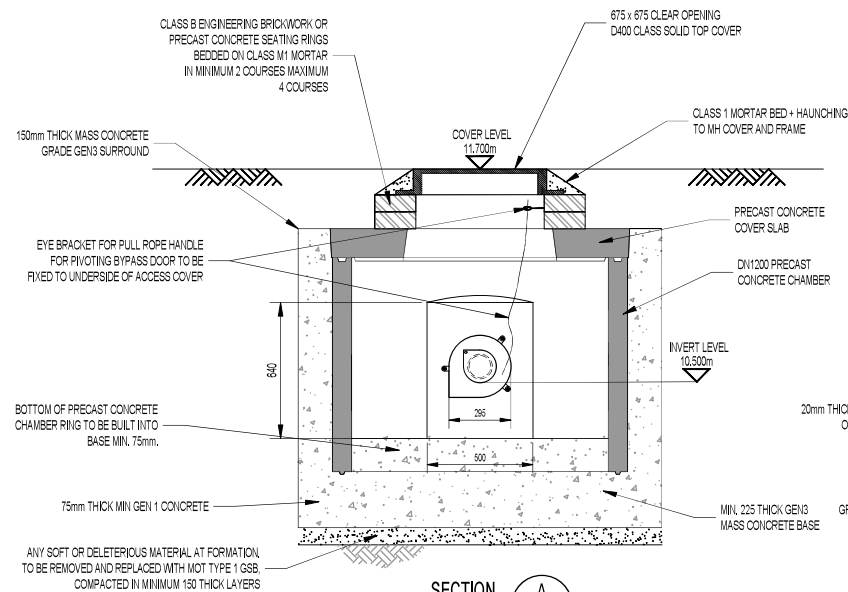
NOTES:

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5. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH CESWI 7 [CIVIL ENGINEERING SPECIFICATION FOR THE WATER INDUSTRY (7TH EDITION)]

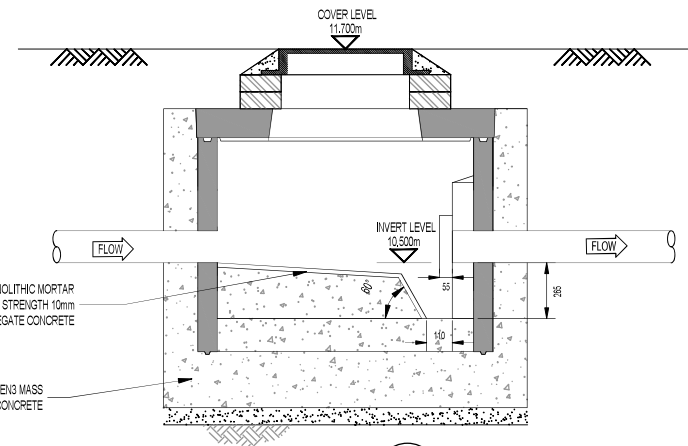
HYDROBRAKE
SHE-0048-1000-0900-1000



CHAMBER S10 PLAN VIEW



SECTION A
1:25



SECTION B
1:25

P00	GE	EO	NJ	3/8/23	FIRST ISSUE
Rev	By	Chk'd	Auth'd	Date	Description
38					

Client :

nationalgrid

Subcontractor / Designer :

Waterco

Contractor :

HOCHTIEF

Head Office:
 Whitehill House
 Windmill Hill Business Park
 Whitehill Way
 Swindon
 SN5 6PE
 Tel: 01793 755555
 Email: CADservices@hochtief.co.uk

Title :

**BLAENCEFN TEMPORARY
 ACCOMMODATION
 VILLAGE
 S07 - HYDROBRAKE
 CHAMBER DETAIL**

Project :

ERYRI VIP

Drawn by : G EVANS
 Date : 01/08/2023

Checked by : E OWEN
 Date : 01/08/2023

Approved by : N JONES
 Date : 03/08/2023

Drawing Scale & Paper Size :
 1:25 Paper Size A3

CAD Filename :
 15055-2422

Drawing status :

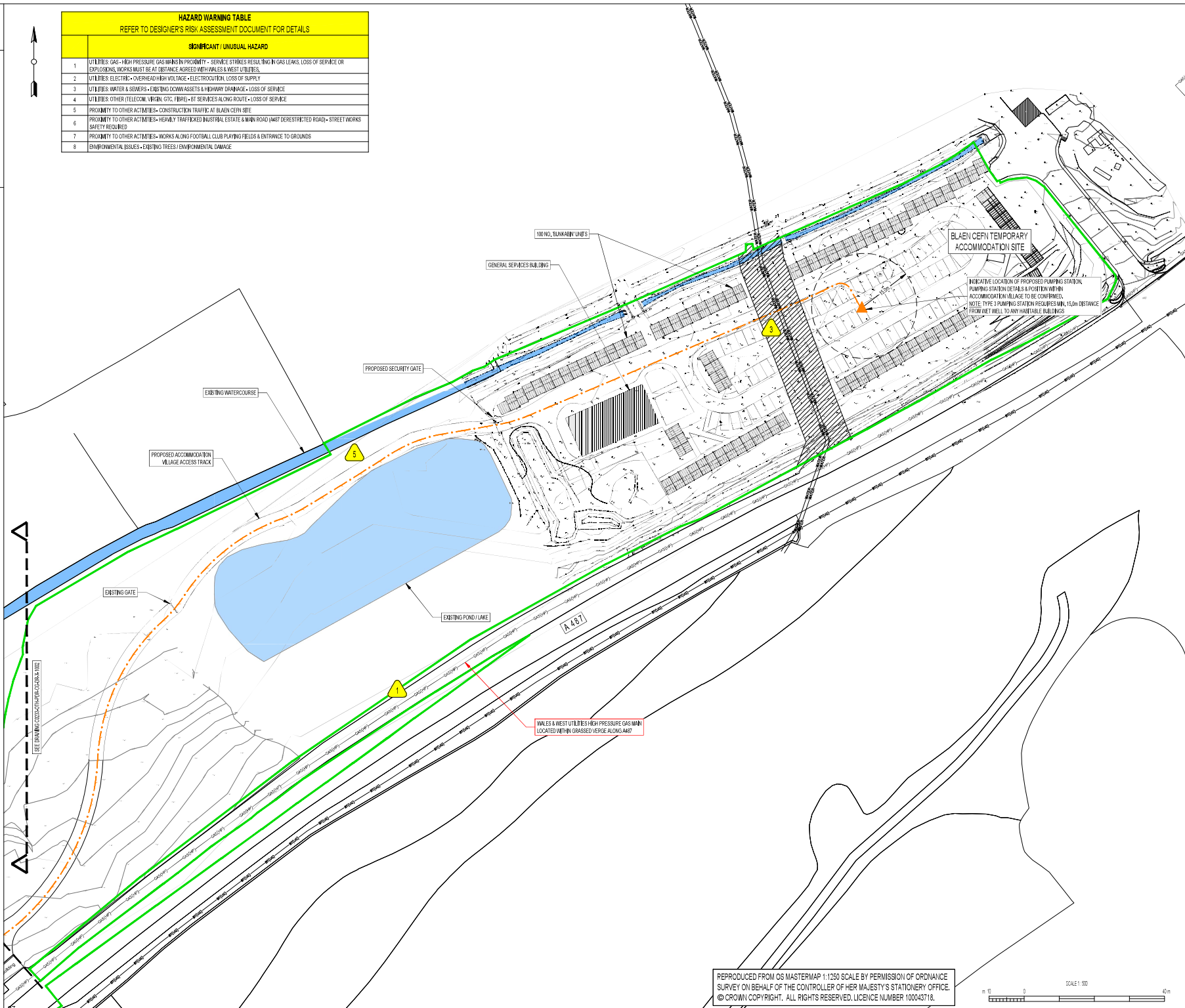
Preliminary

Drawing No. :
C0233-OTH-PDR-CG-DR-X-0004

Revision :
P00



HAZARD WARNING TABLE	
REFER TO DESIGNER'S RISK ASSESSMENT DOCUMENT FOR DETAILS	
	SIGNIFICANT / UNUSUAL HAZARD
1	UTILITIES: GAS - HIGH PRESSURE GAS MAINS IN PROXIMITY - SERVICE STRIKES RESULTING IN GAS LEAKS, LOSS OF SERVICE OR EXPOSURE. WORKS MUST BE AT DISTANCE AGREED WITH WALES & WEST UTILITIES.
2	UTILITIES: ELECTRIC - OVERHEAD HIGH VOLTAGE - ELECTROCUTION, LOSS OF SUPPLY.
3	UTILITIES: WATER & SEWERS - EXISTING DOWN ASSETS & HIGHWAY DRAINAGE - LOSS OF SERVICE
4	UTILITIES: OTHER (TELECOM, VIRGIN, GTC, FBRE) - BT SERVICES ALONG ROUTE - LOSS OF SERVICE
5	PROXIMITY TO OTHER ACTIVITIES - CONSTRUCTION TRAFFIC AT BLAEN CEFN SITE
6	PROXIMITY TO OTHER ACTIVITIES - HEAVILY TRAFFICKED INDUSTRIAL ESTATE & MAIN ROAD (A487) DEREGULATED ROAD - STREET WORKS SAFETY REQUIRED
7	PROXIMITY TO OTHER ACTIVITIES - WORKS ALONG FOOTBALL CLUB PLAYING FIELDS & ENTRANCE TO GROUNDS
8	ENVIRONMENTAL ISSUES - EXISTING TREES / ENVIRONMENTAL DAMAGE



NOTES:

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- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH CESM (CIVIL ENGINEERING SPECIFICATION FOR THE WATER INDUSTRY (7TH EDITION))
- THE POSITIONS OF THE APPARATUS OF STATUTORY UNDERTAKERS, HIGHWAY AUTHORITIES AND OTHERS CLOSE TO THE WORKS HAVE BEEN PROVIDED FOR INFORMATION ONLY. NO WARRANTY IS GIVEN AS TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION AND ERRORS AND OMISSIONS SHALL NOT BE TAKEN AS A CHANGE TO THE WORKS INFORMATION OR SCOPE OF WORKS. IN PARTICULAR, NO SERVICE CONNECTIONS TO INDIVIDUAL PROPERTIES ARE SHOWN, WHERE SERVICES ARE NOT SHOWN THIS SHALL NOT BE TAKEN AS EVIDENCE THAT NO SERVICES ARE PRESENT AND THE CONTRACTOR SHALL ENSURE HE HAS CONSULTED ALL RELEVANT RECORDS, THE CONTRACTOR SHALL CHECK AND CONFIRM THE POSITION OF ALL SERVICES PRIOR TO EXCAVATION

KEY:

- SITE BOUNDARY
- HIGH PRESSURE GAS (WALES&WEST)
- WATER MAIN (DCWW)
- WATER
- PROPOSED RISING MAIN ROUTE APPROX. 942m LONG
- AREA OF RESIDUAL EXTRAORDINARY / UNEXPECTED HAZARD, SEE DESIGNER'S RISK ASSESSMENT
- 8m EASEMENT (DCWW 300mm MAIN)

P03	EO	AR	NJ	03/11/23	SITE BOUNDARY REVISED
P02	EO	AR	NJ	11/10/23	SITE BOUNDARY REVISED
P01	EO	AR	NJ	26/09/23	RM ROUTE REVISED (CLIENT COMMENT)
P00	EO	AR	NJ	19/09/23	First Issue
Rev	By	Chk'd	Auth'd	Date	Description

Client:

nationalgrid

Subcontractor / Designer:

Waterco

HOCHTIEF

Head Office:
Vansell House
Vansell Way
Swindon
SN4 6PE
Tel: 01793 750055
Email: CADservices@hochtief.co.uk

Project:

ERYRI VIP

Title: **BLAEN CEFN TEMPORARY
ACCOMMODATION
CONCEPT RISING MAIN ROUTE
SHEET 1 OF 3**

Drawn by: E OWEN Checked by: A RUSSELL Approved by: N JONES
Date: 19/09/2023 Date: 19/09/2023 Date: 19/09/2023

Drawing Scale & Paper Size: 1:500 A1 CAD Filename: C0233-WTR-PDR-CG-DR-X-1001

Drawing status: **PRELIMINARY**

Drawing No. **C0233-WTR-PDR-CG-DR-X-1001**

Rev. **P03**

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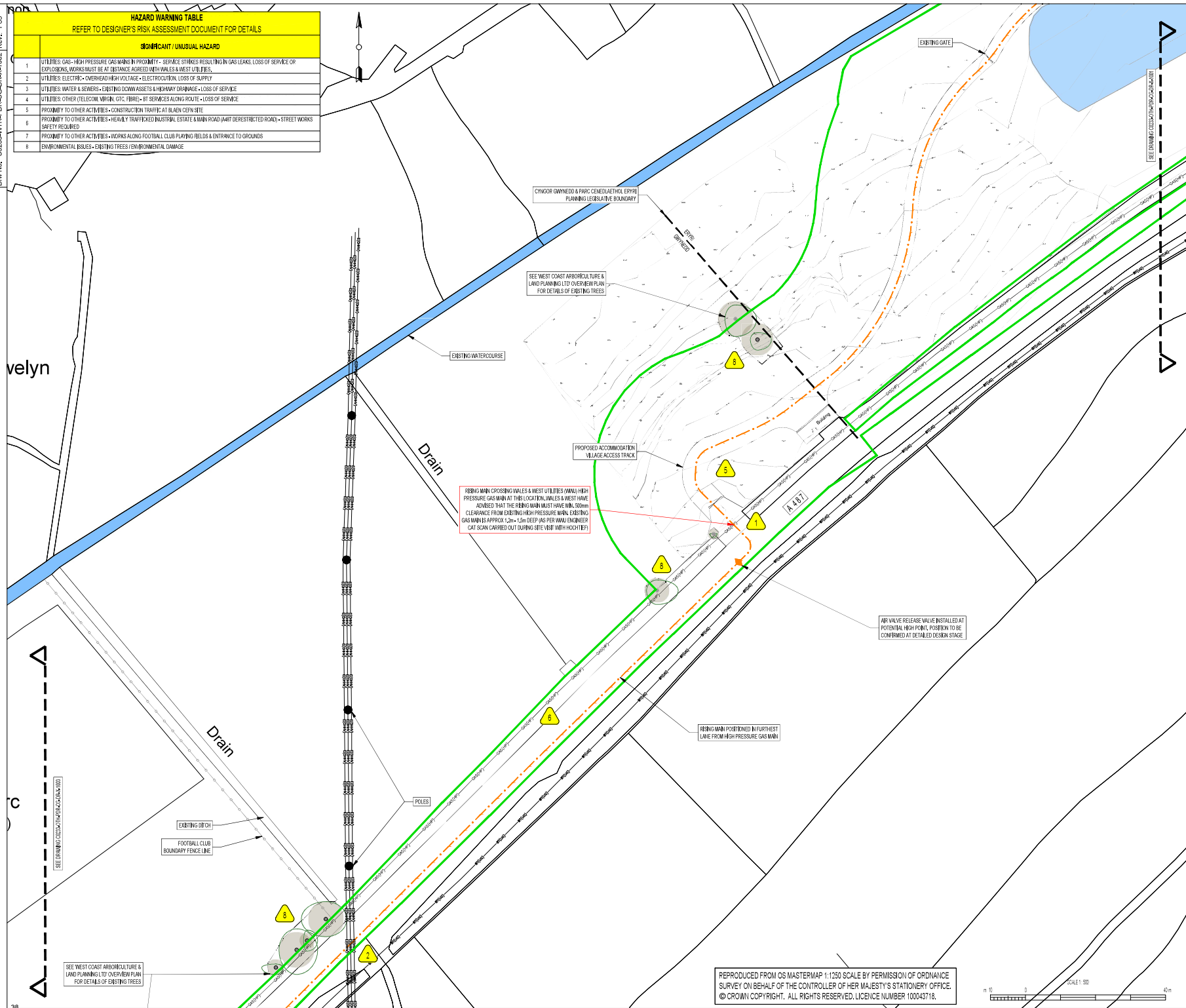
SCALE 1:500
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HAZARD WARNING TABLE

REFER TO DESIGNER'S RISK ASSESSMENT DOCUMENT FOR DETAILS

SIGNIFICANT / UNUSUAL HAZARD

1	UTILITIES: GAS - HIGH PRESSURE GAS MAINS IN PROXIMITY - SERVICE STRIKES RESULTING IN GAS LEAKS, LOSS OF SERVICE OR EXPOSURE, WORKS MUST BE AT DISTANCE AVOIDED WITH WALES & WEST UTILITIES.
2	UTILITIES: ELECTRIC - OVERHEAD HIGH VOLTAGE - ELECTROCUTION, LOSS OF SUPPLY.
3	UTILITIES: WATER & SEWERS - EXISTING DOWN ASSETS & HIGHWAY DRAINAGE - LOSS OF SERVICE.
4	UTILITIES: OTHER (TELECOM, FIBRE, ETC.) - FIBRE - BT SERVICES ALONG ROUTE - LOSS OF SERVICE.
5	PROXIMITY TO OTHER ACTIVITIES - CONSTRUCTION TRAFFIC AT BLAEN CEFN SITE.
6	PROXIMITY TO OTHER ACTIVITIES - HEAVILY TRAFFICKED INDUSTRIAL ESTATE & MAIN ROAD (A487 DEREGULATED ROAD) - STREET WORKS SAFETY REQUIRED.
7	PROXIMITY TO OTHER ACTIVITIES - WORKS ALONG FOOTBALL CLUB PLAYING FIELDS & ENTRANCE TO GROUNDS.
8	ENVIRONMENTAL ISSUES - EXISTING TREES / ENVIRONMENTAL DAMAGE.



NOTES:

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KEY:

- SITE BOUNDARY
- HIGH PRESSURE GAS (WALES&WEST)
- WATER MAIN (DCWW)
- OVER HEAD HIGH VOLTAGE (SP)
- PROPOSED RISING MAIN ROUTE APPROX. 842m LONG
- AREA OF RESIDUAL EXTRAORDINARY / UNEXPECTED HAZARD. SEE DESIGNER'S RISK ASSESSMENT

P03	EO	AR	NJ	03/11/23	SITE BOUNDARY REVISED
P02	EO	AR	NJ	11/10/23	SITE BOUNDARY REVISED
P01	EO	AR	NJ	26/09/23	RM ROUTE REVISED (CLIENT COMMENT)
P00	EO	AR	NJ	19/09/23	First Issue
Rev	By	Chk'd	Auth'd	Date	Description

Client:

nationalgrid

Subcontractor / Designer:

Waterco

HOCHTIEF

Head Office:
Vinsmill House
Vinsmill Way
Swindon
SN4 6PE
Tel: 01793 755055
Email: CADservices@hochtief.co.uk

Project:

ERYRI VIP

Title: **BLAEN CEFN TEMPORARY
ACCOMMODATION
CONCEPT RISING MAIN ROUTE
SHEET 2 OF 3**

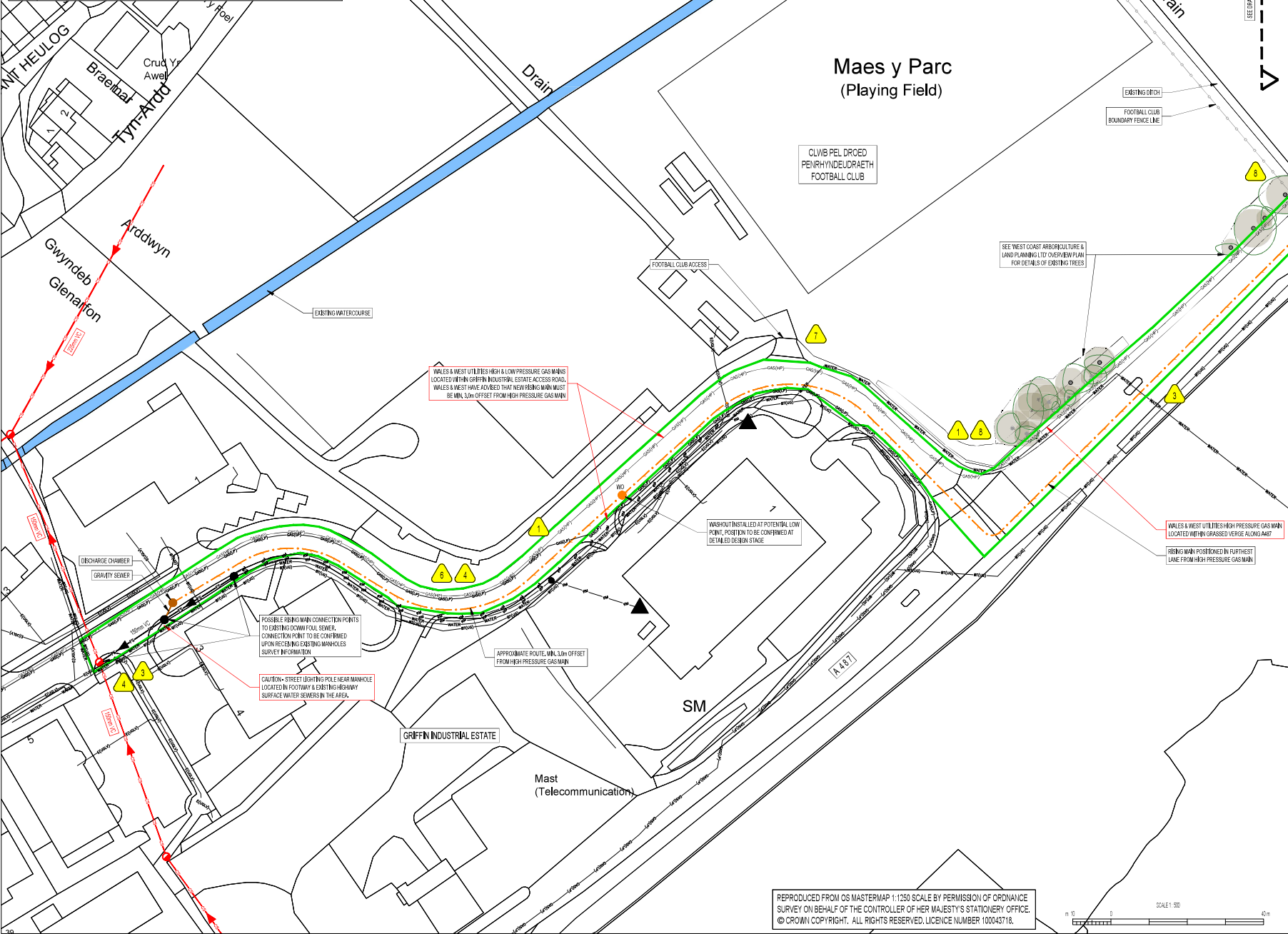
Drawn by: E OWEN Checked by: A RUSSELL Approved by: N JONES
Date: 19/09/2023 Date: 19/09/2023 Date: 19/09/2023

Drawing Scale & Paper Size: 1:500 A1 CAD Filename: C0233-OTH-PDR-CG-DR-X-1002

Drawing status: **PRELIMINARY**

Drawing No. **C0233-WTR-PDR-CG-DR-X-1002** Rev. **P03**

HAZARD WARNING TABLE	
REFER TO DESIGNER'S RISK ASSESSMENT DOCUMENT FOR DETAILS	
SIGNIFICANT / UNUSUAL HAZARD	
1	UTILITIES: GAS - HIGH PRESSURE GAS MAINS IN PROXIMITY - SERVICE STRIKES RESULTING IN GAS LEAKS, LOSS OF SERVICE OR EXPLOSIONS, WORKS MUST BE AT DISTANCE AVOIDED WITH WALES & WEST UTILITIES.
2	UTILITIES: ELECTRIC - OVERHEAD HIGH VOLTAGE - ELECTROCUTION, LOSS OF SUPPLY.
3	UTILITIES: WATER & SEWERS - EXISTING DOWN ASSETS & HIGHWAY DRAINAGE - LOSS OF SERVICE.
4	UTILITIES: OTHER (TELECOM, WIRING, ETC.) (BROAD-BAND) - SERVICES ALONG ROUTE - LOSS OF SERVICE.
5	PROXIMITY TO OTHER ACTIVITIES - CONSTRUCTION TRAFFIC AT BLACK CORN SITE.
6	PROXIMITY TO OTHER ACTIVITIES - HEAVILY TRAFFICKED INDUSTRIAL ESTATE & MAIN ROAD (A487) DEREGISTERED ROAD - STREET WORKS SAFETY REQUIRED.
7	PROXIMITY TO OTHER ACTIVITIES - WORKS ALONG FOOTBALL CLUB PLAYING FIELDS & ENTRANCE TO GROUNDS.
8	ENVIRONMENTAL ISSUES - EXISTING TREES / ENVIRONMENTAL DAMAGE.



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- KEY:**
- SITE BOUNDARY
 - HIGH PRESSURE GAS (WALES&WEST)
 - LOW PRESSURE GAS (WALES&WEST)
 - UNDER GROUND HIGH VOLTAGE (SP)
 - UNDER GROUND BT
 - EXISTING DOWN COMBINED SEWER & MANHOLE CHAMBER
 - EXISTING DOWN FOUL SEWER & MANHOLE CHAMBER
 - EXISTING DOWN FOUL PUMPING STATION
 - EXISTING DOWN FOUL RISING MAIN
 - PROPOSED RISING MAIN ROUTE
 - APPROX. 942m LONG
 - DISCHARGE CHAMBER
 - WASHOUT
 - AREA OF RESIDUAL EXTRAORDINARY / UNEXPECTED HAZARD, SEE DESIGNER'S RISK ASSESSMENT

P03	EO	AR	NJ	03/11/23	SITE BOUNDARY REVISED
P02	EO	AR	NJ	11/10/23	SITE BOUNDARY REVISED
P01	EO	AR	NJ	26/09/23	RM ROUTE REVISED (CLIENT COMMENT)
P00	EO	AR	NJ	19/09/23	First Issue
Rev	By	Chkd	Auth'd	Date	Description

Client:

nationalgrid

Subcontractor / Designer:

Waterco

HOCHTIEF

Head Office:
Vinehall House
Vinehall Way
Swindon
SN4 6PE
Tel: 01793 750055
Email: CADservices@hochtief.co.uk

Project:

ERYRI VIP

Title:

BLAEN CEFN TEMPORARY ACCOMMODATION VILLAGE CONCEPT RISING MAIN ROUTE SHEET 3 OF 3

Drawn by: E OWEN
Date: 19/09/2023

Checked by: A RUSSELL
Date: 19/09/2023

Approved by: N JONES
Date: 19/09/2023

Drawing Scale & Paper Size: 1:500 A1

CAD Filename: C0233-WTR-PDR-CG-DR-X-1003

Drawing status:

PRELIMINARY

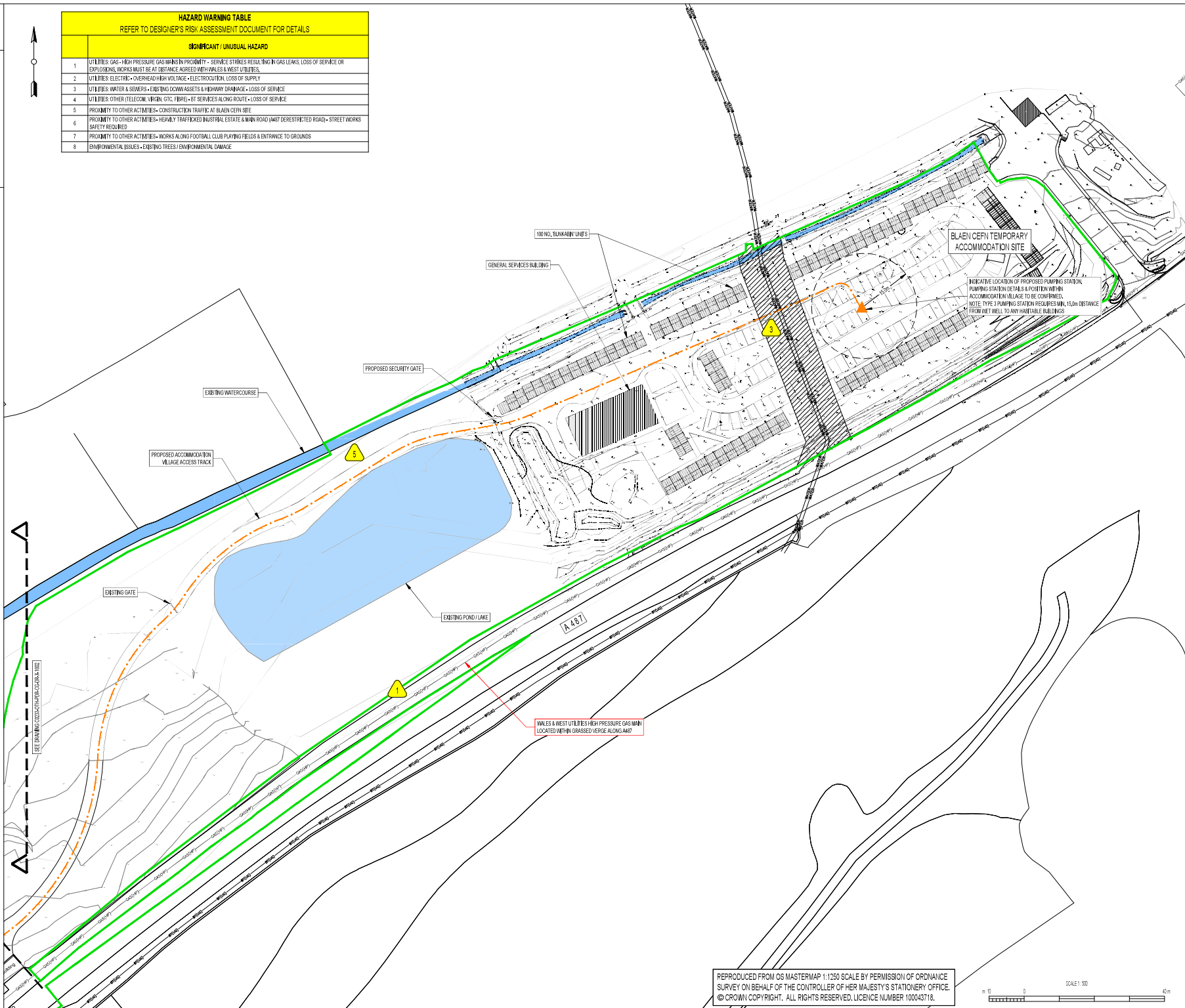
Drawing No.:

C0233-WTR-PDR-CG-DR-X-1003

Rev.:

P03

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KEY:

- SITE BOUNDARY
- HIGH PRESSURE GAS (WALES&WEST)
- WATER MAIN (DCWW)
- WATER
- PROPOSED RISING MAIN ROUTE APPROX. 942m LONG
- AREA OF RESIDUAL EXTRAORDINARY / UNEXPECTED HAZARD, SEE DESIGNERS RISK ASSESSMENT
- 8m EASEMENT (DCWW 300mm MAIN)

P03	EO	AR	NJ	03/11/23	SITE BOUNDARY REVISED
P02	EO	AR	NJ	11/10/23	SITE BOUNDARY REVISED
P01	EO	AR	NJ	26/09/23	RM ROUTE REVISED (CLIENT COMMENT)
P00	EO	AR	NJ	19/09/23	First Issue
Rev	By	Chk'd	Auth'd	Date	Description

Client:

nationalgrid

Subcontractor / Designer:

Waterco

HOCHTIEF

Head Office:
Vansell House
Vansell Way
Swindon
SN4 6PE
Tel: 01793 750555
Email: CADservices@hochtief.co.uk

Project:

ERYRI VIP

Title:

BLAEN CEFN TEMPORARY
ACCOMMODATION
CONCEPT RISING MAIN ROUTE
SHEET 1 OF 3

Drawn by: E OWEN
Date: 19/09/2023

Checked by: A RUSSELL
Date: 19/09/2023

Approved by: N JONES
Date: 19/09/2023

Drawing Scale & Paper Size:
1:500 A1

CAD Filename:
C0233-OTH-PDR-CG-DR-X-1001

Drawing status:

PRELIMINARY

Drawing No.:

C0233-WTR-PDR-CG-DR-X-1001

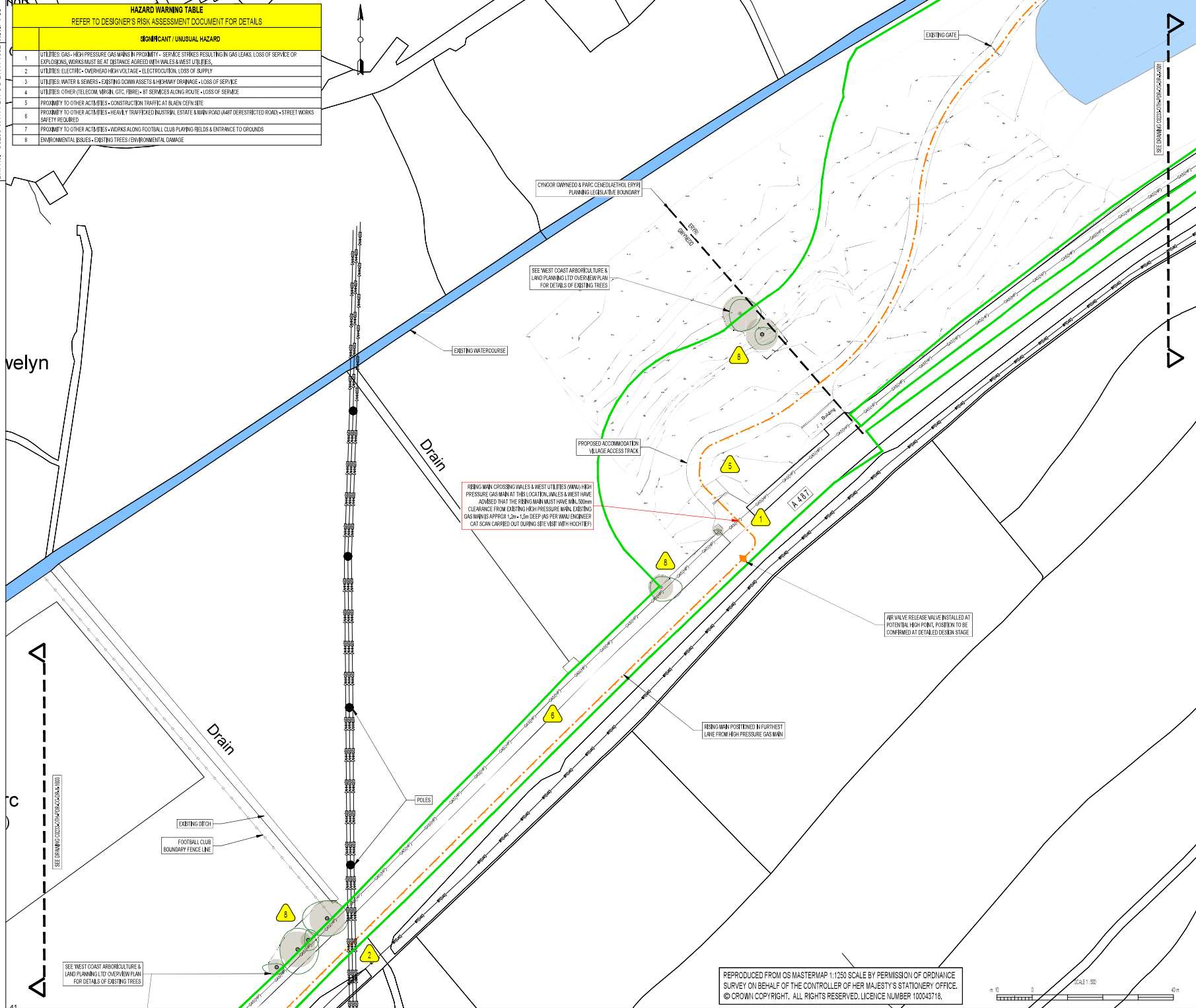
Rev.:

P03

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SCALE 1:500
0 20 40m

HAZARD WARNING TABLE	
REFER TO DESIGNER'S RISK ASSESSMENT DOCUMENT FOR DETAILS	
SIGNIFICANT / UNUSUAL HAZARD	
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2	UTILITIES: ELECTRIC - OVERHEAD HIGH VOLTAGE - ELECTROCUTION, LOSS OF SUPPLY.
3	UTILITIES: WATER & SEWERS - EXISTING DOWN ASSETS & HIGHWAY DRAINAGE - LOSS OF SERVICE.
4	UTILITIES: OTHER (TELECOM, FIBRE, ETC.) - FIBRE - BT SERVICES ALONG ROUTE - LOSS OF SERVICE.
5	PROXIMITY TO OTHER ACTIVITIES - CONSTRUCTION TRAFFIC AT BLAEN CEFN SITE.
6	PROXIMITY TO OTHER ACTIVITIES - HEAVILY TRAFFICKED INDUSTRIAL ESTATE & MAIN ROAD (A487 DEREGULATED ROAD) - STREET WORKS SAFETY REQUIRED.
7	PROXIMITY TO OTHER ACTIVITIES - WORKS ALONG FOOTBALL CLUB PLAYING FIELDS & ENTRANCE TO GROUNDS.
8	ENVIRONMENTAL ISSUES - EXISTING TREES / ENVIRONMENTAL DAMAGE.



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- KEY:**
- SITE BOUNDARY
 - HIGH PRESSURE GAS (WALES&WEST)
 - WATER MAIN (DCWW)
 - OVER HEAD HIGH VOLTAGE (SP)
 - PROPOSED RISING MAIN ROUTE APPROX. 842m LONG
 - AREA OF RESIDUAL EXTRAORDINARY / UNEXPECTED HAZARD, SEE DESIGNER'S RISK ASSESSMENT

P03	EO	AR	NJ	03/11/23	SITE BOUNDARY REVISED
P02	EO	AR	NJ	11/10/23	SITE BOUNDARY REVISED
P01	EO	AR	NJ	26/09/23	RM ROUTE REVISED (CLIENT COMMENT)
P00	EO	AR	NJ	19/09/23	First Issue
Rev	By	Chk'd	Auth'd	Date	Description

Client:

nationalgrid

Subcontractor / Designer:

Waterco

HOCHTIEF

Head Office:
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SN4 6PE
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Project:

ERYRI VIP

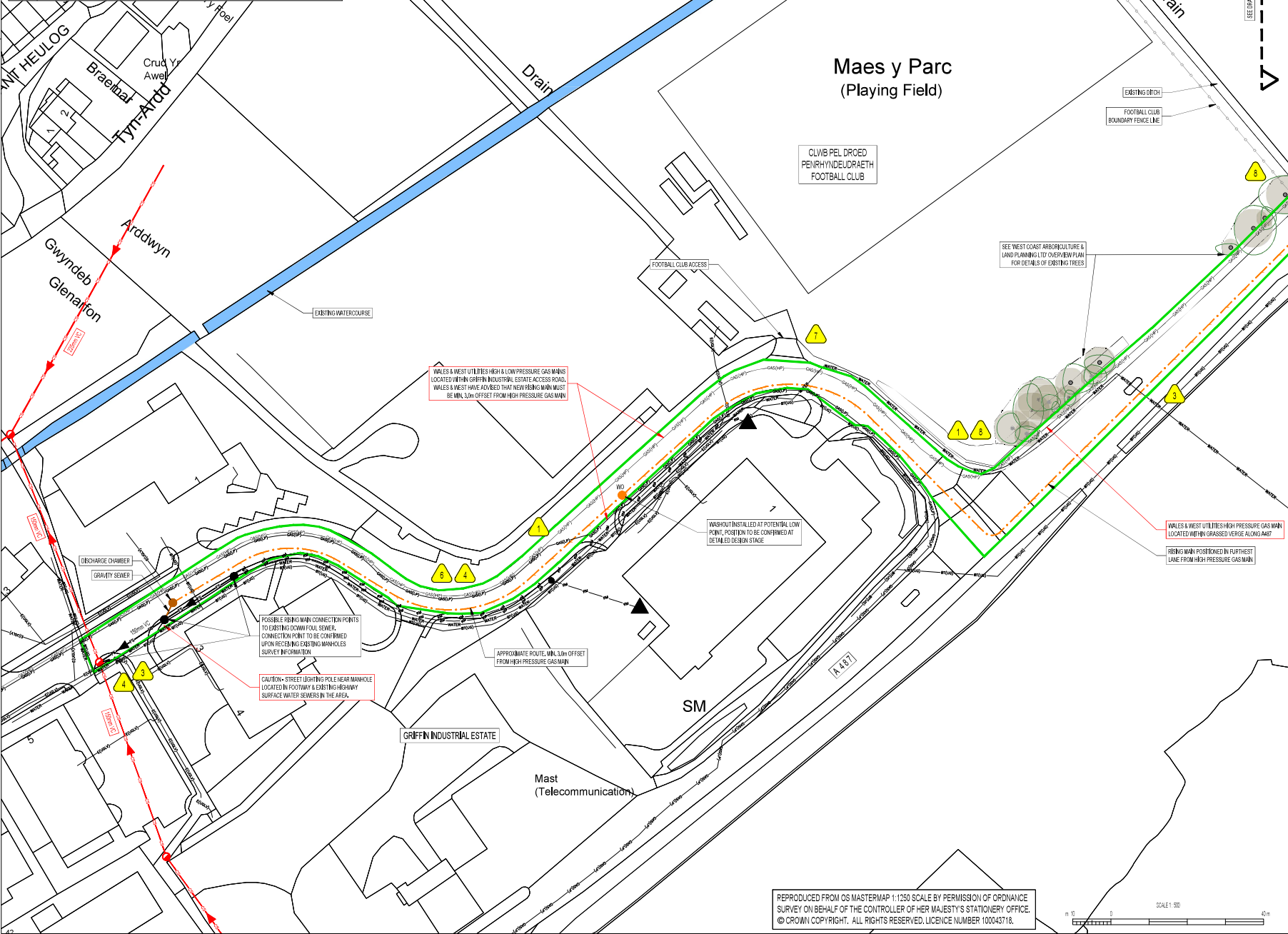
Title:

BLAEN CEFN TEMPORARY ACCOMMODATION CONCEPT RISING MAIN ROUTE SHEET 2 OF 3

Drawn by: E OWEN Checked by: A RUSSELL Approved by: N JONES
Date: 19/09/2023 Date: 19/09/2023 Date: 19/09/2023
Drawing Scale & Paper Size: 1:500 A1 CAD Filename: C0233-WTR-PDR-CG-DR-X-1002
Drawing status: PRELIMINARY

Drawing No. C0233-WTR-PDR-CG-DR-X-1002 Rev. P03

HAZARD WARNING TABLE	
REFER TO DESIGNER'S RISK ASSESSMENT DOCUMENT FOR DETAILS	
	SIGNIFICANT / UNUSUAL HAZARD
1	UTILITIES: GAS - HIGH PRESSURE GAS MAINS IN PROXIMITY - SERVICE STRIKES RESULTING IN GAS LEAKS, LOSS OF SERVICE OR EXPLOSIONS, WORKS MUST BE AT DISTANCE AVOIDED WITH WALES & WEST UTILITIES.
2	UTILITIES: ELECTRIC - OVERHEAD HIGH VOLTAGE - ELECTROCUTION, LOSS OF SUPPLY.
3	UTILITIES: WATER & SEWERS - EXISTING DOWN ASSETS & HIGHWAY DRAINAGE - LOSS OF SERVICE.
4	UTILITIES: OTHER (TELECOM, WIRING, ETC, FIBRE) - BT SERVICES ALONG ROUTE - LOSS OF SERVICE.
5	PROXIMITY TO OTHER ACTIVITIES - CONSTRUCTION TRAFFIC AT BLACK CORN SITE.
6	PROXIMITY TO OTHER ACTIVITIES - HEAVILY TRAFFICKED INDUSTRIAL ESTATE & MAIN ROAD (A487 DEREGISTERED ROAD) - STREET WORKS SAFETY REQUIRED.
7	PROXIMITY TO OTHER ACTIVITIES - WORKS ALONG FOOTBALL CLUB PLAYING FIELDS & ENTRANCE TO GROUNDS.
8	ENVIRONMENTAL ISSUES - EXISTING TREES / ENVIRONMENTAL DAMAGE.



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 - ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE RELEVANT SPECIFICATIONS.
 - ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE WATER INDUSTRY (7TH EDITION).
 - THE POSITIONS OF THE APPARATUS OF STATUTORY UNDERTAKERS, HIGHWAY AUTHORITIES AND OTHERS CLOSE TO THE WORKS HAVE BEEN PROVIDED FOR INFORMATION ONLY. NO WARRANTY IS GIVEN AS TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION AND ERRORS AND OMISSIONS SHALL NOT BE TAKEN AS A CHANGE TO THE WORKS INFORMATION OR SCOPE OF WORKS. IN PARTICULAR, NO SERVICE CONNECTIONS TO INDIVIDUAL PROPERTIES ARE SHOWN, WHERE SERVICES ARE NOT SHOWN THIS SHALL NOT BE TAKEN AS EVIDENCE THAT NO SERVICES ARE PRESENT AND THE CONTRACTOR SHALL ENSURE HE HAS CONSULTED ALL RELEVANT RECORDS, THE CONTRACTOR SHALL CHECK AND CONFIRM THE POSITION OF ALL SERVICES PRIOR TO EXCAVATION.

- KEY:**
- SITE BOUNDARY
 - HIGH PRESSURE GAS (WALES&WEST)
 - LOW PRESSURE GAS (WALES&WEST)
 - UNDER GROUND HIGH VOLTAGE (SP)
 - UNDER GROUND BT
 - EXISTING DOWN COMBINED SEWER & MANHOLE CHAMBER
 - EXISTING DOWN FOUL SEWER & MANHOLE CHAMBER
 - EXISTING DOWN FOUL PUMPING STATION
 - EXISTING DOWN FOUL RISING MAIN
 - PROPOSED RISING MAIN ROUTE
 - APPROX. 942m LONG
 - DISCHARGE CHAMBER
 - WASHOUT
 - AREA OF RESIDUAL EXTRAORDINARY / UNEXPECTED HAZARD, SEE DESIGNER'S RISK ASSESSMENT

P03	EO	AR	NJ	03/11/23	SITE BOUNDARY REVISED
P02	EO	AR	NJ	11/10/23	SITE BOUNDARY REVISED
P01	EO	AR	NJ	26/09/23	RM ROUTE REVISED (CLIENT COMMENT)
P00	EO	AR	NJ	19/09/23	First Issue
Rev	By	Chk'd	Auth'd	Date	Description

Client:

nationalgrid

Subcontractor / Designer:

Waterco

HOCHTIEF

Head Office:
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Vinehall Way
Swindon
SN4 6PE
Tel: 01793 750055
Email: CADservices@hochtief.co.uk

Project:

ERYRI VIP

Title:

BLAEN CEFN TEMPORARY ACCOMMODATION VILLAGE CONCEPT RISING MAIN ROUTE SHEET 3 OF 3

Drawn by: E OWEN
Date: 19/09/2023

Checked by: A RUSSELL
Date: 19/09/2023

Approved by: N JONES
Date: 19/09/2023

Drawing Scale & Paper Size: 1:500 A1

CAD Filename: C0233-WTR-PDR-CG-DR-X-1003

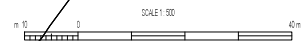
Drawing status:

PRELIMINARY

Drawing No. C0233-WTR-PDR-CG-DR-X-1003

Rev. P03

REPRODUCED FROM OS MASTERMAP 1:1250 SCALE BY PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. © CROWN COPYRIGHT. ALL RIGHTS RESERVED. LICENCE NUMBER 100043716.



KEY

Category A Tree or Group

Category B Tree or Group

Category C Tree or Group

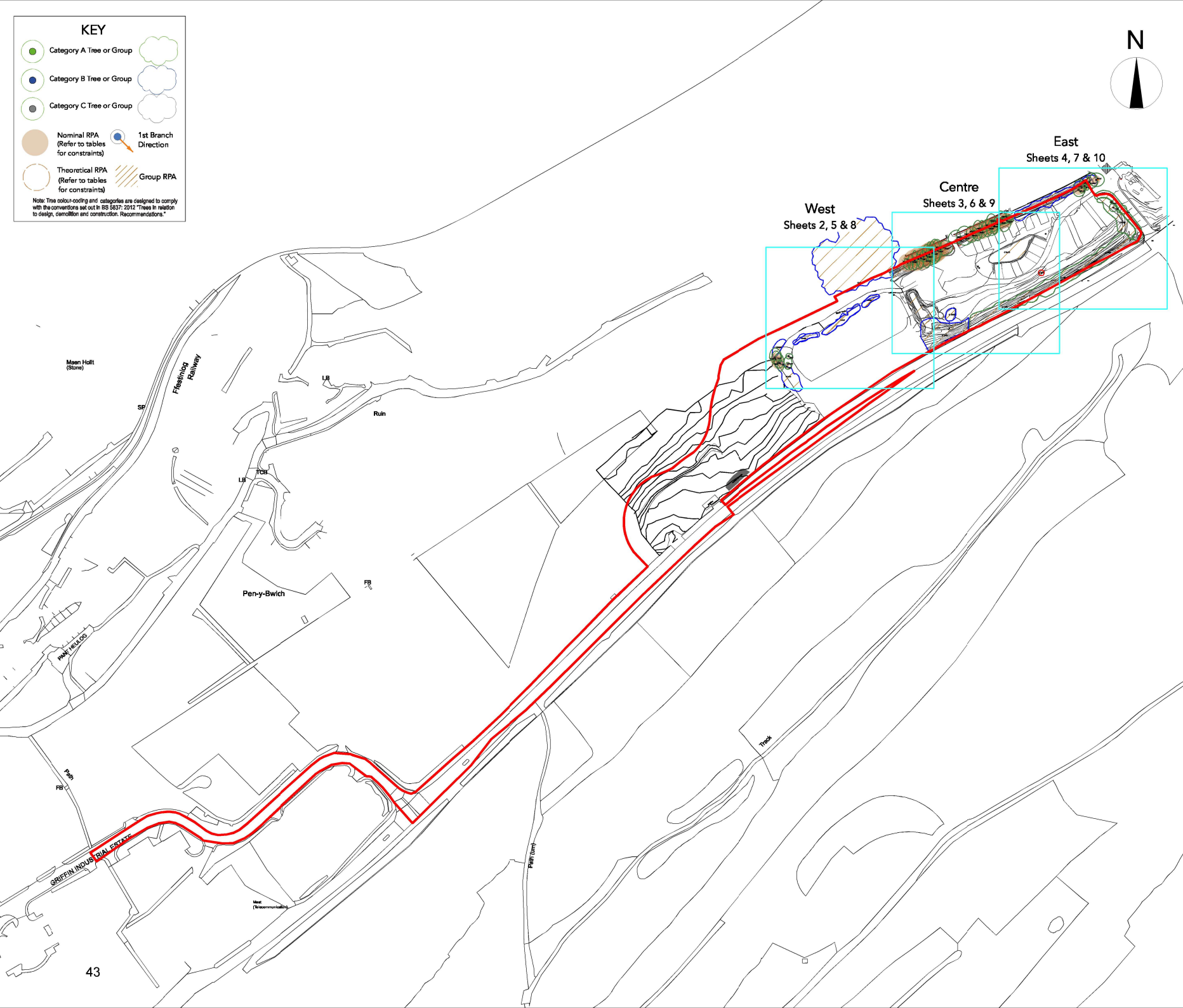
Nominal RPA
(Refer to tables
for constraints)

Theoretical RPA
(Refer to tables
for constraints)

1st Branch
Direction

Group RPA

Note: Tree colour-coding and categories are designed to comply with the conventions set out in BS 5837: 2012 'Trees in relation to design, demolition and construction. Recommendations.'



02/11/2023	P05	Amended Red Line
18/10/2023	P04	Revised document number
12/10/2023	P03	Revised Red Line Boundary
02/08/2023	P02	Submission for Planning
12/07/2023	P01	Draft Arboricultural Submission

Date	No.	Zone	Revision Notes
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Project Title

Blaen Cefn Temporary Worker's Accommodation

Sheet Title

Arboricultural Site Overview

Sheet Scale		Sheet Number	
1:2,500@ A3		1 of 10	
Drawn By		Reviewed By	
SF		SF	
Sheet No.		Rev.	
C0233-HUK-GES-CG-DR-X-0001		P06	
File Name			
WAL_23_052 Blaen Cefn Arboricultural Submission 02.11.23.mxd			

KEY

Category A Tree or Group

Category B Tree or Group

Category C Tree or Group

Nominal RPA
(Refer to tables
for constraints)

Theoretical RPA
(Refer to tables
for constraints)

1st Branch
Direction

Group RPA

Note: Tree colour-coding and categories are designed to comply with the conventions set out in BS 5837: 2012 "Trees in relation to design, demolition and construction: Recommendations."

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Date	No.	Zone	Revision Notes
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Project Title
Blaen Cefn Temporary Worker's Accommodation

Sheet Title
Preliminary Tree Assessment West

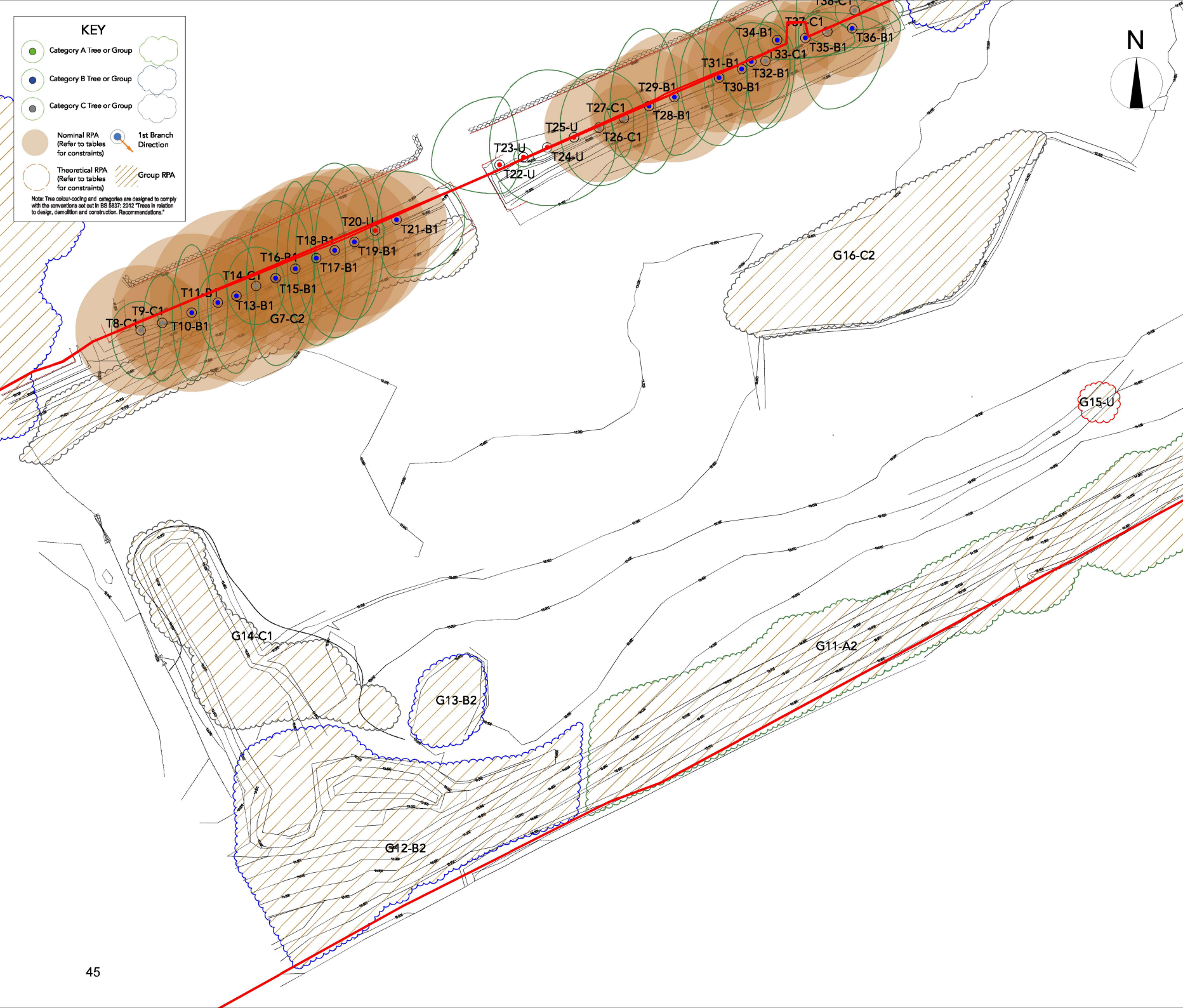
Sheet Scale 1:350 @A3	Sheet Number 2 of 10
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Drawn By SF	Reviewed By SF
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Sheet No. C0233-HUK-GES-CG-DR-X-0001	Rev. P06
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File Name
WAL_23_052 Blaen Cefn Arboricultural Submission 02.11.23.mxd

Status code
S1 SHARED - SUITABLE FOR COORDINATION



02/11/2023 P06 Amended Red Line

18/10/2023 P04 Revised document number

12/10/2023 P03 Revised Red Line Boundary

02/08/2023 P02 Submission for Planning

12/07/2023 P01 Draft Arboricultural Submission

Date	No.	Zone	Revision Notes
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Project Title

Blaen Cefn Temporary Worker's Accommodation

Sheet Title

Preliminary Tree Assessment Centre

Sheet Scale	Sheet Number
1:350 @A3	3 of 10

Drawn By	Reviewed By
SF	SF

Sheet No.	Rev.
C0233-HUK-GES-CG-DR-X-0001	P06

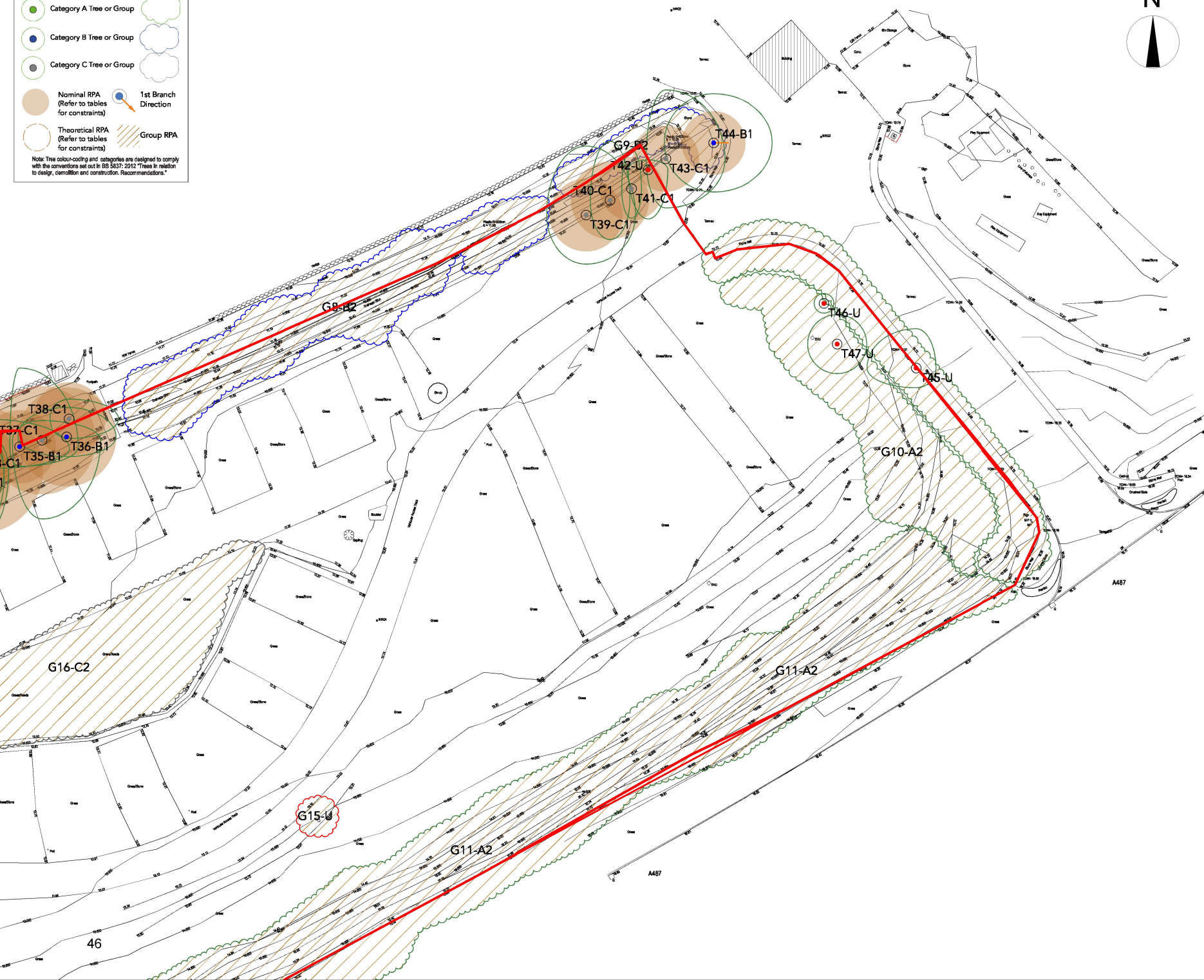
File Name
WAL_23_052 Blaen Cefn Arboricultural Submission 02.11.23.mxd

Status code
S1 SHARED - SUITABLE FOR COORDINATION

KEY

- Category A Tree or Group
- Category B Tree or Group
- Category C Tree or Group
- Nominal RPA
(Refer to tables for constraints)
- Theoretical RPA
(Refer to tables for constraints)
- 1st Branch Direction
- Group RPA

Note: Tree colour-coding and categories are designed to comply with the conventions set out in BS 5837: 2012 'Trees in relation to design, demolition and construction: Recommendations.'



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Project Title

Blaen Cefn Temporary Worker's Accommodation

Sheet Title

Preliminary Tree Assessment East

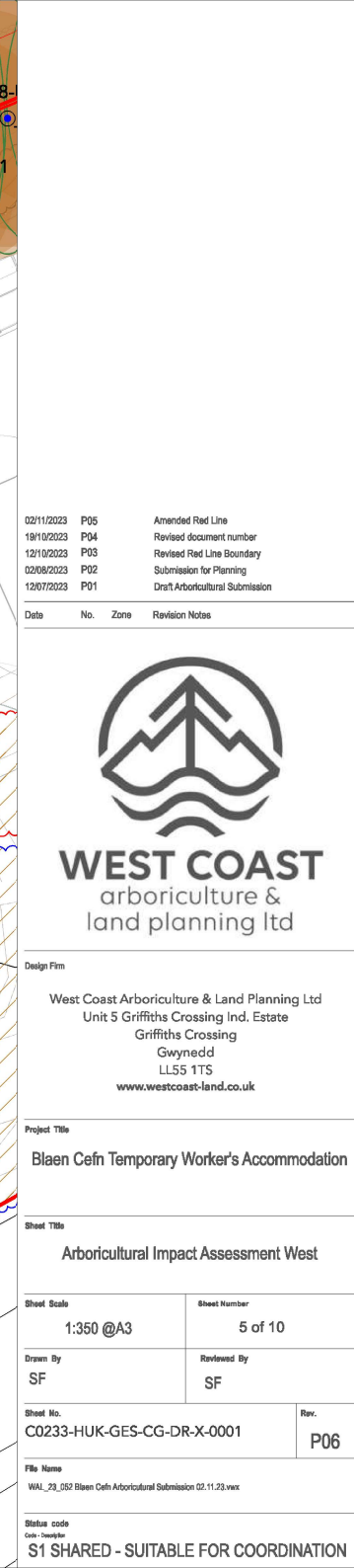
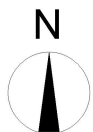
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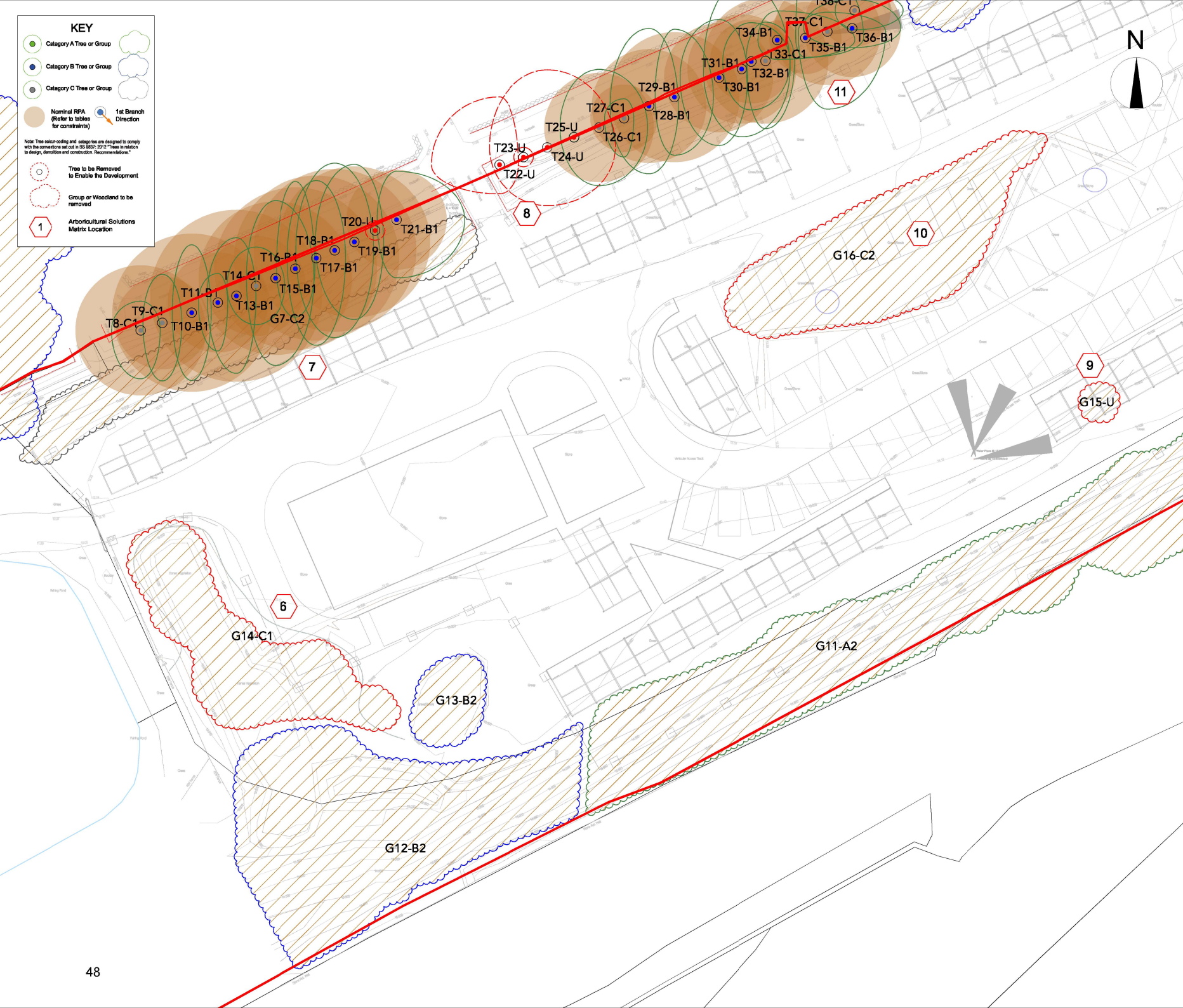
Drawn By	Reviewed By
SF	SF

Sheet No.	Rev.
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File Name
WAI_23_052 Blaen Cefn Arboricultural Submission 02.11.23.mxd

Status code
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02/11/2023	P06	Amended Red Line
18/10/2023	P04	Revised document number
12/10/2023	P03	Revised Red Line Boundary
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Date	No.	Zone	Revision Notes
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Project Title

Blaen Cefn Temporary Worker's Accommodation

Sheet Title

Arboricultural Impact Assessment Centre

Sheet Scale	Sheet Number
1:350 @A3	6 of 10

Drawn By	Reviewed By
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Sheet No.	Rev.
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File Name

WAL_23_052 Blaen Cefn Arboricultural Submission 02.11.23.mxd

Status code

S1 SHARED - SUITABLE FOR COORDINATION

KEY

Category A Tree or Group

Category B Tree or Group

Category C Tree or Group

Nominal RPA
(Refer to tables
for constraints)

1st Branch
Direction

Tree to be Removed
to Enable the Development

Group or Woodland to be
removed

1

Arboricultural Solutions
Matrix Location

Note: Tree colour-coding and categories are designed to comply
with the conventions set out in BS 5831: 2012 "Trees in relation
to design, development and construction: Recommendations."

02/11/2023	P05	Amended Red Line
18/10/2023	P04	Revised document number
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Date	No.	Zone	Revision Notes
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Project Title

Blaen Cefn Temporary Worker's Accommodation

Sheet Title

Arboricultural Impact Assessment East

Sheet Scale	Sheet Number
1:350 @A3	7 of 10
Drawn By	Reviewed By
SF	SF

Sheet No.	Rev.
C0233-HUK-GES-DR-X-0001	P06

File Name

WAL_23_052 Blaen Cefn Arboricultural Submission 02.11.23.mxd

Status code

S1 SHARED - SUITABLE FOR COORDINATION

KEY

Category A Tree or Group

Category B Tree or Group

Category C Tree or Group

Note: Tree colour-coding and categories are designed to comply with the conventions set out in BS 5837:2012 "Trees in relation to design, development and construction. Recommendations".

Tree protection fencing

1

Tree Protection Matrix Reference Location

02/11/2023	P05	Amended Red Line
18/10/2023	P04	Revised document number
12/10/2023	P03	Revised Red Line Boundary
02/08/2023	P02	Submission for Planning
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Date	No.	Zone	Revision Notes
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Project Title
Blaen Cefn Temporary Worker's Accommodation

Sheet Title
Tree Protection Plan West

Sheet Scale	Sheet Number
1:350 @A3	8 of 10

Drawn By	Reviewed By
SF	SF

Sheet No.	Rev.
C0233-HUK-GES-CG-DR-X-0001	P06

File Name
WAL_23_052 Blaen Cefn Arboricultural Submission 02.11.23.mxd

Status code
S1 SHARED - SUITABLE FOR COORDINATION

KEY

Category A Tree or Group

Category B Tree or Group

Category C Tree or Group

Note: Tree colour-coding and categories are designed to comply with the conventions set out in BS 5837:2012 "Trees in relation to design, development and construction. Recommendations"

Tree protection fencing

Tree Protection Matrix Reference Location

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18/10/2023	P04	Revised document number
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Project Title

Blaen Cefn Temporary Worker's Accommodation

Sheet Title

Tree Protection Plan Centre

Sheet Scale	Sheet Number
1:350 @A3	9 of 10

Drawn By	Reviewed By
SF	SF

Sheet No.	Rev.
C0233-HUK-GES-CG-DR-X-0001	P06

File Name

WAL_23_052 Blaen Cefn Arboricultural Submission 02.11.23.mxd

Status code

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51

General

The Site

The site comprises land to the south of the established Bla'n Cefn caravan site, whose northern extent provides seasonal touring caravan pitches. The northern half of the site houses the range of infrastructure such as toilets, shower blocks, amenity buildings an amenity leisure spaces. While not an active part of the site facilities, the southern site extent is used for site maintenance (the storage of land maintenance arisings), machinery storage and as a general utility area. In terms of general landscape management, the southern, candidate area is mainly managed as a mown grass sward, and the hedges and edges are trimmed, as required. There is an informal track loop within the extent, which is used for tractor and maintenance vehicle access at this time.

Phasing

The landscape aspect of the project is to be in two phases. The first phase will provide landscaping around the proposed accommodation blocks, service buildings and access/parking network. This will provide some interim biodiversity value during the 2023-2025 construction phase of the project, as well as delivering essential erosion and sediment control function on the newly-made ground. Once work is completed on site, the decommissioning and restoration phase will get underway. All infrastructure buildings, drains and roads will be removed, and the land returned broadly to its current configuration. Biodiversity enhancements will be delivered, in the form of a replacement of the existing mown grass sward, with areas of diverse grassland types. Additionally screening planting between the candidate site and the existing campground will be installed, in order to improve site separation during construction, and to improve screening of the campsite post-decommissioning.

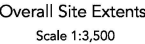
Objectives

The objectives for the site over the life of the VIP project is to generally employ the mown grass extent of the site to provide space for a utility building for project storage and co-ordination, as well as providing modular living accommodation for the specialist tunnelling contractors who will be delivering the project. While roads and other surfaces will need to be installed to enable the siting of this infrastructure, it will be installed such as to be recovered and restored from first principles. Drainage, erosion and sediment control will be delivered by ensuring that, once groundworks are complete, drainage is installed and no bare earth will be left exposed. Any ground not planted or seeded with a diverse range of species, will generally be in high-traffic areas and, as such, will be seeded with a durable mown grass finish to prevent wear and suppress mud and sedimentation from forming.

Biodiversity & Invasive Species

As noted above, despite the landscape interventions during the implementation phase being temporary, they will be seeded and managed with the view of delivering enhanced biodiversity value, compared to the current species-poor grass sward. Any features which may be retained and included into the restored site, such as the meadows along the river and south boundaries of the site, some of the tree planting, will be retained. This may include translocation of trees and shrubs into the final configuration.

Both Japanese knotweed and Himalayan balsam have been found on site. The knotweed has been located and isolated, and is currently subject to sustained herbicide treatment. The balsam is widespread on site, but is generally easier to control. Gradual clearing of this material will be best addressed by frequent pulling of plants prior to flowering.



KEY



	Standard Wildflower Meadow
	Woodland Edge Wildflowers
	Low Shrub Mix
	Mown Grass
	Large Shrub Mix
	Topsoil Stockpiles
	Vivaro Pro Woodstone Bat Box
	16 Schwegler Nest Box (32mm hole)
	Red Line Site Boundary

TREES: Implementation Phase			
Botanical Name	Common Name	Size	Capacity
<i>Betula pendula</i>	Silver birch	12-14m heavy standard	8
<i>Fraxus excelsior</i>	Rowan	standard tree	9
<i>Thuja plicata</i> 'Emerald green'	Western red cedar 'Emerald Giant'	H2m.HB or 45l	23
<i>Castanopsis monogyna</i>	Hawthorn	10-12m standard tree	21
<i>Corylus avellana</i>	Hazel	H 3.6 m, 45 litres	14
		Total	57

SHRUBS: Implementation Phase			
Botanical Name	Common Name	Size	Quantity
<i>Frangula alnus</i>	Box elder	21	46
<i>Dryopteris filix-mas</i>	Male Fern	31	38
<i>Cornus sanguinea</i>	Red dogwood	31	84
<i>Aquilegia scutellodiscum</i>	Scilla flower fern	21	43
<i>Sambucus nigra</i>	Eldeberry	21	44
<i>Athyrium filix-femina</i>	Lady fern	31	54
<i>Viburnum tinus</i>	Viburnum	31	40
Total			369

NOTE. All plant material shall be of local provenance, where available. UK Provenance Zone 303. Where practicable, locally-collected seed or vegetative material should be sought.

TOTAL AREA SEEDED FOR THIS PHASE
1428.13 SQ.M

MORGESAT BW1 WOODLAND MIX		Percentage
Botanical Name	Common Name	
<i>Africanis portulaca</i>	Garlic Mustard	1
<i>Antennaria sylvestris</i>	Cow Parsley	0.5
<i>Carex diandra</i>	Blue Sedge	1
<i>Carex pendula</i>	Parish's sedge	0.1
<i>Chenopodium temulum</i>	Round Chenil	4
<i>Dryas</i>	Delicate	0.1
<i>Filipendula ulmaria</i>	Meadowswort	0.5
<i>Gilium album</i>	Heide Bedstraw	1.1
<i>Geranium robertianum</i>	St. Peter's B.S.B	0.2
<i>Germ. urticaria</i>	Wood leaved	0.8
<i>Hacynthoides non-scripta</i>	Blackbell	1
<i>Silene dioica</i>	St. Peter's	0.1
<i>Silene flaccuila</i>	Ragged Robin	1
<i>Acemosa spicata</i>	Queen Anne's	0.1
<i>Antennothodum odonatum</i>	Sweet Vernal Grass	2
<i>Brachypodium pinnatifidum</i>	Pale Bromie	1
<i>Cynodon dactylon</i>	Crabgrass	0.1
<i>Deschampsia cespitosa</i>	Tufted Hair Grass	2
<i>Festuca rubra</i>	Red Fescue	2
<i>Poa nemoralis</i>	Woodland Grass	4
TOTAL PERCENTAGE		100

TOTAL AREA SEEDED FOR THIS PHASE
837.08 SQ.M

EMORSGATE EH33 UPLAND MEADOW MIXTURE		
Botanical Name	Common Name	Percentage
<i>Crepis capillaris</i>	Smooth Hawk's-beard	1
<i>Euphrasia officinalis</i>	Eyebright	1
<i>Hypochaeris radicata</i>	Cazarar	4
<i>Medicago lupulina</i>	Black Medick	2
<i>Leonodon hispidus</i>	Round Hawkbit	1
<i>Lolium corniculatus</i>	Brilliant Fescue	1
<i>Plantago lanceolata</i>	Plantain	18
<i>Prunella vulgaris</i>	Sellow	1
<i>Ranunculus acris</i> p	Widespread Buttercup	10
<i>Rhinanthus minor</i>	Yellow Rind	8
<i>Trifolium repens</i>	Widely Known Clover	5
<i>Agrostis capillaris</i>	Common Bent	5
<i>Anthoxanthum odoratum</i>	Sweet Vernal-Grass	5
<i>Cynosurus cristatus</i>	Crested Dogtail	17
<i>Decays glomerata</i>	Cockfoot	5
<i>Festuca rubra</i>	Red Fescue	100
	TOTAL PERCENT	100

Bat & Bird Boxes
2 no. Vivaro Pro Woodstone Bat Box
<https://www.nhbs.com/vivaro-pro-woodstone-bat-box>
2 no. 1B Schwegler Nest Box (32mm hole)
<https://www.nhbs.com/1b-schwegler-nest-box>



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Cefn Landscape Restoration Strategy

scaping Plan: Implementation Phase

50 @A1 1 of 2

	Reviewed By
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	SP	
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UK-GES-CG-DB-X-0002

	PC
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en Cells Redoxation Plan (2/11/25) met

General

described on sheet 1. The origin, broad configuration of the site is to be maintained, such that the owners retain access to the area, further to the management of the wider leisure site. This includes the maintenance of an access track width which allows room for tractors and trailers to navigate. Crucially, the maintenance of a clear access track, ensures that vehicles do not stray onto the seeded meadow areas proposed. Soil compaction to carefully cultivated and seeded soils can be extremely damaging and is difficult to remedy.

As stated on the previous sheet, an objective of the demobilisation of the accommodation phase will be to preserve as much of the temporary landscaping as is practicable. This will involve the judicious fencing-off of as much of the meadow areas as possible, protected existing and planted tree from damage during operations, and lifting and translocating the majority of the plants into the revised configuration. The net effect of this will be that the restoration phase will be more of an extension of the primary work than starting again from scratch.

A consistent characteristic of perennial wildflower meadows, is that they require diligent and well-timed maintenance in order to thrive. Carefully-targeted weed control and mowing is essential to limit the growth of grass and pernicious weeds, in order to encourage the appearance of forbs (flowering plants). Depending on when the site is ready for restoration, an autumn or spring sowing into well-prepared soil of reduced fertility (fertile stored topsoil can be used for mown grass or amenity areas) would be optimum. The emerging plants may be the subject of an early cut (March of year one), but then should generally need only one cut in late summer, and the cuttings removed. Some of this wildflower hay may be dried and re-dressed into the meadow where coverage is bare. Please see the excerpt in the bottom-right of this sheet from *Emergents* seeds for further, general wildflower establishment advice.

The biodiversity objectives for the site are to be placed in the context of it remaining a functional utility area for the owners. The provision of sufficient working space will ensure that the Bla'en Cefn caravan site continues to function well, while allocating previously low-biodiversity spaces to landscapes of far greater biodiversity value. Additionally, the institution of regimes of 1-2 meadow cuts versus 15-20 grass cuts per year amounts to significant carbon savings, which aggregate year-on-year for as long as this low-carbon approach is maintained.

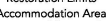
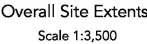
Ground Preparation: Select ground that is not highly fertile, and does not have a problem with perennial weeds. Remove any existing vegetation by repeated cultivation or turf stripping. Then pough, surface cultivate or dig to bring up clean soil, harrow or rake to produce a medium till, and roll or tread to produce a firm surface. Aim to produce a firm, weed free, medium till, seed-bed. **Sowing Rate:** Sow at 4g/m² in a landscaping or garden setting. A reduced rate of around 2g/m² may be used in an agricultural setting or on large areas.

Sowing: Sow in the autumn or the spring, or at any other time of the year if the ground conditions are good. Divide the quantity of seed and sow half in one direction over the entire area and the remainder across the whole area in the other direction. The seed must be sown on the surface and can be applied by seed drill, seed fiddle, or broadcast by hand. Do not incorporate or cover the seed, but firm in with a roll, or by treading, to give good seed/soil contact.

Aftercare: Most of the sown meadow species are perennial and are slow to establish. Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the young seedlings, are great for bugs, and they will die before the year is out. So resist cutting the annual weeds until mid to late summer, especially if the mixture contains Yellow Rattle, or has been sown with a nurse of cornfield annuals. Then cut, remove and compost. Early August is a good time. This will reveal the young meadow, which can then be kept short by grazing or mowing through to the end of March of the following year.

In the second growing season, and each year thereafter, leave the meadow uncut and un-grazed from the end of March to mid-summer, allowing the sown species to flower in June and July. After flowering, cut and remove the vegetation. This may be taken off as hay, or cut and stacked nearby to rot. The meadow may then be kept mown or grazed through to the end of March in the following year. Moderate winter poaching is beneficial. Flowering in the second growing season will be very good, and as the years go by, and with good management, species diversity will increase.

Cutting date can be varied from year to year, bringing it forward to early July if the meadow becomes rank, or taking a later cut in early August if the structure is good. Perennial weeds can be controlled by selective scything or topping. Cut perennial weeds at flowering and before seed set.



	Standard Wildflower Meadow
	Woodland Edge Wildflowers
	Low Shrub Mix
	Mown Grass
	Large Shrub Mix
	Topsoil Stockpiles
	Red Line Site Boundary

TREES: Restoration Phase		
Botanical Name	Common N. Name	Gu.
<i>Betula pendula</i>	Silver birch	12-14cm heavy standard
<i>Sorbus aucuparia</i>	Rosies	standard tree
<i>Quercus petraea</i>	Scots oak	12-14 heavy standard
<i>Pinus sylvestris</i>	Scots pine	H 2m RB
<i>Crataegus monogyna</i>	Hawthorn	10-12cm standard tree
<i>Corylus avellana</i>	Hazel	H 1.5m standard
		Total

SHRUBS: Restoration Phase			
Botanical Name	Common Name	Size	Quantity
<i>Fraxinus viridis</i>	Box elder	21	45
<i>Ostrya virginica</i>	Male Fern	21	20
<i>Cornus sanguinea</i>	Red dogwood	21	84
<i>Asplenium scolopendrium</i>	Hart's tongue fern	21	63
<i>Sambucus nigra</i>	Elseberry	21	66
<i>Lythrum salicifolium</i>	Lady fern	21	54
<i>Viburnum flexuosum</i>	Viburnum	21	40
	Total		388

NOTE. All plant material shall be of local provenance, where available. UK Provenance Zone 303. Where practicable, locally-collected seed or vegetative material should be sought.

TOTAL AREA SEEDED FOR THIS PHASE
2214.91 SQ.M

MORGSAET EWT WOODLAND MIX		Percentage
Botanical Name	Common Name	
<i>Alliaria petiolata</i>	Garlic Mustard	
<i>Anthriscus sylvestris</i>	Cow Parsley	
<i>Carex diandra</i>	Grey Sedge	
<i>Carex pendula</i>	Pendulous sedge	0
<i>Chamaenerion angustifolium</i>	Red Cow-wheat	
<i>Digitalis purpurea</i>	Foxglove	
<i>Filipendula ulmaria</i>	Meadowsweet	1
<i>Galium aparine</i>	Field Thyme	
<i>Geranium pyrenaicum</i>	Hedge Crane's Bill	0
<i>Geum urbanum</i>	Wood Anemone	
<i>Hyacinthoides non-scripta</i>	Bluebell	
<i>Silene dioica</i>	Red campion	
<i>Silene dioica</i>	Ragged Robin	
<i>Agrostis capillaris</i>	Common Bent Grass	
<i>Anthraxanthum odoratum</i>	Sweet Vernal Grass	
<i>Brachypodium pinnatifidum</i>	Woods Wagonwheel	
<i>Cymus crispatus</i>	Crested Dogtail	5
<i>Deschampsia cespitosa</i>	Tufted Hair Grass	
<i>Festuca rubra</i>	Red Fescue	2
<i>Poa nemoralis</i>	Wood Meadow Grass	
TOTAL PERCENT		

TOTAL AREA SEEDED FOR THIS PHASE
1070.12 SQ.M

MORSGATE EH33 UPLAND MEADOW MIXTURE		
Botanical Name	Common Name	Percentage
<i>Despis capillaris</i>	Smooth Hawk's-head	1
<i>Euphrasia officinalis</i>	Heightight	1
<i>Hypochaeris radicata</i>	Cesear	4
<i>Medicago lupulina</i>	Black Medic	2
<i>Leontodon hispidus</i>	Howe Hensbit	1
<i>Lonicera canadensis</i>	Brown Creeper	1
<i>Plantago lanceolata</i>	Ribwort Plantain	18
<i>Prunella vulgaris</i>	Selfheal	1
<i>Ranunculus acris</i>	Meadow Buttercup	10
<i>Ranunculus minor</i>	Yale Milkwort	8
<i>Trifolium repens</i>	White Clover	5
<i>Agrostis capillaris</i>	Common Bent	5
<i>Antennaria dioica</i>	Sweet Vernal-Grass	10
<i>Cynosurus dactyloides</i>	Creed Dogtail	17
<i>Dactylis glomerata</i>	Red Fescue	2
<i>Festuca rubra</i>	Red Fescue	2
TOTAL PERCENT		100

02/11/2023	P04	Rad Line Amended
10/13/2023	P00	Revision made in response to NFW feedback
05/13/2023	P02	Revision of Rad Line Boundary

94C80333	P01	First revisions and plant details.	
Date	No.	Zone	Revision Notes

Code	No.	Zone	Revisor Notes
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WEST COAST
arboriculture &
land planning ltd

Budget Plans

West Coast Arboriculture & Land Planning Ltd
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Gwynedd
LL55 1TS
www.westcoast-land.co.uk

Blaen Cefn Landscape Restoration Strategy

Sheet Title

Landscaping Plan: Restoration Phase

Sheet Title: 1:450 @A1 Sheet Number: 2 of 2

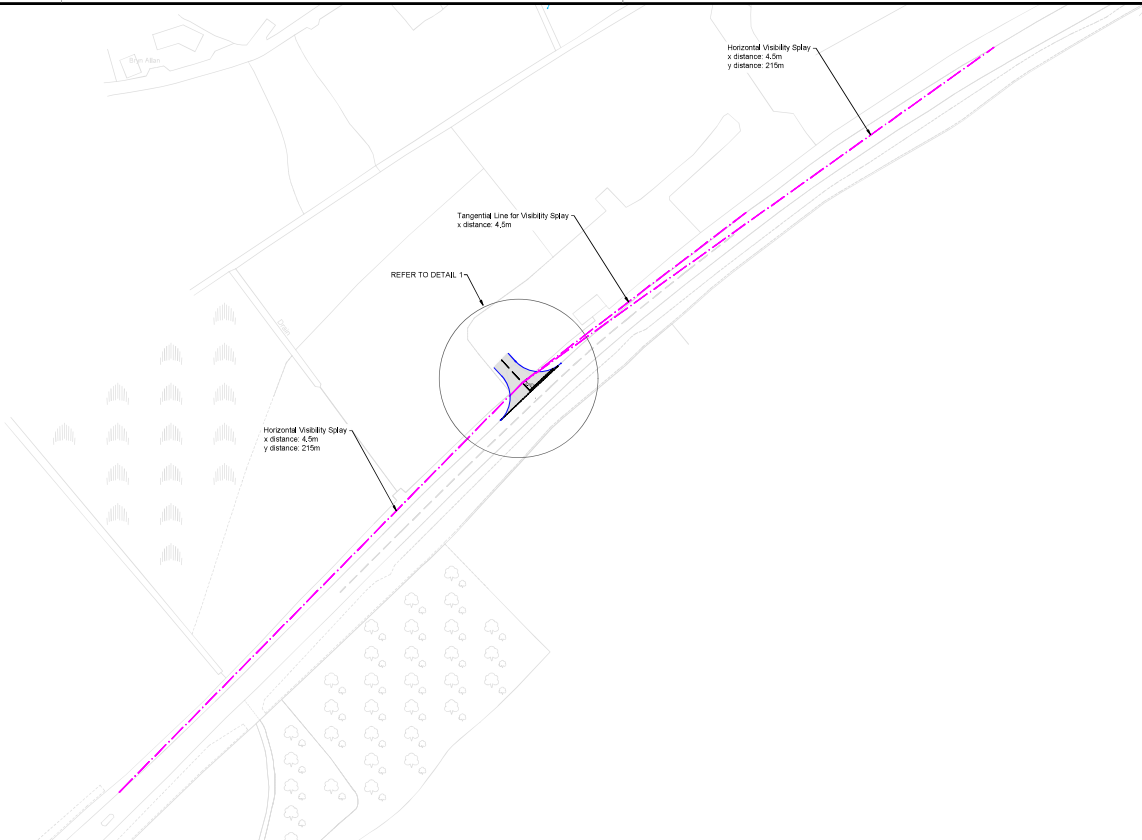
Reviewed by SF	Reviewed by SF
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C0233-HUK-GES-CG-DR-X-0002

NPFL_20_2021 (New Cells Registration Plan 2021.20) v01

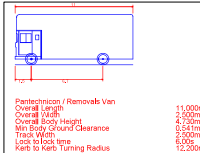
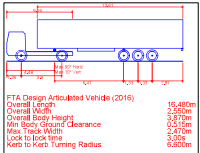
S1 SHARED - SUITABLE FOR COORDINATION

GENERAL ARRANGEMENTS AT ACCESS
1:1000

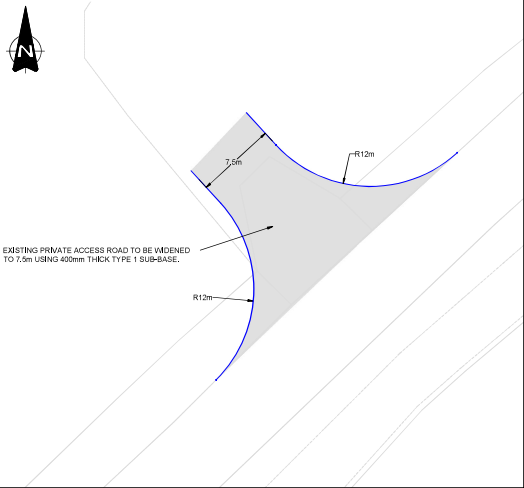


- NOTES**
1. Do not scale from this drawing.
 2. All dimensions are in metres unless otherwise stated.
 3. This drawing is for planning purposes only.
 4. This access has been designed in accordance with the DMBS CD123 Geometric design at-grade priority and signal-controlled junctions.

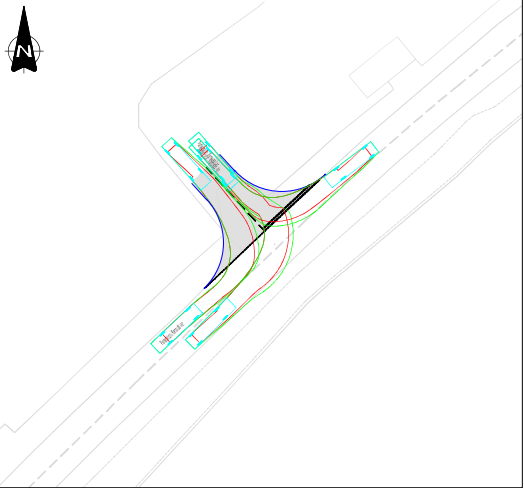
- KEY**
- Proposed Kerb Line
 - Proposed Road Markings
 - Existing Road Markings
 - Junction Visibility
 - Area of Carriageway Widening



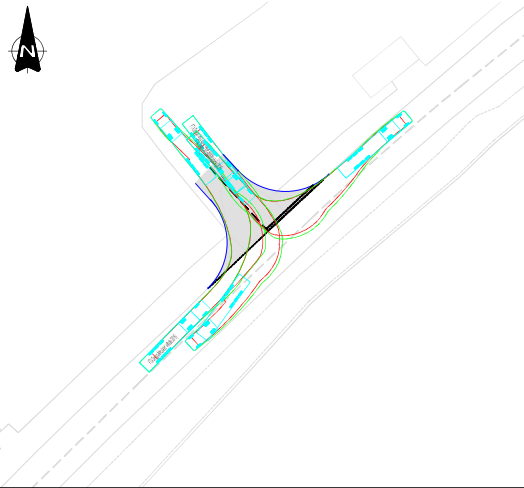
DETAIL 1 - ACCESS DETAILS
1:500



DETAIL 2 - SWEEP PATH ANALYSIS - LARGE VAN
1:500



DETAIL 3 - SWEEP PATH ANALYSIS - MAX LEGAL HGV
1:500



Rev	Date	Revision	By	Check	Appr

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HOCHTIEF (UK) CONSTRUCTION LTD

PENRHYNDEUDRAETH

PROPOSED SITE ACCESS

Drawn	Checked	Reviewed	Project Lead
MB	CC	SE	A1
Date	Scale	Notes	
16_05_23	N/A	PRELIMINARY	
Drawing Number			Rev
SVIP-PEN-LGA01-LP01			P01



PLANNING AND ACCESS COMMITTEE

12 NOVEMBER 2025

SECTION 106 AGREEMENTS

**SNOWDONIA NATIONAL PARK AUTHORITY
PLANNING AND ACCESS COMMITTEE 12 NOVEMBER 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	Geufon 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.
6.	NP5/65/256B	12/02/2025	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)	Instructions sent to legal 07/10/25

**APPLICATIONS SUBJECT TO A SECTION 106 AGREEMENT AND WHICH HAVE BEEN COMPLETED SINCE
PLANNING & ACCESS COMMITTEE 15 OCTOBER 2025**

Application No.	Location	Development

**APPLICATIONS SUBJECT TO A SECTION 106 AGREEMENT WHICH HAVE BEEN REFUSED, WITHDRAWN, OR
DISPOSED, OR WHERE AN AGREEMENT IS NO LONGER NECESSARY SINCE PLANNING & ACCESS
COMMITTEE 15 OCTOBER 2025**

Application No.	Location	Development



**PLANNING AND ACCESS
COMMITTEE 12 NOVEMBER 2025**

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

SNOWDONIA NATIONAL PARK AUTHORITY

PLANNING AND ACCESS COMMITTEE 12 NOVEMBER 2025 OUTSTANDING APPLICATIONS WHERE MORE THAN 13 WEEKS HAVE ELAPSED

Awaiting Ecology Information / Response

NP2/16/LB194J	08/07/25	Erw Suran, Cwm Ystradllyn, Garndolbenmaen. LL51 9BQ	Variation of Conditions 02 (Approved plans), 14 (Bat habitats), and 15 (Mitigation) attached to Planning Permission NP2/16/LB194G dated 13/02/2024, and for the change of use of coal store to bat habitat.
NP2/16/LB194K	08/07/25	Erw Suran, Cwm Ystradllyn, Garndolbenmaen. LL51 9BQ	Variation of Condition 02 (Approved plans) attached to Listed Building Consent NP2/16/LB194F dated 13/02/2024.
NP4/26/334D	13/12/24	Moel-yr-lwrch Uchaf, Nebo, Llanrwst. LL26 0TF	Extension to existing agricultural outbuildings,
NP5/58/227E	23/10/24	Land adjoining Tan-y-Foel, Dyffryn Ardudwy.	Erection of 3 detached dwellings (1 affordable and 2 open market).
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
NP5/52/LB65G	14/07/25	Hen Ddol Cottage, Y Friog. LL38 2TJ	Installation of air-source heat pump to west elevation.
NP5/53/T154N	17/06/24	National Westminster Bank Buildings, 44-46 High Street, Bala. LL23 7NE	Change of use of the ground floor from A2 use (Financial and professional services) to A1 use (Retail shops and stores), omit the previously consented semi-detached dwellings (2) and omit the previously consented single storey extension to the rear of the existing building.

NP5/55/60L	20/05/24	Land at Ffordd-y-Felin, Brynchrug. LL36 9NT	Residential development comprising of 12 dwellings (Open market) and associated development including open space, parking, access and drainage infrastructure,
NP5/56/153D	13/11/24	Dyfi Bike Park, Pantperthog. SY20 9AS	Retrospective application for the construction of café/admin block, erection of uplift shelter, additional tracks and associated jumps and amendments to opening hours,
NP5/56/153E	12/02/25	Dyfi Bike Park, Pantperthog. SY20 9AS	Re-instatement of track and extension to existing site boundary
NP5/57/LB170C	13/06/25	Old Police Station, Lombard Street, Dolgellau. LL40 1SB	
NP5/57/T619	14/07/25	Ceryst,7 Springfield Street, Dolgellau. LL40 1LY	Demolition of single-story extension and replace with a two-storey extension.
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
NP5/68/100G	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.
NP5/69/354G	14/04/25	Maes-y-Crynwyr, Llwyngwrl. LL37 2JQ	Retrospective application for the installation of a flue on an outbuilding (Re-submission).

Awaiting Amended Plans

NP5/62/LB297B		Capel Gwynfryn, Llanbedr. LL45 2PA	Conversion of chapel to dwelling, alterations to existing access (Relocate plinth), and installation of package treatment plant and associated drainage
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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
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Awating Response from Consultee's

NP5/50/629E	23/07/25	Bryn Coed, Aberdyfi, LL35 0PU	Alterations, extensions and the formation of a parking and turning area, including associated building, retaining and landscaping operations in connection with short-term let (Use Class C6).
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.
NP5/72/250J	11/06/25	Llyn Celyn Reservoir, Frongoch.	Vehicle Restraint System (Traffic Barrier)

Awaiting Applicants Response to S.106 Request Letter

NP4/12/228C 61	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).
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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,
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Views of External Consultant Awaited

NP5/59/495C	17/07/24	Land Near Pont yr Afon Gam, Llan Ffestiniog.	Proposed hydro-electric generation scheme to generate up to (600kW) at Afon Cynfal, to include pipe route, intake weir, extraction pond, below ground penstock (circa 1.2km), turbine building, metering building, alterations to existing access and re-positioning of an existing highway access, laydown areas, temporary construction compound, temporary footpath diversion and above and below ground electric power connection to national grid (circa 600m) (Re-submission)
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Total applications on list = 28

Total applications on list Committee 15 October 2025 = 30



PLANNING AND ACCESS COMMITTEE
12 NOVEMBER 2025

DELEGATED DECISIONS

SNOWDONIA NATIONAL PARK AUTHORITY

PLANNING AND ACCESS COMMITTEE 12 NOVEMBER 2025

DELEGATED DECISIONS

Applications Approved

	Application No.	Proposed	Location	Decision Date	Case Officer
1.	NP5/52/LB65H	Listed Building Consent to install air-source heat pump to west elevation	Hen Ddol Cottage, Y Friog. LL38 2TJ	01/10/25	Mr David Jones
2.	NP5/53/3C	Change of use from vacant hairdressers to flat (Use Class C3)	50 Arenig Street, Bala. LL23 7AL	08/10/25	Mr. Rhydian Williams
3.	NP5/57/1176F	Discharge Condition No.9 (details of the finish and colour of render) attached to Planning Consent NP5/57/1176 dated 10/11/2023	Dolfeurig Centre, Dolgellau. LL40 1EL	14/10/25	Mr David Jones
4.	NP5/57/1176G	Non-material Amendment to Planning Consent NP5/57/1176 dated 10/11/2023 for alteration of the external finish from stone to render on the smaller gable on the North East / North West elevations (Craft Workshop area)	Dolfeurig Centre, Dolgellau. LL40 1EL	16/10/25	Mr David Jones
5.	NP5/57/LB418C	Discharge Condition 3 (External and decorative joinery) attached to Listed Building Consent NP5/57/LB418B dated 23/11/2023	Llys Meurig, Meyrick Street, Dolgellau. LL40 1LS	08/10/25	Mr David Jones
6.	NP5/57/LB418D	Discharge Condition No.4 (Colour of external joinery) attached to Planning Permission NP5/57/LB418A dated 23/11/2023.	Llys Meurig, Meyrick Street, Dolgellau, LL40 1LS	08/10/25	Mr David Jones
7.	NP5/58/505C	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	Llecheiddior Isaf, Talybont. LL43 2BA	14/10/25	Ms. Sophie Berry

8.	NP5/58/662B	Erection of a detached dormer bungalow (open market C3 use class) (Re-Submission)	Land at Ffordd y Llan, Dyffryn Ardudwy. LL44 2BL	01/10/25	Mr Aled Lloyd
9.	NP5/58/LB443Q	Listed Building Consent to install photovoltaic panels on kitchen roof, to renew the oak beam in the lobby, and to retain unauthorised works, including the rebuilding of two chimneys, renewing an oak beam above the main staircase, removal of areas of internal plaster, alterations to previously approved bathroom and shower room layouts, and installing an additional paved area to the north side garden (Re-Submission)	Taltreuddyn Fawr, Dyffryn Ardudwy. LL44 2RQ	09/10/25	Miss Eva Jones
10.	NP5/58/LB443R	Installation of photovoltaic panels on kitchen roof and retrospective alterations, including rebuilding of chimneys and works to garden (Re-submission)	Taltreuddyn Fawr, Dyffryn Ardudwy. LL44 2RQ	09/10/25	Miss Eva Jones
11.	NP5/59/805B	Formation of a temporary access and loading bay	Land near A496 junction to Manod, Rhyd-y-Sarn, Blaenau Ffestiniog. LL41 4BN	01/10/25	Mr Aled Lloyd
12.	NP5/71/83B	Construction of agricultural shed to store machinery, hay and feed	Y Bryn, Cynllwyd, Llanuwchllyn. LL23 7DE	15/10/25	Mr Ben Jones
13.	NP5/72/144B	Erection of a detached triple garage and workshop/storage, with associated works.	Bryn Tegid, Llanycil. LL23 7YG	26/09/25	Miss Eva Jones
14.	NP5/77/365	Installation of solar panels on front and rear roof and installation of air-source heat pump on rear elevation	13 High Street, Talsarnau. LL47 6TY	13/10/25	Mr Ben Jones
15.	NP5/77/4S	Provision of 8 permeable hardstanding areas for tents (comprising slate chippings) together with an internal access track on the western tenting camping field	Barcdy Camping & Caravan Site, Talsarnau. LL47 6YG	09/10/25	Mr Ben Jones