

# NOTICE OF MEETING



*Eryri National Park Authority*

*Jonathan Cawley  
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**Meeting:** Planning & Access Committee

**Date:** Wednesday 24<sup>th</sup> June 2026

**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, Dr. Salamatu Fada, Mr. Tim Jones,  
Ms. Delyth Lloyd, Ms. Naomi Luhde-Thompson,  
Mr. Wyn Thomas.*

*\*This Agenda is also available in Welsh*

# AGENDA

Page Nos.

- 1.\* **Chair**  
To elect a Chair of the Committee for the ensuing year.
2. \* **Vice-Chair**  
To elect a Vice-Chair of the Committee for the ensuing year.
3. **Apologies for absence and Chairman's Announcements**  
To receive any apologies for absence and Chairman's announcements.
4. **Declaration of Interest**  
To receive any declaration of interest by any members or officers in respect of any item of business.
5. **Minutes**  
The Chairman shall propose that the minutes of the meeting of this Committee held on the 13<sup>th</sup> May 2026 be signed as a true record (Copy herewith) and to receive matters arising, for information. 3 - 6
6. **Reports by the Director of Planning and Partnerships**  
To submit the reports by the Director of Planning and Partnerships on applications received. (Copy herewith) 7 - 283
7. **Update Reports**  
To submit update reports, for information. (Copies herewith) 284 - 290
8. **Delegated Decisions**  
To submit the list of applications which have been determined in accordance with delegated authority, for information. (Copy herewith) 291 - 294

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



**MINUTES**  
**PLANNING AND ACCESS COMMITTEE**  
**ERYRI NATIONAL PARK**  
Wednesday 13 May 2026

***PRESENT:***

**Members appointed by Gwynedd Council**

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

**Members appointed by Conwy County Borough Council**

Councillor Nia Owen;

**Members appointed by the Welsh Government**

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

**Officers**

Iwan Jones, Bethan Hughes, Keira Sweenie, Naomi Jones, Jane Jones, Iona Roberts, Aled Lloyd, Peter Rutherford, Eifion Jones.

The Incoming 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 Chair's Statements**

Apologies were received from Ifor Glyn Lloyd, Jo Nuttall, Rhys Evans.

The Chair *invited* for the Director of Planning and Partnerships to address the committee.

*He reported that:*

- it was customary for Officers to submit Development Control and Enforcement Performance statistics to the Planning Committee at least twice a year, including once before the summer period,
- following comments made by Members the last time the statistics were presented, the content of the report and the manner in which the statistics were presented were being revised to make it more comprehensible and valuable;
- the intention was to present a report on a draft template to the September Planning Committee meeting rather than the June meeting as that meeting was likely to contain a significant number of planning applications.

**2. Declaration of Interest**

None

**3. Minutes**

*The minutes of the* Planning and Access Committee meeting held on 25 March 2026 were submitted.

It was *noted* that Councillor Meryl Roberts' name was not recorded among the names of the Members present although she was present at the meeting.

The minutes of the meeting were *adopted* subject to the above correction and the Chair signed the minutes as a true record.

**4. Local Access Forums Membership**

*Submitted - a report by the Access, Health and Wellbeing Manager*

*Reported:*

- that four Members, namely Delyth Lloyd Griffiths, Meryl Roberts, John Pughe Roberts and Tim Jones, had met to discuss the names that had come before them; they were thanked for their work;
- that this was a statutory process that took place every three years;
- that there were too many User names for the North Wales Local Access Forum, and that two names, Mike Raine and Keith Roberts, had been removed from the list, and that Denise Meldrum (representing the BHS) was willing to move from the Northern Forum to the South Forum;
- that one or two other names from the agricultural sector need to be adopted for the Southern Forum, and further name(s) would be submitted to the next committee for Members' approval.

*Recommendation:* – that Members approve the recommendations of the selection panel, namely:

**1. The North Wales Local Access Forum:**

*Landowners:*

Mr Edwin Noble, Mr Dafydd Gwyndaf, Mr Richard Williams, Mrs Fiona Davies,  
Mr Gethin Davies, Mr Dafydd P Jones, Mr Richard Till, Mr Guto Davies  
+ 1 Authority member  
+ 1 Conwy Council member  
+ 1 member Gwynedd

*Users*

Mr Robin Parry, Mr Mark Jones, Mrs Maggie Barry, Miss Ailish Roberts,  
Mr Ken Latham, Arwel Elias, Mr Tom Carrick, Mr Patrick Griffith

*Disability sector representative*

Mr John Gladston

**2. The South Wales Local Access Forum:**

*Landowners*

Mr Geraint Rowlands, Mr Alun Edwards, Mr Alun Wyn Evans, Mr Hedd Pugh,  
Mr Huw Roberts, Mr Huw Jones  
+ 1 Authority Member  
+ 1 Gwynedd Council member

*Users*

Mr Aled Thomas, Mr David Coleman, Mrs Gaynor Davies, Mrs Jan Holmes,  
Mr Tim Faire, Kirstie Lumsten, Mr Roger Greenhalgh, Denise Meldrum

*Disability sector representative*

Mr Delwyn Evans

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

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

*Submitted - reports* by the Director of Planning and Partnerships on the applications received. Please see the Schedule of Planning Decisions attached.

6. **Update Reports**

6.1 *Submitted - updated* reports from the Director of Planning and Partnerships on planning applications and Section 106 Agreements.

6.2 *Submitted - updated* reports from the Director of Planning and Partnerships on applications where a decision has not been made on the applications for 13 weeks or more.

*Reported:*

- the Authority had been instructed by the Welsh Government not to decide applications NP5/56/153D and NP5/56/153E (Dyfi Bike Park, Pantperthog) until they have received further information regarding access to the site;
- that the retrospective application to install a flue on an outbuilding (NP5/69/354G - Maes-y-Crynwyr, Llwyngwriil) had now been granted.

7. **Delegated Decisions**

A list of applications was *submitted* which were decided in accordance with delegated authority.

8. **Application for An Application to be Called In under Section 77 of the Town and Country Planning Act 1990: Decision Letter**

*Submitted* - an oral report by the Director of Planning and Partnerships on the decision of the Welsh Ministers in relation to application NP5/59/495C – Hydroelectric generation scheme on land adjacent to the Pont yr Afon Gam Bridge, Llan Ffestiniog.

*Reported:*

- the Welsh Government's Head of Planning Casework, Local Government and Planning Directorate had decided that the issues raised were not greater than that of local importance and did not consider that the application should be called in for the Welsh Ministers to decide;
- the application was now being considered by the officers of the Authority and they were considering the comments received in order to prepare a report on the application;
- the report would be submitted to the Committee once it had been completed.

9. **Appeal Decisions**

An oral report was submitted by the Director of Planning and Partnerships on the Inspector's decision to **dismiss an appeal** by Mr. Martin Carpenter of Pencarter Limited against an enforcement notice issued by the Eryri National Park Authority, Land at Craig y Dderwen, Betws-y-coed, Conwy LL24 0AS.

**The meeting closed at 10:25**



## SCHEDULE OF PLANNING DECISIONS – 13 MAY 2026

### 4. Report by the Director of Planning and Partnerships

*Submitted:*

- (1) NP5/59/721B - Change of use from Use Class C5 (Dwelling house used other than as sole residence or main residence), to combined use as (1) dwelling house and (2) use falling within Use Class C6 (Dwellings used as short-term accommodation). Tŷ Nant y Beddau, Llan Ffestiniog. LL41 4PS.

*Submitted* - a report by the Senior Planning Officer - Development Management

*Reported:*

- the application had been submitted before the Committee because the application had been opposed by the Town Council
- officers did not consider that this proposal to Change the use of a C5 dwelling house (used other than as a sole residence or main residence) to a mixed use of a dwelling house (C5) and commercial short-term letting accommodation (C6) conflicted with policy and would not result in any harm to the character or mix of housing in the area
- 8% of houses within the parish of Ffestiniog was holiday accommodation
- the building was in a remote location and did not adversely affect any neighbours;
- a Biodiversity Improvement Plan had now been received and was acceptable;
- it was currently a second home, and if the owner wished to sell the property the building could revert to being a C3 dwelling house.

*Recommendation:* – that the Members of the Authority **GRANT consent** for the application subject to the following conditions:

- the development hereby permitted is commenced before the expiration of five years from the date of this decision;
- the development hereby permitted is carried out in accordance with the following approved plans:
  - Location plan
- that a biodiversity improvement measures plan is submitted to the Local Planning Authority and approved by formal application to the Local Planning Authority prior to the commencement of use; that such improvements occur within 3 months of the commencement of the use hereby permitted;
- any signs or advertisements (including brochures and web pages) or information booklets within the site, informing and promoting the development within and outside the site, are in Welsh or bilingual with priority given to Welsh.

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

<b><u>Rhif Eitem / Item No.</u></b>	<b><u>Cyfeirnod / Reference No.</u></b>	<b><u>Disgrifiad / Description.</u></b>	<b><u>Swyddog Achos / Case Officer</u></b>
1.	NP5/59/495C	Cynllun cynhyrchu trydan dŵr arfaethedig i gynhyrchu hyd at (600kW) yn Afon Cynfal, i gynnwys llwybr pibellau, morglawdd cymeriant, pwll echdynnu, cyflenwad dŵr tanddaearol (tua 1.2km), adeilad tyrbin, adeilad mesuryddion, newidiadau i'r fynedfa bresennol ac ail-leoli mynedfa briffordd bresennol, ardaloedd gosod, cyfansoddyn adeiladu dros dro, dargyfeiriad llwybr troed dros dro a chysylltiad pŵer trydan uwchben ac o dan y ddaear â'r grid cenedlaethol, Tir ger Pont yr Afon Gam, Llan Ffestiniog. (tua 600m) (Ailgyflwyno) / 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, Land near Pont yr Afon Gam, Llan Ffestiniog. (circa 600m) (Re-submission)	Mr. Aled Lloyd
2.	NP5/66/273A	Adeiladu adeilad cwrtil newydd i'w ddefnyddio dros dro fel clwydfan ystlumod, Garth, Llanbedr. LL45 2HS / Construction of a new curtilage building for temporary use as a bat roost, Garth, Llanbedr. LL45 2HS	Miss Eva Jones
3.	NP5/66/LB273A	Ganiatâd Adeilad Rhestredig ar gyfer gwaith trwsio sylweddol, gosod bocs cynnes i ystlumod, creu mynedfa newydd i ystlumod a man addasiadau cysylltiedig, Garth, Llanbedr. LL45 2HS / Listed Building Consent for significant repair works, installation of a warm box for bats, creation of a new entrance for bats, and associated minor alterations, Garth, Llanbedr, LL45 2HS.	Miss Eva Jones

4.	NP2/11/52T	Dileu Amod 3 (Defnydd o fast gan y gwasanaethau brys yn unig) sydd ynghlwm wrth Ganiatâd Cynllunio NP2/11/52L dyddiedig 06/12/2023, Maes Parcio Pen-y-Pass, Nant Gwynant. LL55 4NU / Removal of Condition 3 (Use of mast by emergency services only) attached to Planning Permission NP2/11/52L dated 06/12/2023, Pen-y-Pass Car Park, Nant Gwynant. LL55 4NU	Mr. Dafydd Thomas
5.	NP5/73/287V	Gosod ceblau tanddaearol newydd, a phennau selio ceblau, adweithydd siynt, nenbont a lledu rhan o'r ffordd fynediad bresennol o fewn y compownd wedi'i ffensio yn is-orsaf Trawsfynydd a gwaith ategol cysylltiedig fel rhan o Brosiect Atgyfnerthu Pentir i Drawsfynydd, Safle Datgomisiynu Trawsfynydd LL41 4DT / Installation of new underground cables, and cable sealing ends, shunt reactor, gantry and the widening of part of the existing access road within the fenced compound at Trawsfynydd substation and associated ancillary works as part of the Pentir to Trawsfynydd Reinforcement Project, Decommissioning Site, Trawsfynydd. LL41 4DT	Mr. Aled Lloyd

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

**Date: 24- June- 2026**

**Application No:** NP5/59/495C

**Date Application Registered:** 17/07/2024

**Community:** Ffestiniog

**Grid Reference:** 274007 341714

**Swyddog Achos:** Mr. Aled Lloyd

**Location:**

Land Near Pont yr Afon Gam, Llan  
Ffestiniog.

**Applicant:**

MED Dafydd,  
c/o 4 Tai Rhos,  
Parc,  
Bala,  
Gwynedd, LL23 7YW

**Description:**

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)

*The application was deferred at the Planning & Access Committee on the 21/01/2026 to allow consideration of late representations. Following this the Welsh Government received an application requesting that the application should be called in and determined by the Welsh Ministers. In light of this a holding direction was placed upon the Authority preventing the granting of planning permission. A decision was issued to the Authority on the 07/04/2026 which stated that the issues raised are not of more than local importance and should not be called in for determination by the Welsh Ministers. The holding direction was therefore cancelled.*

**Summary of the Recommendation:**

To GRANT Permission,

- Commencement within 5 years
- In accordance with approved plans
- Expiry of permission
- Roofing material of turbine and meter buildings
- Approval of Stonework
- Sound attenuation of turbine building
- Submission of Construction Environmental Management Plan (CEMP)
- Watercourse Crossings
- Ecological Clerk of Works

- Pegging out of pipeline
- Traffic management
- Mitigation measure
- Effectiveness of landscaping post construction
- Core working hours
- Compliance with Abstraction license
- Program of Archaeological work
- Submission of Lighting Plan
- Materials and Waste Management Plan (MWNP)
- Welsh / bilingual signage & interpretation.

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

The application is one that requires an Environmental Impact Statement.

**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.

**Pre-application Consultation**

As the application is major development, in accordance with Planning Act, it is a requirement to carry out pre-application consultation (PAC) to be undertaken with the local community and stakeholders.

The pre-application consultation in respect of the proposed development commenced on,

4<sup>th</sup> October 2023 consultation issued to specialist consultees

4<sup>th</sup> October 2023 consultation to Community Consultees

18<sup>th</sup> October 2023 public consultation until the 24<sup>th</sup> November 2023

**Environmental Impact Assessment**

An Environmental Statement (ES) and technical appendices accompany the proposal, including a Geotechnical Assessment, Ecological surveys, Breeding Bird Surveys, Bryophytes Assessment, Green Infrastructure Statement, Landscape and Visual Impact Assessment, Heritage Impact Assessment, Archaeology Assessment, Traffic Management Plan, Construction Environmental Management Plan (CEMP) framework, Shadow Habitats

Regulations Assessment (HRA) and an independent ecology review commissioned by the Authority.

## **Screening**

The proposed scheme falls under schedule 2 development under The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 1999, (subsequently updated to The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017). In December 2019 the Authority confirmed that the proposed scheme required an Environmental Statement as the site lies adjacent and partly within a Natura 2000 sites and lies within the Eryri National Park, and there is a potential for the scheme to have significant effects on several environmental topics including ecology, cultural heritage and landscape.

## **Scoping**

Scoping is identifying the matters to consider within the EIA process, an important preliminary procedure which sets the context for the EIA. In September 2020, following consultation with Natural Resources Wales, Cadw, Gwynedd Archaeological Planning Services, Dŵr Cymru, Gwynedd Highways, Eryri National Park Trees and Woodland Officer, the scope of the EIA was agreed, and the EIA covers the following range of topics:

- Heritage and archaeological sensitivities;
- Landscape and visual impact;
- Effect on trees and vegetation;
- Effect on habitat and biodiversity;
- Effect on the water environment including groundwater; and
- Effect on flood risk.

## **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.

An Assessment under the Habitats Regulations has been undertaken. Natural Resources Wales agreed with the Authorities findings that the development is unlikely to have an adverse effect upon the integrity of the Migneint–Arenig–Dduallt Special Area of Conservation (SAC) and Special Protection Area (SPA) in consideration of the mitigation measures detailed within.

## **The Site and Surroundings**

The site' is located approximately 1.2km west of the junction with the B4407, and 3.8km east of Llan Ffestiniog, Afon Cynfal, which would supply water to the proposed hydroelectric scheme flows generally from east to west and is a tributary of the Afon Dwyryd, with a confluence upstream of Maentwrog.

The proposal is located on land at Cwm Farm which lies on the fringes of the Migneint uplands. To the east the Afon Cynfal and its tributaries, including the Afon Gam, Nant y Groes and Nant Y Pystyll-gwyn, gather in the relatively shallow peaty valleys of the Migneint Plateau which lie at between 370 to 500 metres above ordnance datum (AOD). To the west the Afon Cynfal flows westwards along a broad valley.

The site straddles the transition between upland plateau and lowland through a deeply incised river valley. Over this transition the Afon Cynfal descends 120 metres, from 340metres AOD to around 220m AOD, in less than a kilometre length.

The river catchment is mainly unforested upland pasture, except for an area to the south of the proposed intake location which is coniferous forestry. This catchment covers approximately 9.5km<sup>2</sup> with an average altitude of 448m AOD. Average annual rainfall is 2.2 metres (circa 86 inches).

There are two main tributaries of the Afon Cynfal: Afon Gam and Nant y Groes. The Afon Cynfal then joins the Afon Dwryrd approximately 6km downstream from Rhaeadr-y-Cwm, after passing over the well-known Cynfal Falls (approximately 4km downstream from Rhaeadr y Cwm).

Afon Cynfal is a steep upland river draining south-east of Llan Ffestiniog through a deeply incised gorge and over the celebrated Rhaeadr y Cwm waterfall before continuing towards to the Dwryrd system. The valley supports a mosaic of unenclosed rough grazing, acid grassland and heath with rock outcrops and wet flushes, and forms part of the Cwm Cynfal Site of Special Scientific Interest (SSSI) and the wider Migneint–Arenig–Dduallt SAC/SPA complex, internationally recognised for blanket bog, upland heath and associated fauna, as well as oceanic bryophyte assemblages typical of humid ravines. The site lies wholly within the Eryri National Park and within the Ardudwy Historic Landscape of Outstanding Interest. It is also within the International Dark Sky Reserve core area.

The Snowdonia Slate Trail and other Public Rights of Way (PRoW) traverse and overlook the gorge, providing views of the falls and valley. The cultural landscape has strong associations with the Mabinogi (Lleu Llaw Gyffes and Blodeuwedd), reflected in local interpretation and place names.

Existing access consists of farm tracks and gates; there is no dominant modern infrastructure in the immediate setting. Nearby properties are dispersed farmsteads at significant separation and elevation from the turbine site.

The red-line corridor extends approximately 1.2 km along the northern side of the valley from a proposed intake upstream of the principal falls down to a small powerhouse location on lower ground. Land ownership is agricultural, with sections of Open Access land. Parts of the working corridor overlap SSSI; the SAC/SPA boundary runs through/adjacent to the corridor in places.

The site is remote upland grazing which is currently grazed by sheep and designated as Open Access land. Adjacent lies an area of registered Common

land. The proposed scheme would lie entirely within the Open Access land. A Public Right of Way (PRoW), Footpath Number 22, passes through the site for much of its route in the form of a trackway that traverses the steep south-facing slope of Cwm Cynfal and forms part of the Snowdonia Slate Trail (an existing long distance trail route).

The area has been mined, historically, for copper and several features remain from this activity. These are in the narrowest and steepest part of the Cwm Cynfal, with a known audit some 19 metres below the trackway and other areas of disturbance, possibly mine spoil above the track to the west and below it to the east. A suspected ventilation shaft has been noted on the north edge of the track.

Cwm Cynfal is a location with considerable historic interest. The area of Cwm Farm contains several features of archaeological heritage interest. The locality includes an existing public viewing point and car park overlooking the 'Rhaeadr y Cwm.'

The proposed scheme intake weir and first section of pipeline lies within the westerly boundary of the designated Migneint-Arenig-Dduallt Special Protection Area (SPA) and the Migneint-Arenig-Dduallt Special Area of Conservation (SAC). The same area of the proposed scheme lies within the northerly boundary of the designated 'Cwm Cynfal 'Site of Special Scientific Interest' (SSSI).

#### **Land Designations / Constraints:**

- Open Countryside
- Open Access Land
- Located partly within the Migneint – Arenig – Dduallt Special Protection Area (SPA) and the Mignaint- Arenig- Dduallt Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) (intake wier and first section of pipeline)
- Within land designated under Section 3 of the Wildlife and Countryside ACT 1985
- Public Rights of Way footpath number 22 which forms part of the Snowdonia Slate Trail
- Dark Skies Core Zone

#### **Proposed Development**

The Cwm Cynfal Hydro Scheme is to construct and operate a hydroelectric scheme to generate electricity for export to the Local grid.

The application seeks permission for a run-of-river hydro rated up to 600 kW with an expected mean annual generation of around 2 GWh (indicatively equivalent to c. 700 homes' annual electricity demand

The hydro scheme would have an expected operating life of at least 50 years before any major refurbishments would be required.

The development will involve some permanent and some temporary features, in essence the permanent features will comprise of the following elements:

**Intake:**

The 'intake' would include the construction of a temporary coffer dam to exclude water from the riverbed and a permanent reinforced concrete weir and wingwalls with an intake structure within the river at the abstraction point.

While the Afon Cynfal is not a migratory run for fish the scheme design incorporates measures for the safe passage of migratory fish. An eel pass and a plunge pool, with a minimum depth of 300 millimetres, would be formed across the width of the watercourse immediately downstream of the proposed intake works and weir.

The weir would divide the flow between the river and the hydro-generator intake. The main flow split would be controlled by rectangular notches formed in the concrete weir crest. Intake water would then pass through a fish/debris screen into a header tank or stilling chamber and sump.

**Pipeline to convey water from the abstraction pint to the turbine house –**

The proposed pipeline route would extend across existing grazing land for approximately 1220m (circa 1.2 kilometres) to the final discharge point and would be entirely buried from the intake weir to the to the turbine house i.e. below ground. A short length of buried pipe would take water from the turbine house to the outfall.

The route of the pipeline would commence on the south side of the river beside the weir. Here the river is narrowed to wind through a narrow break in an outcrop of hard rock and then drop steeply beyond, on the south side. Here the pipe has to pass south southwest through the rock wall and to drop sufficiently to allow it to cross underneath the river channel. The pipe crossing under the river would require a 30m long by 4m deep cutting. To allow an excavator to pass through rock cutting to excavate a pipe trench into the floor, it must be 5m wide. After laying the pipe, the trench and cutting would be backfilled and restored to the original ground profile.

Having crossed beneath the river, the pipeline would turn northwest to avoid an area of riverside vegetation and then resume a more westerly course, set well back from the riverbank on a curving alignment, across south side of an area of slightly elevated land in a shallow cutting for a further 300m. By this point the pipe invert would have fallen to around 3m below the abstraction point and the route would be circa 120m north of the river, which drops steeply through a series of cascades into the Cwm Cynfal ravine.

The next length of pipe would fall quickly, around 130 metres, towards the turbine house by traversing the steep northern slope of the ravine. The route would gradually converge with the course of a trackway which it would then follow. The track varies in width from 2.5 to 3m and is supported by a drystone

revetment on its south side. The pipe would be buried on the up-slope edge of the trackway. Towards the end of the descent the pipe would depart from the course of the trackway and reach the turbine house, approximately 120m below the abstraction point. A short, low retaining structure may be required, on the south side of the trackway, to allow the pipeline to pass the ruin.

Located on the south side of the Turbine House there would be a tailrace leading to an outfall. The tailrace would include a 1200mm pipe or equivalent capacity formed of multiple pipes which would be laid underground between the turbine house and the outflow structure. The tailrace would be in the order of 10m long. The outfall would incorporate a sump and diffuser. Boulders would be positioned below the outfall to prevent undercutting of the river bank and bed.

### **Permanent buildings (Turbine house and Metering building)**

The scheme would include the construction of two detached, permanent small buildings, on the westerly half.

#### *Turbine house*

The turbine house would be a steel frame building with concrete block walls with a timber cladding, with external dimensions of 5.4m tall, 8m wide and 10m deep. The roof would be profiled box section. The door would be sound absorbing and positioned to face the river to minimise both noise and visual impact. The building would sit on a concrete apron which would be cut into the slope on the north and east side.

Within the turbine house would be the turbine generator, a transformer and control equipment

#### *Metering house*

The metering house would be a constructed to a height of 3.8m, with concrete block walls and external wall cladding in local stone with a slate roof. The floor level of the building would be set 750mm below ground level and an earth bank formed on the west, north and south sides with shallow slopes formed facing outwards to mimic natural slopes so that the building.

The two proposed buildings have been located in accordance with the technical requirements of a hydro generation scheme.

#### *Grid connection:*

Underground cable of around 600m to the local 11 kV network connection point.

#### *Construction: temporary lay-down and compound areas,*

Materials storage and a temporary PRow diversion for health and safety, all to be reinstated. Construction period estimated 8–10 months, with progressive reinstatement of the working corridor.

### *Restoration/Enhancement:*

Reinstatement of soils, turf and micro-landform; planting and habitat measures under a Biodiversity Enhancement and Monitoring Plan (BEMP).

### *Site access and construction*

The site is within designated 'Open Access' land and there is a Public Right of Way (PRoW) along the valley, which follows an existing trackway as it climbs out of Cwm Cynfal.

In addition to the permanent features there will inevitably be non-permanent features which will be a necessary during any construction phase of the development. These will include construction compounds, spoil storage areas and temporary access tracks.

The formation of new temporary vehicular access points and hard standing within the site would be required off the B4391,

### *East Access Point*

At the east end of the scheme, there would be a temporary access for delivery of the materials for construction of the abstraction facility on the B4391, approximately 4 metres east of the cattle grid (see Figure 8001). This access route would also be used for excavation and installation of part of the pipeline. On completion of the Scheme, the access and hardstanding would be removed, and soils and vegetation restored.

### *Central access point*

Part way along the scheme an existing agricultural access gate will be relocated 80m east to provide permanent access to the site. At this location, the main site compound/temporary laydown shall be constructed. All plant, equipment and materials shall be delivered to this point before being deployed across the site to construct the weir, pipeline and turbine house. The route of the pipeline as far as the turbine house and outfall can be accessed from this here using the trackway. On completion, the hard standing would be reduced to a permanent access point some 80 metres east of the current gate for farm management and maintenance of the hydro scheme. The existing roadside wall and fence would be reinstated, and the soils and vegetation restored.

### *Western access point*

Temporary construction access would be at the existing field gate on the B4391 approximately 70 metres west of the public car park. This access point would be used during cable installation and construction of the metering building. There is an existing farm track from the gate down to Hafod-Offeiriad. On completion this entrance would be used only infrequently to check the metering building. Meter readings would be taken remotely and so would not normally require access.

The accesses to the abstraction point, the pipeline, and buried cable would be temporary in nature. Where fences and gates are taken down to enable construction and access they would be replaced on completion.

### *Documents*

The following documents were submitted as part of the application and are available on the Authority's Website during consideration of the application

- Covering Letter
- Pre-application Report (PAC)
- Design and Access Statement
- Green Infrastructure Statement
- Heritage Impact Assessment

Environmental Statement which contains the following appendices

- Geotechnical Assessment
- Flood Consequence Assessment
- Ecological Surveys
- Breeding Bird Surveys
- Bryophytes Assessment
- Habitat Regulations Assessment
- Landscape and Visual Impact Assessment
- Archaeology Assessment
- Construction Environmental Management Plan

### **Planning Legislation and Policy**

#### **Eryri Local Development Plan 2016-2031**

- SP A: National Park Purposes and sustainable Development
- SP C: Spatial Development Strategy
- DP 1: General Development Principles
- SP Ch: Social and Physical Infrastructure in new development
- DP 2: Development and the Landscape
- SP D: Natural Environment
- SP Dd: Climate Change
- DP 3: Energy
- SP Ff: Historic Environment
- DP 6: Sustainable Design and Materials
- DP 8: Protection of Non-Designated sites
- SP H: A Sustainable Local Economy
- SP L: Accessibility and Transport
- DP 18: The Welsh Language and the Social & Cultural Fabric of Communities
- DP 20: Agricultural Diversification

#### **Supplementary Planning Guidance**

- SPG 1: Sustainable Design in the National Parks of Wales

- SPG 2: General Development Considerations
- SPG 6: Nature Conservation & Biodiversity
- SPG The Slate Landscape of Northwest Wales World Heritage Site
- SPG 7 Landscape and Seascapes of Eryri
- SPG 10 Renewable and Low Carbon Energy
- SPG 12 Enabling Sustainable Development in Welsh National Parks
- SPG 13 Landscape Sensitivity and Capacity Assessment
- SPG 14 Obtrusive Lighting (Light Pollution)

### **National Policy**

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

#### Technical Advice Notes

- Technical Advice Note 5: Nature Conservation and Planning
- Technical Advice Note 6: Planning for Sustainable Rural Communities (2010)
- Technical Advice Note 11: Noise
- Technical Advice Note 12: Design
- Technical Advice Note 15: Development and Flood Risk
- Technical Advice Note 18: Transport
- Technical Advice Note 24: Historic Environment

Former TAN 8 Planning for Renewable Energy was revoked in February 2021 on the basis that amended spatial and technical guidance within it is now provided within FW Policy 17.

### ***Legislated Duties and Goals***

The following legislation sets duties or goals relevant to the consideration of the proposed development.

- The Well-Being of Future Generations (Wales) Act 2015, containing a sustainable development duty and seven wellbeing goals.
- The Environment (Wales) Act 2016 (as amended) sets a biodiversity and resilience of ecosystems duty (Part 1 section 6) and an enhancement duty (section 7). A net zero emission target to be achieved by 2050 is set (Part 2 section 29) and the process for carbon budgets in Wales is established (Part 2).

### ***National Policy: Energy***

The following national strategies and plans are relevant to the application

- A Low Carbon Revolution: Wales' Energy Policy Statement (2010)
- The Climate Change Strategy for Wales (2010)
- Energy Wales: A Low Carbon Transition (2012)
- Energy Wales: A Low Carbon Transition Delivery Plan (2014)

- Energy Generation Targets for Wales: Statement to Assembly Members (2017, as subsequently reviewed. taking account of the Renewable Energy Deep Dive (2021-22), noting a slowing of renewables deployment growth)
- Climate emergency declaration (2019)
- Policy Statement: Local Ownership of Energy Generation in Wales – Benefitting Wales Today and for Future Generations (2020)
- Programme for Government (2021)
- Net Zero Wales (2021)
- Nature emergency declaration (2021)
- Guidance for developers, local communities and decision makers – Local and shared ownership of energy projects in Wales (2022)
- Energy Generation in Wales Report 2022 (2023)

These strategies and plans for energy describe a vision for Wales in which significant growth in renewable generating capacity is required to meet Wales' net zero ambition, whilst ensuring that the government '[embeds] *our response to the climate and nature emergency in everything we do*' and builds a '*stronger, greener economy as we make maximum progress towards decarbonisation*' (Programme for Government 2021).

### **National Policy: Planning**

Planning Policy Wales (PPW) provides detailed support for renewable and low carbon energy development in the following terms:

- Paragraph 5.9.1 taken with 5.9.19 advises planning decision-makers to facilitate renewable and low carbon energy development and ensure that an area's full potential is maximised and targets are achieved.
- Paragraphs 5.9.16-18 reinforce the locational policy for large scale wind energy development in FW through the designation of PAAs where there is a presumption in favour of large-scale wind energy development.
- Paragraph 5.9.20 advises decision-makers to identify measures to control and mitigate the adverse effects of wind energy development.
- Paragraphs 5.9.24-28 frames the Welsh Government's support for community benefit and ownership schemes, whilst making clear that it is for the planning system to assess the benefits associated with development but not to take the identify of owners/ ownerships into account as these are not material considerations.
- Renewable energy is strongly supported **within environmental limits**, and proposals must avoid significant harm to designated sites and demonstrate **net benefit** for biodiversity in line with the section on **distinctive and natural places**

PPW sets out the policy framework for the conservation of biodiversity and irreplaceable natural assets:

- Paragraphs 6.4.10-15 relate to the section 6 and section 7 duties under the Environment (Wales) Act 2016 and require decision-makers to follow a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity. Figure 12 summarises the step-wise approach under which as a first step adverse effects are avoided, then minimised, mitigated and, as a last resort, compensated for on and then finally off site if harm or loss cannot be avoided. Enhancement must be delivered on or closely adjacent to the site and be over and above any requirement for mitigation or compensation.
- Paragraph 6.4.15 and Footnote 129 make clear that harm to certain irreplaceable habitats and natural assets must be prevented in the step-wise approach by avoidance.

In relation to the historic environment, PPW provides as follows:

- Paragraph 6.1.20 seeks to protect areas on the register of historic landscapes.

**Future Wales – The National Plan 2040** is the national framework.

- **Policy 17** supports renewable and low-carbon energy generation across Wales
- **Policy 9** promotes **resilient ecological networks** and measurable biodiversity enhancement.

### Consultees and Responses

Ffestiniog Town Council	<p>Objection 09/04/26 - Following our letter dated 22 August 2024, Ffestiniog Town Council has reconsidered its response to this planning application, after receiving further information about it. The Council now opposes the application for the following reasons:</p> <p><b><i>1. The scheme would threaten one of the most iconic waterfalls in Snowdonia and a specially protected wildlife site.</i></b></p> <p>The gorge is protected under wildlife legislation, as a Site of Special Scientific Interest within the National Park. It has been designated in part because of the rare liverworts and other plants found there. If we divert nearly 70% of the water away from the waterfall, it will change the very wet conditions that make the gorge so special.</p>
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The Council is concerned about the visual appearance, the striking sound of the waterfall, the wildlife living in the gorge, and also about the damage to this very historic site with its medieval paths.

***2. The plan would not make a significant contribution to decarbonising the economy.***

The plan would produce only 600kW. That is enough to power only 60 electric showers. That means we would need 12 plans on 12 rivers like this to produce as much power as a single modern wind turbine, like those at Y Bryn wind farm, between Maesteg and Port Talbot, each of them at 7.2MW. We need to move to net zero, but in doing so, we should follow planning guidelines and protect our wildlife sites and our most valuable landscapes.

***3. The scheme would threaten the future of migratory fish in the catchment of the River Dwyryd.***

The scheme would affect the river's flow, temperature, and oxygen levels in the River Cynfal. This would have an impact on migratory fish such as lampreys, eels, and sea trout, as well as the land creatures that feed on them and live along the riverbank, including protected species such as water voles, otters, and bats. The upper parts of the River Cynfal are part of the River Dwyryd catchment. A reduction in oxygen levels at the development site would affect the river ecosystem downstream. None of these effects have been assessed in the application.

***4. The plan would change the hydrology of the catchment.***

The plan includes an intention to dig a trench across the bed of the Afon Cynfal within the SSSI for the pipeline and this would cause changes that cannot be restored to the riverbed. The concrete over the pipeline would tend to erode and cause pollution.

The Environmental Impact Assessment does

not include any detailed analysis of the possible impact of the proposed plan on the Afon Cynfal ecosystem, or on the river itself, including the reduction in flow, moisture, and oxygen levels or moisture content.

Opponents of the plan fear that the effects are likely to be significant and to extend down the river to the sea.

**5. *The plan threatens to undermine the B4391***

There is concern that the B4391 road runs directly above the steep ravine and as part of the plan a trench would be dug along the side of the ravine below the road for the pipe as well as a new road or track. The ground is very unstable with small landslides visible. Therefore, constructing the access path and the trench for the pipe would threaten the stability of the B4391. If the road had to close, that would create significant disruption for the local community and it would be very expensive to repair.

**6. *The plan would threatened to create pollution in the catchment.***

There is a risk of pollution in the river and surrounding areas during construction, as copper and lead from the old workings are washed down from deposition areas, the trench that will be built across the river, the access path, the pipe trench, the turbine building and the outlet pipe, and consequential damage to the B4391 and the copper mine.

**7. *Hundreds of local people have opposed the plan. The National Park should listen to them.***

Overall, over 1,300 individuals have formally objected to the hydro scheme by writing to the National Park Authority. Over 500 of these people are from North Wales, and many of them from the Ffestiniog area. The National Park should listen to them.

**22/04/24 Support** – No planning reason given

Ysbyty Ifan Community Council	Support - Since Ysbyty Ifan Community Council is very close neighbours to the scheme, the members feel that having this scheme is a great advantage to the target of achieving a net zero Wales and an advantage to getting cheaper energy in the future by using natural resources. These are the kinds of projects that need more of them.
Natural Resources Wales	<p><b>Response 30/04/25</b></p> <p><i>(Copy of full NRW comments appended to this report)</i></p> <p>We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome by attaching the following conditions to any planning permission granted:</p> <p>Condition 1: Protected Sites and Protected Species</p> <p>Condition 2: Fluvial Geomorphology</p> <p><b>Comments (15/10/24)</b></p> <p><b>Response</b></p> <p>We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding protected sites and fluvial geomorphology. If this information is not provided, we would object to this planning application. Further details are provided below.</p> <p>We also advise that based on the information submitted to date, conditions regarding protected sites and protected species should be attached to any planning permission granted. Without the inclusion of these conditions, we would object to this</p>

planning application.

**Response (19/12/24)**

We note that the updated plan (CYN 3001. Additional information 25/11/2024 RML proposed block plan area 1) shows the exclusion area around and uphill of the rare bryophyte *Barbilophozia kunzeana*. This addresses the concerns raised in our previous response (CAS-262044-K7C3 dated 15/10/2024) regarding this matter.

We note the developer's confirmation that an 'above-ground' river crossing will not be pursued. We also note the additional information regarding the below-ground pipeline and cable crossing points, which are described as being 'beneath the existing riverbed.' However, we have concerns with the proposed trenching method for creating the below-ground crossing, as it would lead to the permanent removal of natural riverbed bedrock features. Furthermore, concrete can crack over time, and may also potentially result in an artificial bed feature post the design life of the scheme. Additionally, open-cut methods in high-energy drift geology pose a high risk of eroding and destabilising the channel.

We therefore advise that the developer explore the feasibility of directional drilled crossings (1 to 2 meters below bed level) at points 8, 16, and 17, with the launch and reception pits set well back from the channels.

For crossing 8, the main Cynfal river, we advise that the launch pit be located on the northern side of the stream, outside the SAC and SSSI. We also advise that the developer explore mitigation measures to avoid damage to the heathland habitat on the southern side of the crossing.

We also note the points raised regarding PPW12. Our advice remains unchanged that it is a matter for your Authority to consider whether the proposal is justifiable within an SSSI when applying the step-wise approach and paragraph 6.4.27 of PPW.

Gwynedd Council - Highways	No response
Gwynedd Council - Pollution Control and Licensing Service	Comments – Recommend conditions on a grant of planning permission for the submission of a Construction Environmental Management Plan (CEMP), Noise Management Plan and hours when construction works is carried out.
Gwynedd Council – Public Rights of Way	Temporary diversion acceptable in principle subject to separate legal process/consent, safe routing, fencing and signage, and full reinstatement to agreed standard post-works.
Gwynedd Council World Heritage Site Officer	No response
Dŵr Cymru	No comments
SaB	<i>Comments</i> - The proposals involve alterations to ordinary watercourse/s through installation of intake structures and culvert crossings. Ordinary Watercourse Consent will be required for such activities and FCRMU@gwynedd.llyw.cymru should be contacted for further advice.
Gwynedd Archaeological Planning Service	Comments – Appropriate archaeological mitigation is undertaken and recommend conditions for a specification for a programme of archaeological work.
Cadw	No Comments
RSPB	No response
Ecology	<p>Comments - The Site is located partly within, and adjacent to, the Migneint-Arenig-Dduallt Special Protection Area (SPA) and Special Area of Conservation (SAC) and within 30km of three SACs that have bats as a qualifying feature: Meirionnydd Oak Woods and Bat Sites SAC; Gwydyr Forest Mines SAC; and Glynllifon SAC.</p> <p>National planning policy (Planning Policy Wales (PPW)) states that there is a presumption against all forms of development in a SSSI as a matter of principle, except for developments necessary for the management of the SSSI</p>

and minor developments necessary to secure the SSSI's role as a living landscape. It therefore needs to be ascertained whether the Proposal is justifiable in the context of wholly exceptional circumstances and only where it is considered to be appropriate and not likely to damage a SSSI. Should it be considered justifiable, then a broad and clear agreement for mitigation and enhancement as part of the proposal is required.

Furthermore, whilst the ES and CMS do include measures for habitat restoration on completion of each section of works, which includes habitats that are features of the SSSI, more details on how that restoration will be undertaken, and monitored to ensure it is successful, should be provided, along with details of suitable habitat restoration/creation to demonstrate biodiversity net gain, to provide the clear agreement for mitigation and enhancement required under PPW.

#### **Priority Habitats**

Parcels of priority habitat were recorded on Site. It is understood that any loss of these habitats would be temporary except for a small area of permanent land take of acid grassland community for track widening.

All priority habitat should be retained and protected where possible and replaced on a minimum like-for-like basis where this is not possible. Details of how retained habitat will be protected, affected habitat will be reinstated, and permanent loss will be compensated should be contained within the CEMP.

#### **Other Habitats on Site**

I agree with the assessment within the ES regarding other habitats on Site of local value and welcome the mitigation measures outlined within the ES which would protect all habitats.

## **Protected Species**

### ***Bats***

One sycamore tree with the potential to support roosting bats was recorded, though surveys did not identify a roost to be present. The mine adit was confirmed as a hibernaculum for lesser horseshoe bats, and also likely used by other bats for hibernation (common pipistrelle, soprano pipistrelle and brown long-eared bats were all recorded during static detector surveys). Furthermore, the riparian habitat on Site is used by commuting bats and is an important connecting habitat feature.

The riparian habitat and sycamore tree are to be retained and protected under the proposed design. However, works in close proximity could cause disturbance if bats are present. There is also potential for indirect disturbance of the mine adit through noise and vibration.

The ES provides details of appropriate mitigation measures for bats, all of which should be detailed within the CEMP, this includes pre-construction checks of the tree and static monitoring of the mine adit and a commitment to no night-time working/use of artificial lighting.

### ***Breeding Birds***

Breeding bird surveys identified, inter alia, four species which are qualifying features of the Migneint-Arenig-Dduallt SSSI. No territories of the SPA qualifying features were recorded within the Site or 500m buffer zone. Territories of Section 7 species, plus additional, more commonly occurring species were also recorded.

As stated within the ES, to avoid disturbance to breeding birds, works should be undertaken outside of the bird breeding season where possible with appropriate pre-construction checks to be undertaken and buffering of active nests, if this is not possible. As outlined in NRW's consultation response, these measures should be

	detailed within the CEMP and consist of the following provisions:
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**Responses to Publicity:**

The application has been publicised by way of site notices, neighbour notification letter to 17 nearby residential properties.

At the time of writing this report just over 1720 representations have been received in response to the publicity afforded to the application. Of those, around 1590 have raised objections and just under 1140 of the objections are identical submissions following an on-line campaign. Just under 140 comments were received in support of the proposal.

It should be noted that this report nevertheless considers and accords weight in the planning balance to all matters that are material planning considerations, within the framework established by applicable law and policy.

**Objections**

- Risk to bryophyte-rich ravine habitats (SSSI/SAC); potential under-estimation of waterfall/perceptual change; geomorphological risk at the river crossing; Water Framework Directive (WFD) deterioration; absence/insufficiency of demonstrable biodiversity net benefit; PRoW disturbance and visitor experience; “industrialisation” of a wild valley; and precedent within a National Park.
- Cwm Cynfal is a place that has inspired storytellers, artists and poets for over a millennium. Set deep within the gorge is one of Eryri’s most majestic and, at present, completely unspoilt waterfalls. Its mist-shrouded torrent was immortalised in the Victorian landscape painter David Cox’s iconic watercolour of 1836, displayed in the British Museum
- The visual impact of water abstraction on the waterfalls has been understated due to inadequate assessment methodology. Acoustic and other sensory impacts were omitted from consideration, as has future opportunity to promote the site for recreation in line with policy – an opportunity that would be diminished if the waterfall becomes a less impressive overall sensory experience. ENPA should retract the position it reached on these matters in 2016 and approach them with a fresh and open mind.
- Bryophytes (liverworts and mosses) present along the gorge were a key reason for SSSI designation. There is considerable uncertainty about whether the proposed level of water abstraction will harm bryophytes, so the Precautionary Principle should be engaged, in line with the ‘Key Planning Principles’ on page 17 of Planning Policy Wales 12 (Feb 2024, PPW), which states:

- Contrary to the applicant's assertion based on flimsy evidence, the scheme will not deliver a Net Benefit for Biodiversity (NBB). This alone is grounds for refusal
- ENPA has insufficient information to be confident that the pipe crossing will not create significant localised erosion damage and sediment pollution of the water course and downstream SSSI, contrary to several relevant development plan policies
- The proposal for a 'local energy club' to provide cheaper electricity for the local community is not secured by a planning obligation or other legally binding means. It is too complex to be secured by a planning condition. Hence this proposal is not a valid material consideration in determining the application. Many local consultees at pre-application consultation stage may have been (doubtless inadvertently) misled, rendering it inappropriate to give much weight to those responses
- Generally supportive of small hydro-electric generation schemes where these can contribute to renewable energy generation at sites which avoid significant damage to the landscape, stream character or environmental amenities. Continued objection to the project on the grounds that it would risk significant visual damage to the waterfall and its unique landscape context, leading to a loss in recreational amenities as well as possible ecological damage.

### ***Support***

- Emphasise contribution to decarbonisation, farm diversification, local employment, energy resilience and demonstration of sensitive design and reinstatement methods within a protected landscape.
- Recognised that the location has significant cultural and heritage importance, but I haven't seen anything in the supporting evidence with the planning application of a micro hydroelectric scheme in this location will be prejudicial, and I would urge the planning decision be led by evidence
- In general, PCE has been very supportive of developments like this, which have a positive economic impact and promote well-being, while respecting the sensitive and environmental requirements of these areas.
- It is essential for businesses to have the opportunity and support to develop green energy plans in rural 'P C E' areas. This development is one of stewardship, lying neatly and harmoniously with the beautiful surrounding rural area without detracting from the beauty of Cwm Cynfal in any way. The plans show careful and thorough environmental awareness, ensuring that the development does not negatively impact any biodiversity within the designated area.

## 1.0 Principle of Development

1.1 The **Eryri Local Development Plan (2016–2031)** contains the principal decision-making policies. It is appropriate to consider the proposal against Strategic Policy A, D, Ff and Development Policies 1, 3, 6, and 20.

- **Strategic Policy D (Natural Environment) and Development Policy 1 (General Development Principles)** – protect and enhance biodiversity, water, soil and amenity; require best-practice construction management.
- **Development Policy 2 (Landscape)** – respect LANDMAP layers and special qualities; protect the International Dark Skies designation.
- **Development Policy 3 (Energy)** – Renewable energy schemes are supported for microgeneration (under 50kw) and at Sub Local Authority Scale (up to 5MW) where they do not cause harm to landscape, amenity, nature conservation and heritage assets.
- **Development Policy 6: Sustainable Design and Materials**
- **Development Policy 20 (Agricultural Diversification)** Sets out general support for farm diversification proposals on farms and the planning considerations

1.2 Development Policy 3 is linked to SPG 10 which refers to Renewable and Low Carbon Energy. Paragraph 3.19 – 3.30 specifically refers to hydro and micro hydro schemes. In addition to this SPG 1 also recognises that:

*“Generating energy through water, or hydro power, is an age-old, proven technology. Small scale hydro power has been recognised as being extremely efficient with low environmental impacts. Owing to their topography, large parts of the National Parks of Wales are ideally suited to appropriately scaled run-of-the-river hydro power schemes. Micro-hydro schemes can be an attractive and cost effective means of producing electricity in areas with suitable water flow. Abstraction licences are required for hydro power schemes and potential ecological impacts need to be considered.”*

It also includes the relevant design parameters for renewable energy, and this includes micro hydro.

1.3 Development Policy 3, states “Where appropriate planning applications should be accompanied by an Energy Statement either separately or as part of the Design and Access Statement and should take into account the Supplementary Planning Guidance documents on Sustainable Design and Renewable.

1.4 The application includes a Design and Access Statement and Energy Local Modelling Report Rev 3 and map, which together with the

submitted Environmental contains sufficient information to comply with policy DP 3.

- 1.5 National Planning Policy should also be considered. Policy 17 of Future Wales refers to Renewable and Low Carbon Energy and Associated Infrastructure. The policy is clear that the Welsh Government strongly supports the principle of developing renewable and low carbon energy from all technologies and at all scales to meet our future energy needs. The policy requires, in determining planning applications for renewable and low carbon energy development, that significant weight must be given to the need to meet Wales' international commitments and our target to generate 70% of consumed electricity by renewable means by 2030 in order to combat the climate emergency.
- 1.6 The policy, amongst other things, requires all proposals to demonstrate that they will not have an unacceptable adverse impact on the environment. The environmental impacts of the development proposed in this instance will be comprehensively assessed later in this report. The policy recognises that large scale wind and solar developments should not be permitted in National Parks, however it does not preclude other forms of renewable and low carbon energy production within National Parks.
- 1.7 Paragraph 6.3.10 of PPW states that Major developments should not take place in National Parks or AONBs except in exceptional circumstances. This may arise where, after rigorous examination, there is demonstrated to be an overriding public need, refusal would be severely detrimental to the local economy and there is no potential for locating the development elsewhere or meeting the need in some other way. Any construction and restoration must be carried out to high environmental standards.
- 1.8 Hydroelectric schemes depend on natural resources and topography. It is therefore accepted that such developments constitute necessary infrastructure provision that would be justified in such a countryside location. This is reflected in the permissive policy framework at both a national and local level in circumstances where environmental impacts are found to be acceptable for a scheme of this nature and scale. Although the scheme is deemed to be major development given the area of land required, it is modest in physical scale, significantly relies on buried infrastructure, and incorporates a high standard of mitigation and reinstatement.
- 1.9 Having considered the contribution towards renewable energy targets, coupled with the permissive policy framework, it is considered that the wholly exceptional circumstances needed to justify the development is met. The proposal would, therefore, be broadly compliant with PPW with regards to major development and acceptable in principle subject to compliance with the detailed policy criteria discussed below and where any environmental effects can be satisfactorily controlled through conditions.

## **2.0 Assessment**

### ***Landscape and visual effects***

- 2.1 The applicant submitted a Landscape and Visual Impact Assessment (LVIA) as part of the Environmental Statement (ES).
- 2.2 By virtue of the National Park designation, and the LANDMAP evaluation, the landscape is highly valued. It is highly susceptible to change and the sensitivity of the site features, landscape within the immediate vicinity, as well as within the wider landscape character areas has been assessed as high.
- 2.3 *Cwm Cynfal's gorge and falls are of very high sensitivity. The LVIA assesses key receptors:*
- 2.4 Slate Trail users at/near Rhaeadr y Cwm; valley rim vantage points; and more distant moorland views. During construction, effects are judged minor–moderate adverse given the temporary opening of a work corridor and presence of compounds/plant. Following restoration (soils handling, turves reinstatement, micro-landform re-profiling and vegetation recovery), residual effects are assessed as minor adverse, principally limited to the immediate vicinity of the powerhouse where careful stonework and planting will soften form and tone. There is no external lighting, safeguarding the Dark Skies designation.
- 2.5 The assessment considers landscape and visual effects on receptors including pedestrians on the B4391, on the PRoW and in open access areas. Motorists on public roads and the viewpoint car park are also considered.

### ***Construction effects on the landscape***

- 2.6 Construction effects would be temporary and short term as the total construction phase is estimated to be between 8-10 months. There would be major-moderate adverse effects on the landscape within the site and within its immediate vicinity, although this would be limited to a very localised area. There would be a moderate-minor effect on the features within the site with the temporary disturbance to the existing grassland/heathland vegetation, but no trees or features of value lost. Effects on the wider landscape character areas would be moderate-minor adverse given that the size and scale of change would be minor and experienced over a small geographic area.

### ***Long term effects on the landscape***

- 2.7 The long-term effects on the landscape during the operation phase would be negligible. The vegetation disturbed during the construction phase would have been reinstated in the short term and the planting of a few additional trees would be beneficial. The above ground, permanent structures are sensitively sited and fit in with the landscape in terms of

their scale and appearance. Effects would be experienced at site level and within the immediate vicinity of the site.

### ***Potential visual effects***

- 2.8 Those visiting the Cynfal waterfall viewpoint and walking on the PRow and within the open access land are highly sensitive visual receptors. Motorists travelling on the B4391 and using the car park are high-medium sensitive visual receptors.

### ***Construction stage visual effects***

- 2.9 During the construction phase, there would be some major-moderate short term, temporary adverse effects on views from the viewpoint and from the open access land and PRow 22. The effect on views from other PRow would be moderate-minor adverse given that the construction works would only be partially visible or seen from some distance away as part of a wider view. These visual effects would be experienced for less than 10 months.

### ***Long term visual effects***

- 2.10 The long-term visual effects of the proposed scheme would generally be minor adverse-negligible given that the vegetation along the route of the pipeline/cables would be reinstated, and the proposed buildings and structures would be in keeping with the surrounding character in terms of scale and appearance.

### ***Flow Photo Study***

- 2.11 The flow/photo study evaluated the effect of abstracting water for the proposed hydroelectric scheme on the amenity value of Rhaeadr y Cwm. The rugged terrain topographical variation, cliff faces, deep ravine and far-reaching views towards the sea are impressive. However, the shape and characteristics of Rhaeadr y Cwm and the intensity of the white water contribute to the visual amenity of Cwm Cynfal as a whole. The flow assessment uses photographs of the waterfall in different flow conditions to mimic flows with and without abstraction.

### ***Summary of Abstraction***

- 2.12 A non-consuming abstraction licence for the hydro scheme has already been granted by NRW following consultation with ENPA to abstract water from the river Cynfal to generate electricity. Abstraction would only occur when there is sufficient water remaining in the river to maintain what NRW regard as an adequate flow, known as the 'Hands Off Flow' (HoF). When there is more than the HOF in the river, not more than 70% of the extra flow could be extracted. The maximum quantity of water that may be extracted is 45,619.2 cubic metres per day, which equates to 16,651.008 cubic metres per year. This instantaneous rate of abstraction must not exceed 528 litres per second (l/s)

2.13 The abstraction license from Natural Resources Wales (NRW) specifies restrictions and requirements on the amount abstracted from the watercourse. Namely these are:

- No abstraction of water shall take place unless the rate of flow in the Afon Cynfal immediately downstream of the authorised point of abstraction ... is equal to or greater than 45 litres per second and the abstraction shall not cause the flow immediately downstream of said abstraction point to fall below that rate.
- The quantity of water abstracted shall not exceed 70% of the available flow in the Afon Cynfal in excess of 45 litres per second. 45 litres per second is an estimate of the Q95 which is the flow that is expected to be exceeded in the natural watercourse 95% of the time. The Independent consultants have confirmed this estimate.

2.14 The maximum abstraction rate is 528 litres per second. For the maximum abstraction to occur there would need to be 799litres per second (528+45+226) flowing in the Afon Cynfal at the abstraction point to meet the licence requirement that the quantity of water abstracted shall not exceed 70% of the available flow in the Afon Cynfal in excess of 45 litres per second. This equates to a flow expected to be achieved approximately 20% of the time in the natural watercourse.

2.15 The proposal states that the abstraction will not start until 15% of the maximum rate is available. This is ~80l/s. For 80l/s to be available to flow through the turbine, the flow in the Afon Cynfal would need to be ~160l/s to allow for the Q95 and abstraction condition of a 70:30 flow split above the Q95 to be met (leaving 80l/s in the watercourse to flow over the waterfall). This equates to a flow expected to be achieved approximately 60% of the time in the natural watercourse.

2.16 The perceptual experience of the waterfall in operation has been analysed and concludes

- residual flow/by-wash and hands-off thresholds maintain year-round water presence and sound; under low natural flows some reduction in sheet-flow is inevitable but water remains visually legible.

### ***Independent landscape Visual Appraisal and a Flow/ Photo Survey for Rheadr y Cwm***

2.17 During consideration of the application the Authority commissioned an independent Hydrologist and Landscape Architect to review the effect on the waterfall and provide an assessment as to the potential impact of the extraction of water on the Rhaeadr y Cwm waterfall to assist the Authority in determining the application.

- 2.18 The report concluded that, *“Overall, the visual impact of the abstraction on the watercourse needs to be balanced against the potential benefits of a renewable source of power generation. The evidence suggests white cascades will remain visible at point of minimum flow that the scheme could operate for Rhaeadr y Cwm waterfall but the more impressive flows will be experienced for a reduced proportion of the year.*

*If SNP Authority would like further confidence, we would suggest the collection of more extensive photography from key viewpoints to the Rhaeadr y Cwm waterfall at different flow rates for comparison. In addition, a site walkover at low and high flow would enable greater understanding of the difference of experiential quality (considering spray and sound) for visitors at different flows.”*

- 2.19 The Authority has considered the comments, in addition to subsequent third-party comments in light of this giving appropriate weight to this in consideration of the application.
- 2.20 As is discussed in the other parts of this report, it is considered that the environmental and visual effects can be adequately managed and mitigated against through rigorous conditions during the construction phase and post construction. A position that is backed up by the responses from statutory consultees who have not raised objections to the proposed scheme. It is considered that sufficient powers are in position between the various agencies including the Natural Resources Wales and the National Park Authority to ensure no long-term harm contrary to relevant planning policy. It is therefore considered that there is sufficient information before the Local Planning Authority to make a balanced planning decision.

### ***Review of Landscape and Visual Aspects***

- 2.21 This is a highly valued and sensitive landscape with high susceptibility to change. The National Park is designated to conserve and enhance the natural beauty, wildlife and cultural heritage and to promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public. Fast-flowing streams and waterfalls are key characteristics of the landscape.
- 2.22 Visitors to the waterfall viewpoint, on the PRoWs and within the open access land are considered highly sensitive visual receptors. The PRoWs form part of the ‘*Snowdonia Slate Trail,*’ drawing in hikers on this long distance trail through what was once the centre of the slate industry. The Rhaeadr y Cwm waterfall and landscape setting are valued by those appreciating the scenery and engaged in recreation. The white water cascades of the waterfall are of key value to the visitor experience.
- 2.23 The Landscape and Visual Appraisal (LVA) submitted as part of the EA. includes the central section of the site where there are views eastwards to Rhaeadr y Cwm waterfall, including viewpoint 17 from the recognised viewpoint on B4391 which provides panoramic views of the rock ravine

and waterfall and viewpoints 8 and 9 from PRow Ffestiniog 22. The LVA indicates that the Rhaeadr y Cwm waterfall is not widely visible from other areas due to the terrain of the landscape.

- 2.24 The LVA submitted, covers the full scheme and concludes the long-term visual effects would generally be minor adverse-negligible. There is limited discussion of visual impact to flows over the waterfall but there is a reference to the Flow/ Photo Survey summarising, '*The proposed hydro scheme would have an insignificant effect on the visual amenity of Rhaeadr y Cwm since there is no effect on the shape and characteristic of the waterfall and only a small difference in the intensity of white water occasionally.*'
- 2.25 The submission demonstrates that the proposed hydro scheme will reduce the proportion of the year that the Rhaeadr y Cwm waterfall has medium-high flow rates and there will be lower rates more frequently. Although white water will remain visible according to the evidence presented and there is negligible level of change in the visual from the recognised viewpoint, the waterfall may appear less dramatic. Comments received also refer to sensory impacts and reduced levels of noise created by the waterfall especially at times of high flow.
- 2.26 Given the high value of these views and susceptibility of receptors to change in their views, any visual impacts above negligible have the potential to give rise to significant visual effects and could affect the visual grandeur of the waterfall.
- 2.27 Overall, the impact (visual and noise) of the abstraction on the watercourse needs to be balanced against the potential benefits of a renewable source of power generation and the support for such schemes contained within both Local and National planning Policy. The evidence suggests white cascades will remain visible at point of minimum flow that the scheme could operate for Rhaeadr y Cwm waterfall, but the more impressive flows will be experienced for a reduced proportion of the year.
- 2.28 In summary terms the evidence concludes that the proposed development would cause no significant effects on statutorily protected landscapes.
- 2.29 The long-term effects on the landscape during the operation phase would be negligible. The vegetation disturbed during the construction phase would have been reinstated in the short term and the planting of a few additional trees would be beneficial. The above ground, permanent structures are sensitively sited and fit in with the landscape in terms of their scale and appearance. Effects would be experienced at site level and within the immediate vicinity of the site.
- 2.30 It is considered that the proposed development has been sited and designed to avoid landscape harm to statutorily designated landscapes. As with all developments, it should be acknowledged that there will be an impact but, in this case, it is not considered that the degree of impact

would be of such a level that it would justify the refusal of this proposal which is otherwise supported by Local and National Planning policy.

### ***Pipeline route***

- 2.31 *Cutting through rock and stilling chamber.* A 4m wide cutting through rock would be required for the first 30m of the pipeline, terminating in a stilling chamber. The depth and width of excavation would need to allow access for an excavator. On completion the cutting would be backfilled and the soils and turf placed back on the surface.
- 2.32 A 6m wide construction corridor would be set out on the site and within this a working corridor of 3.6m width is required. In addition, a lay down area would be required on the north side of the pipeline route so that lengths of pipe can be delivered, stacked, and then welded into continuous lengths.
- 2.33 The pipeline would be installed in lengths that can reasonable be completed in a single day. For each day topsoil would be excavated and turf removed for storage within the 6m construction corridor. Underlying soils would then be excavated to the required depth and the pipe laid in the trench. The installation of the pipeline would involve sequential excavation to allow the pipe to be placed in the trench and buried under suitable backfill fill material, followed by original soils and turves.
- 2.34 Along the existing trackway where the proposed pipe route is at its narrowest over a length of 350m, the intention is to shallow cut into the slope on the north side to form the 3.6m wide working corridor, which is slightly wider than the existing track, which varies between 2m and 3.5m. Whilst a 6m wide construction corridor will be set out, it is not envisaged that any disturbance would occur outside the 3.6m wide working corridor due to the topography. The excavated material would be spread evenly for temporary storage on the track. The pipe would be laid against the cut slope on the newly excavated ground and then the excavated materials would be placed back over the pipe to reinstate the original slope. Only plant and equipment will use this length. Controlled trench blasting will not be considered here because of the shallow depth of excavation and the need to avoid the known mine workings/audit locations

### ***Turbine house and discharge pipe***

- 2.35 A construction 'platform' would be excavated into the natural slope and the arisings stored nearby. A steel frame would be installed on a concrete foundation. Blockwork walls and roof would be constructed with materials brought to site using the central access point on the B4391.
- 2.36 The outfall structure would require the excavation of a trench from the turbine house to the riverbank. To minimise the risk of sediment and suspended cement entering the river, the area of construction in the river bank would be contained within an impermeable membrane supported by a sandbag wall. A water pump would be available to transfer contaminated water to a settling tank or lagoon. Concrete pouring would

occur only within this barrier. On completion of the works the barrier and sandbags would be removed and the riverbank restored.

### ***Grid connection***

- 2.37 A cable would be laid underground from the turbine house to the metering building close to the B4391 and then continue north overhead or underground as required to meet the SPEN Local grid connection. Part of this would be across third party land. A 3.6m wide working corridor would be defined by temporary marker posts up the steep valley side). The excavated cable trench could form a channel for surface water. To minimise this effect, the cable laying would be completed in stages than can be completed in a single day. By this method only a minimum length of ground would be stripped of vegetation and left exposed to soil erosion and the gathering of sediment. Each day's work on the steep slope would be completed and topsoil and turf placed before the end of a working day.
- 2.38 The buried cable must cross a small watercourse beside the ruined buildings of Hafod-Offeiriad. The proposal is to protect the cable in a culvert laid under the watercourse channel. A cofferdam, a small temporary structure constructed using sandbags and a suitable waterproof membrane, would be formed upstream of the watercourse crossing and a pipe used to divert water around the works area. A trench across the channel would be dug and the culvert installed. The trench would be backfilled with protection of the reinstated watercourse channel to prevent erosion of the newly placed backfill.

### ***Metering house***

- 2.39 A construction platform and working area would be excavated into the natural ground and the arisings stored nearby, the foundations would be laid, and the building constructed to incorporate a slate roof, with external stone walls and timber doors.
- 2.40 It is considered that the design and use of materials on the metering building is acceptable and will ensure that it integrates into the local landscape.

### ***Character and quality of the wider landscape***

- 2.41 The proposal will be an appropriately sited and well-designed scheme and controlled through appropriate conditions which offers substantial renewable energy benefits.

### ***Visual impacts on receptors***

- 2.42 It is acknowledged that the area is frequented by walkers and is visible from public vantage points.

- 2.43 That said, the application site and its surroundings is not densely populated. It is considered that the proposed siting arrangement as secured in the recommended conditions is sufficient to avoid significant harm to any local receptors.
- 2.44 It is considered that the proposed development has been sited and designed to avoid detrimental landscape harm to statutorily designated landscapes and can afford this issue neutral weight in the planning balance.

### **Biodiversity and Habitats Regulations Assessment**

- 2.45 **Designations: Parts of the working corridor are within the Cwm Cynfal** SSSI; the broader area lies within/adjacent to the Migneint–Arenig–Dduallt SAC/SPA. Key receptors: oceanic bryophyte communities in humid ravine niches; upland blanket bog and heath; otter; bats (incl. lesser horseshoe at regional scale); and SPA raptors (hen harrier, merlin, peregrine).
- 2.46 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. An Assessment under the Habitats Regulations has been undertaken. Natural Resources Wales agreed with the Authorities findings that the development is unlikely to have an adverse effect upon the integrity of the SAC/SPA in consideration of the mitigation measures detailed within and which can be secured by planning condition/s.

### **Protected Sites**

- 2.47 The proposal is located partly within the Migneint – Arenig – Dduallt SSSI. The SSSI includes a number of notified features. NRW have provided advice to the applicant in the statutory pre-application response, which included technical advice on measures to avoid damage to the SSSI. Since this advice was issued, in Planning Policy Wales (Edition 12, dated February 2024) has been published. The policy position on the protection of SSSI’s is now set out in PPW.
- 2.48 A key national priority within Future Wales is to develop strong ecosystems through the provision of resilient ecological networks and green infrastructure. Policy 9 places importance on safeguarding and creating or enhancing ecological networks. Safeguarding areas involves identifying land that is important for expanding or connecting ecological networks. The policy focus is on creating large-scale, resilient, and functional ecological networks. It states protected sites (such as SSSIs) are critically important to the long-term resilience of our ecosystems.
- 2.49 Sections 6.4.25 - 6.4.27 of PPW state that there is a presumption against all forms of development in a SSSI as a matter of principle, except for developments necessary for the management of a SSSI and minor developments necessary to secure the SSSI’s role as a living landscape.

Accordingly, it will be wholly exceptional for most forms of development to be justifiable within a SSSI when applying the step-wise approach and paragraph 6.4.27 of PPW.

- 2.50 The Local Planning Authority, as the decision maker, should consider national planning policy and determine whether the proposed development is:
- necessary for the management of the SSSI; or
  - a minor development necessary to secure its role as a living landscape (where effects on the special features for which a site has been designated can be considered to be acceptable); or
  - justifiable in the context of wholly exceptional circumstances and only where it is considered to be appropriate and not likely to damage a SSSI and where there is broad and clear agreement for mitigation and enhancement as part of a development plan.
- 2.51 In relation to the first bullet point, the proposal is not necessary for the management of the SSSI neither is it wholly necessary to secure its role as a living landscape.
- 2.52 In consideration of the above the Authority must come to a decision if the proposal is justifiable, and if it is concluded that it is, the development must be adequately conditioned to ensure that the integrity of the site is protected, and any impact is suitably mitigated.
- 2.53 A small percentage of the application site includes both temporary work (as laydown areas) and very limited permanent works (within the extreme westerly edge of the 2002 designated SSSI
- 2.54 There is no permanent direct loss of SSSI habitat or species identified within the proposed northerly laydown area of the project. The direct permanent loss of habitat is avoided by the creation of only short-term laydown areas. An additional protection of the special feature of the bryophyte, is a proposed 10 metre exclusion zone measure.
- 2.55 NRW in their response dated 30/04/25 have stated that “Provided the impact pathways referenced for those SAC/SPA features are adequately addressed, we consider those features of the SSSI will also be adequately safeguarded”
- 2.56 During consideration of the application an updated plan (CYN 3001. Additional information 25/11/2024 RML proposed block plan area 1) was submitted which indicates the exclusion area around and uphill of the rare bryophyte *Barbilophozia kunzeana*. This addresses the concerns raised by NRW in their response (CAS-262044-K7C3 dated 15/10/2024).
- 2.57 The Environmental Statement (ES) identifies that habitats that are features of the SSSI (for example the M6c community on the route of the pipeline near the intake, along with acid grassland) may be impacted. The ES and the Construction Method Statement include measures to

restore habitat on completion of each section of works. Detailed habitat restoration measures, as well as pollution prevention measures, will have to be clearly set out in the Construction Environmental Management Plan (CEMP). This can be secured by conditioned.

- 2.58 NRW consider the proposals have the potential to impact upon the biological features of the SSSI and have concluded that provided the impact pathways for the SAC features are adequately addressed, and subject to the implementation of an approved CEMP they consider those features of the SSSI will also be adequately safeguarded.
- 2.59 *Migneint, Arenig, Dduallt SAC* - The proposal is located partly within the SAC which is important for its habitats including blanket bog, dry and wet heath, and oak woods. The development has the potential to impact on the SAC during both the construction and operational phases of development.
- 2.60 The Breeding Bird Survey Reports (dated 2019 & 2023; BiOME Consulting Limited) concluded no territories of peregrine, hen harrier or merlin were observed within a 500m buffer zone. The HRA concluded no adverse effects to the SPA features as a consequence of the proposed project.
- 2.61 NRW welcomed the mitigation measures to avoid possibility of damage to active bird's nests and/or disturbance of nesting Schedule 1 species. They advised that detailed mitigation measures should be clearly set out in the CEMP.
- 2.62 *Meirionnydd Oakwoods and Bats Sites SAC* - Lesser horseshoe bats are a feature of the nearby Meirionnydd Oak Woods and Bats Sites SAC. A bat survey carried out by RML V2: 23/08/2023 showed that a nearby mine is a hibernaculum for lesser horseshoe bats and is highly likely to be used by other bat species for hibernation. Noise/vibration (including from blasting if needed) has the potential to disturb bats. The ES identifies reasonable avoidance measures, including pre-construction checks. Detailed reasonable avoidance measures, along with details of construction methods (including with respect to any blasting) can be secured in the CEMP via condition.
- 2.63 *Fluvial Geomorphology* - Following comments from NRW the submission of the "Stream and River Crossing Trenching Method" by Waterco, dated 17/03/2025, was submitted in support of the application. NRW have confirmed that they have no objection to the crossing of the Cynfal, provided that the measures detailed in the "Conclusions and Recommendations" section of the report are adhered to, or if it is ultimately decided post-consent that a Horizontal Directional Drilling (HDD) solution is feasible This can be conditioned.
- 2.64 As already highlighted, wholly exceptional circumstances are necessary to justify this development within a SSSI. Within this context, it is clearly relevant to note that the development would make a positive contribution

towards meeting the UK and Welsh Government's ambitious targets for renewable energy generation. Given the climate emergency, this weighs substantially in favour of the proposal. Although comments have been received raising concerns with regards to the scheme and potential impact upon protected sites, sufficient information has been submitted to demonstrate that the risks can be adequately managed, restoration can be secured and this is reflected in the advice given by NRW. In balancing such matters, it is considered that the contribution towards renewable energy targets, coupled with the protection and restoration measures proposed, amount to the wholly exceptional circumstances needed to justify the development. The proposal would, therefore, be broadly compliant with PPW and the development plan framework in this respect. With the imposition of conditions, the proposal also conforms with ELDP policies DP 1, DP 3, SP D, DP 8 and SP A.

### **Flood risk**

- 2.65 The application proposes less vulnerable development for the installation of a hydro-electric scheme and associated works. Given that the application was validated prior to 31st March 2025, in accordance with Welsh Government's written statement dated 31<sup>st</sup> March 2025, the application has been assessed based on Technical Advice Note 15 (TAN15), July 2004.
- 2.66 The Flood Risk Map confirms the site to be partially within Zone C2 of the Development Advice Map (DAM) contained in TAN15 and the Flood Map for Planning (FMfP) identifies the application site to be partially at risk of flooding and falls into Flood Zone 2/3 Rivers. Section 6 of TAN15 requires the Local Planning Authority to determine whether the development at this location is justified. Section 5 acknowledges that certain uses can be considered as exceptions to the general rule as they are required in a fluvial, tidal, or coastal location by virtue of their nature. This proposal can be considered as an exception. Exceptions are not subject to the first part of the justification tests in section 6 but are subject to the acceptability of consequences part of the test as outlined in section 7 and the requirements of appendix 1
- 2.67 The submission of a Flood Consequence Assessment (FCA) demonstrates that the turbine house is located outside of the 0.1% (1 in 1000 year) fluvial flood event and sits approximately 1.2m above the flood extent for this scenario. The FCA also demonstrates that the construction compound is located outside of the 0.1% (1 in 1000 year) fluvial flood event. The application also included a report based on hydraulic modelling and forms part of Appendix 17 of the Environmental Statement (Waterco. Hydraulic Modelling Technical Note. February 2024).
- 2.68 The modelling/report considers the impact of the weir and associated backwater effect i.e. increase in flood risk upstream of the proposed weir. The model has considered a flood event with a return period of 1% annual exceedance probability (1 in 100) event with suitable allowance

for the impact of climate change on flows. The impact is localised and confirmed to 32m upstream, and flooding will remain contained within the river's channel (due to the topography and channel characteristics).

- 2.69 NRW have confirmed that the flood risk associated with the proposal has been assessed and has been demonstrated to be acceptable in this instance. It is therefore considered that the proposal can be justified and meets requirements of TAN 15 and Strategic Policy A and DP 1 of the ELDP.

### **Construction phase impacts**

- 2.70 The proposed works are located partly within the SAC. However, the "Shadow *Habitats Regulations Assessment – Screening Report*" (RML November 2023) states that habitats that are features of the SAC will not be affected by the proposed works. Although Annex 1 habitats may be affected in some sections, the report indicates that these areas are outside the SAC.
- 2.71 The proposed works also has the potential to affect habitats on site through the risk of pollution. This has been addressed in the submission of the Construction Method Statement (Baileys & Partners, September 2023). However, on the advice of NRW that further pollution prevention measures are needed which should be set out in a CEMP to be approved by the Local Planning Authority (LPA), in consultation with NRW, as a condition of any planning permission
- 2.72 Shadow HRA: Screening found no likely significant effect on qualifying habitats/species with embedded mitigation; Appropriate Assessment is nevertheless undertaken by the Authority to confirm no adverse effect on integrity (NAEI), having regard to operational flow regimes (NRW licences), in-channel works isolation and pollution prevention, and post-construction monitoring.
- 2.73 Bryophytes and waterfall spray: Objectors fear that reduced flow could alter humidity/microclimate supporting sensitive bryophytes. Evidence indicates that key oceanic species here are associated with ravine humidity and seepages beyond the immediate spray cone; residual flow maintains visual and acoustic presence at the falls. A Bryophyte Monitoring and Adaptive Management Plan is nonetheless recommended: fixed quadrat monitoring for Years 1–5 (and Years 7/10 if triggered), with remedial actions agreed with NRW should thresholds be exceeded.
- 2.74 With the lay-down relocation, 10 m buffer zone, robust CEMP, BEMP and monitoring, the proposal avoids damage to SSSI interests and secures measurable net benefit for biodiversity, in line with PPW12 and Future Wales Policy 9.
- 2.75 The Authority as the competent Authority had carried out an assessment under the Habitat Regulations. As required by the regulations, Natural

Resources Wales must be consulted on the assessment and its views taken account of before planning permission can be granted

2.76 NRW have been consulted and have provided the following response

*“Our response should be taken as NRW’s formal representation, as the appropriate nature conservation body, to your appropriate assessment (AA) NP5/59/495C A Record of a Habitat Regulations Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, as amended.*

*In consideration of the mitigation measures detailed we agree with your conclusion that the development is unlikely to have an adverse effect upon the integrity of the SAC/SPA.”*

***Biodiversity Enhancements – Diversity extent condition connectivity and adaptability (DECCA)***

2.77 The Green Infrastructure Statement outlines the stepwise approach which has been followed to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. An eel pass, bat boxes and tree planting have been included within the Proposal as enhancements and it has been shown that following construction, habitat connectivity will return to its pre-construction state. An assessment of the Proposal against the DECCA framework has also been completed.

***Water environment, geomorphology and Water Framework Directive (WFD)***

2.78 Abstraction/impoundment controls are regulated by NRW licensing, including hands-off flows.

2.79 River crossing: A Fluvial Geomorphology Method Statement is required to specify isolation techniques (e.g., cofferdams where necessary), embedment depth and bed armouring keyed to design flood events, spoil management and restoration of bed material, with a post-event inspection regime and 5-year monitoring. Intake/outfall: To be naturalised and designed to avoid local scour and bank erosion; as built surveys to be submitted.

2.80 CEMP: Pollution prevention and silt management (settlement capacity, silt fencing, weather window triggers), fuel/plant controls and incident response protocols. This can be conditioned

2.81 With these measures, officers are satisfied the proposal avoids WFD deterioration and maintains waterbody objectives. In consideration of the above the proposal complies with the adopted policies of the ELDP.

## **Dark sky reserve**

- 2.82 The site is set within the Dark Sky Reserve core zone. Although no lighting is currently proposed as part of the scheme, submission of a lighting design scheme has been conditioned to ensure that there is no permanent effect on the Dark Sky status and to ensure compliance with ELDP DP 2 should the situation change and it be found that lighting is required.

## **Cultural heritage and historic landscape**

- 2.83 The Heritage Impact Assessment identifies dispersed archaeology (former routeways, boundaries, mining features). No direct impact on scheduled monuments or listed buildings is anticipated. A Written Scheme of Investigation (WSI) and watching brief will address chance finds and secure mitigation through micro-siting where appropriate. The powerhouse materials and stonework respond to local vernacular; a small interpretive panel is proposed to explain the cultural narratives of Cwm Cynfal. The proposal conserves cultural heritage significance and contributes to the Park's second statutory purpose (understanding and enjoyment). With the imposition of planning conditions, the proposal complies with ELDP policies DP 3, SP A, DP 1, SP Ff and DP 8.

## **Public Rights of Way and recreation**

- 2.84 A temporary PRow diversion is proposed during construction for health & safety. Given the temporary nature of the diversion, it is not considered that the diversion will unacceptably impact amenity or access and is compliant with ELDP policies SP L, DP 3 and DP 1.

## **Highways and construction traffic**

- 2.85 The Traffic Management Plan (June 2024) identifies routing from the A470/B4391, vehicle types, delivery timing, banksmen, verge protection and condition surveys. Traffic is modest and temporary. The CTMP will be secured by condition, including pre- and post-works road condition surveys and reinstatement and is compliant with ELDP policies SP L and DP 1.
- 2.86 At the time of writing this report no response has been received from Gwynedd Highways. However, comments were received during the PAC process and additional information submitted in light of this.
- 2.87 It is considered that there will be only temporary highway impact on the B4391. Works affecting the highway will have to be consented by the Highway Authority

## **Noise, dust and construction amenity.**

2.88 A CEMP will secure hours of working, quiet plant selection, dust suppression, soils handling, and community liaison. Operational noise is expected to be low; an acoustic verification condition is included to confirm in-situ performance and allow remedial lining if needed. With the imposition of conditions, it is considered that the impacts can be suitably controlled to ensure the scheme does not negatively impact amenity and ensure compliance with ELDP policies DP 1 and DP 3.

## **Socio-economic outcomes and Welsh language**

2.89 The proposal supports a working upland farm to diversify income, retains skills within the local economy and contributes to energy resilience. Claimed tariff reductions via community “Energy Local” club are noted but attract limited planning weight unless secured; nevertheless, the grid exportable renewable generation itself is a significant material consideration. There is no adverse effect on the Welsh language anticipated; the use of bilingual interpretation is a positive element and complies with Development Policy 18 of the ELDP.

## **Cumulative effects and precedent**

2.90 The scheme’s footprint is small and site-specific; cumulative landscape effects are limited given the dominance of buried infrastructure and high reinstatement standards. Approval would not create a general precedent for hydro elsewhere in the Park; each case turns on its own merits, designations and sensitivity.

## **Further Considerations**

2.91 Initially Ffestiniog Town Council supported the application. Despite no additional information having been sent to the council by the Authority. The Authority was notified on the 9<sup>th</sup> April 2026 by the clerk of Ffestiniog Town Council that the Town Council had now reconsidered the application, and although the consultation response deadline has passed, they wished to submit a letter of objection to the plan.

2.92 In response to the objections raised, it is considered that the report has considered the issues raised by the Town Council. However, the following points should be noted:

- The Environmental Statement and documents submitted as part of the planning application have enabled Natural Resources Wales (NRW), not to raise any objections to the application.
- The scheme would provide electricity for up to 700 homes. A Local Energy Club is proposed to enable clean energy generated to be used locally at a lower cost.

- The temperature of the watercourse and oxygen levels are generally affected by water storage ponds, where water is held for long periods. However, the proposed development is a "run of river" hydro scheme and, therefore, these effects do not arise. NRW who have responsibility for safeguarding the water quality, fisheries, and ecological integrity in Wales, have raised no objections and have granted the required water abstraction that also considered these issues.
- A Geotechnical Assessment Report has been included as part of the application. Section 5.4 of the report states,

*"... there is no possibility that excavation of the pipeline trench located a significant distance away from the retaining structure would cause any significant instability.*

*GSL therefore consider that excavation of the pipeline trench will not affect the stability of the retaining structure or road"*

Gwynedd Highways, as a statutory consultee, responded as part of the pre-application process on 3rd June 2023, confirming that they had no objections.

- Suitable planning conditions can be imposed to protect the environment from pollution

2.93 The additional comments have been considered and given due weight in consideration of the application but have not changed the recommendation made.

### **3.0 Planning Balance**

3.1 Overall: With the lay-down relocation and 10 m buffer, NRW-aligned CEMP, quantified BEMP and monitoring/adaptive management, it is considered that impacts will be limited and generally reversible, and outweighed by the public benefits of renewable energy generation and climate action. The Authority's HRA confirms no adverse effect on site integrity. The proposal accords with PPW12, Future Wales Policies 9, 17 and 18, Cynllun Eryri objectives, and LDP SP, A, B D, Ff, H and DP 1, DP 2, DP 3, DP 6, DP 8 and DP 20.

### **4. Conclusion**

4.1 The proposed development provides additional renewable electricity generating capacity that aligns with the sweep of National energy and climate policies and supports the international and national targets for renewable energy. Substantial positive weight must therefore be given to the renewable energy benefits of the proposed development and the contribution that this will make to the achievement of National policy objectives in the planning balance.

- 4.2 In reaching this finding, it is noted that with the recommended conditions in place, there are no unacceptable visual impacts on nearby communities or dwellings, on international or nationally designated nature conservation sites or their features and that biodiversity enhancement is proposed. Recommended conditions also provide that there will be no unacceptable impacts in terms of landscape, statutorily protected built heritage assets, noise, effects on the transport network are also adequately controlled, and construction materials are appropriately sourced and controlled.
- 4.3 The proposed development was accompanied by a shadow HRA report. The Authority as the competent Authority carried out its own HRA and consulted with NRW as required.
- 4.4 NRW's response states *"In consideration of the mitigation measures detailed we agree with your conclusion that the development is unlikely to have an adverse effect upon the integrity of the SAC/SPA."*
- 4.5 Subject to the application of recommended conditions, no pathways to significant effects on any National Network nature conservation site to arise from the proposed development has been identified.
- 4.6 All other matters arising from written submissions has been taken into account but on balance find that whilst the issues raised have been afforded appropriate weight in consideration of the application, none either individually or cumulatively outweigh the renewable energy benefits of the proposed development as framed in relevant planning policy when considering the planning balance. The effects of the proposed development have been identified, and appropriate and necessary conditions have been proposed to manage these.
- 4.7 On balance the application is considered acceptable and is therefore being recommended for approval

**RECOMMENDATION: To GRANT planning permission subject to the following conditions;**

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

Description	Drawing Reference	Version	Drawing Date	Revision No
Location Plan – with insert plans per route section length	CYN-2001	009	03/09/2019	Rev 010
<b>Block Plans</b>				

Area 1	CYN-3001	009	03/09/2019	Rev 010
Area 2	CYN-3002	009	03/09/2019	
Area 3	CYN-3003	009	03/09/2019	
Area 4	CYN-3004	009	03/09/2019	
Area 5	CYN-3005	009	03/09/2019	
<b>Metering Building</b>				
Plans	CYN-5002	004	09/09/2019	
Elevations	CYN-5003	003	05/09/2019	
<b>Turbine House</b>				
Location Plan	CYN-5004	003	04/09/2019	
Site Layout	CYN-5005	003	04/09/2019	
Elevations	CYN-5007	004	30/09/2019	
Turbine House 'In Situe' Elevations	CYN-5009	004	30/09/2019	
<b>Engineering Works</b>				
Track Widening	CYN-6002	005	28/10/2019	
Pipe trench section	CYN-6004	006	04/11/2019	
Intake plan & Section A-A	CYN-6005	003	28/10/2019	
Intake location Plan	CYN-6006	004	04/11/2019	
Intake sections B-B, C-C & D-D	CYN-6007	002	28/10/2019	
Outfall	CYN-6008	002	28/10/2019	
Features 16 & 17 Stream Crossing-additional information	CYN-6009		10/11/2024	Rev 1
Features 8 – Pipe River Crossing-additional information	CYN6010		10/11/2024	Rev 1
Stream and River Crossing Trenching	15414		17/03/2025	

Method				
<b>Access</b>				
Site Entrance- Intake	CYN-8001	002	24/09/25	
Site Entrance - main	CYN-8002	001	10/09/2019	
Site Entrance – Metering House	CYN-8003	001	10/09/2019	
Public Footpath – Temporary Diversion	CYN-9001	002	04/09/2019	
<b>Traffic Management Plans</b>				
Site Entrance – Intake				
Site Entrance- main – Metering House				
Site Entrance – Main Visibility				

3. This permission is for for a period of 50 years from the date of this permission, or until the turbine ceases to operate for a continuous period of not less than 12 months, whichever is sooner. Within 3 months from that time, the weirs, turbine house and all other structures on or above the ground shall be dismantled, the materials removed from the site and the site restored to the satisfaction of the Local Planning Authority unless the Local Planning Authority gives consent for any variation.
4. The roofing sheets for the turbine building hereby approved shall be finished in slate grey/BS18 B29 colour.
5. The roof of the meter building shall be covered with blue-grey slates from the Blaenau Ffestiniog area, or slates with equivalent colour, texture and weathering characteristics details of which shall be provided and approved in writing by the Local Planning Authority and retained thereafter.
6. Prior to any stonework commencing on the site, a trial stonework panel including pointing not less than 2.00 m<sup>2</sup> shall be constructed. No building operations in stone shall be carried out on the site unless and until the trial panel has been inspected and approved by means of a formal application to the Local Planning Authority. The stonework of the metering house shall be built in accordance with the approved sample.

7. The turbine building hereby permitted shall be so constructed as to provide sound attenuation against internally generated noise to a standard that causes no reasonable loss of amenity to the residents of nearby properties.
8. Should any complaints with regard to overall noise levels and to tonal noise components that emanate from the power house be received the applicant/developer shall arrange for a suitably qualified acoustic consultant to be agreed in writing by the Local Planning Authority prior to undertaking a full overall noise and tonal assessment of the noise generated by the development. The noise assessment shall be submitted to the Local Planning Authority. If it is found that noise mitigation measures are required, these shall be carried out in accordance with the Local Planning Authorities request and within a timescale to be agreed in writing.
9. **Prior to the commencement of development**, an updated Construction and Environmental Management Plan (CEMP) shall be submitted by means of a formal application to the Local Planning Authority. The CEMP must include
  - Construction methods: details of materials, how waste generated will be managed;
  - General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
  - Species protection: Details of avoidance and mitigation measures (including with respect to bats, otters and Schedule 1 birds), details of bat monitoring, details of ecological compliance audit.
  - Habitats protection: Details of measures for habitat restoration during the works.
  - Invasive species: Details of measures to control and eradicate any invasive species on site.
  - Soil Management: details of topsoil strip, storage and amelioration for re-use.
  - CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
  - Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration activities (informed by blasting strategy if required), for example acoustic

barriers; details of dust control measures; measures to control light spill.

- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management;
- Traffic Management: details of site deliveries, plant on site, wheel wash facilities,
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details
- Environmental clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

10. **No development shall commence** until final details of watercourse crossings at locations 8, 16 and 17 are submitted to and approved by means of a formal planning application to in writing by the Local Planning Authority.
11. **No development shall take place** until such time as a qualified Ecological Clerk of Works shall be appointed to oversee the entirety of the development.

The appointed Ecological Clerk of Works shall:-

- i) oversee the works on the site as it proceeds and shall advise on the means to mitigate or reduce harms that may be encountered as a result of the on-going construction process including the route and formation of the access track for its full length from the power house to the intake.
  - ii) oversee the implementation of the approved Construction and Environmental Method Statement (CEMP) & Environmental Management Plan and the Restoration Plan.
  - iii) Submit weekly progress reports to the Local Planning Authority
12. **No development shall commence** until the water pipeline between the intake and the Turbine House depicted on the submitted plans, including trench digging, shall take place until the pipeline route has been pegged out on the ground under the supervision of the Ecological Clerk of Works.

13. **No development shall commence** until a Construction Traffic Management Plan (CTMP) has been submitted to and approved by both the Local Planning Authority. The CTMP shall detail the proposals for the movement of construction traffic for the scheme.
14. The applicant/developer shall ensure that all avoidance mitigation measures are followed and implemented in full.
15. No later than 12 months after the completion of the restoration work a report by a suitably qualified person assessing the effectiveness of the landscape restoration and making any recommendations for alterations, further work or improvements and a timetable for such works shall be submitted by means of a formal application to the Local Planning Authority. Any recommendations in the report shall be carried out to the timetable.
16. Construction works which are audible at the boundary of any residential receptor shall not take place outside the hours of 7:00am to 7:00pm Monday to Friday and 7:00am to 1:00pm Saturday. No construction work shall be conducted on Sundays or Bank Holidays. Notwithstanding these stated hours, works will be permitted outside of these hours but will be limited to emergency works only.
17. The abstraction and impounding of water is to be made in complete accordance with any 'License to Abstract' and 'License to Impound' as issued by Natural Resources Wales.
18. No development (including topsoil strip or other groundworks) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details.
19. A detailed report on the archaeological work, as required by condition 18, shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork.
20. No external lighting may be installed without the prior submission of a formal lighting plan by means of a formal application to the authority for approval. This lighting plan shall consider existing and proposed lighting together with any spillage originating from internal locations. This component requirement shall include:
  - Details of lighting to be used during and post construction
  - Plans illustrating the location and type of lighting
  - Plans illustrating projected or retained bat emergence points; together with retained or proposed features planned to be functionally used by bats for foraging/dispersal purposes

- Ecological compliance audit external lighting key performance indicators.
  - Post construction light monitoring
  - Provisions of the scheme shall accord with the provisions of the Institution of Lighting Professionals and Bat Conservation Trust [Guidance Note 08/23: Bats and Artificial Lighting at Night](#)
21. With the exception of any site investigations, no development shall commence until a Materials and Waste Management Plan (MWMP) has been submitted to and approved in writing by the relevant Local Planning Authority. The approved Materials and Waste Management Plan shall be implemented as approved for the duration of the construction period and shall provide details of:
- a) contact names and numbers of personnel responsible for adherence to the MWMP;
  - b) the areas of the site subject to excavations;
  - c) the amount and composition (topsoil, sub soil, overburden, stone etc) of excavated material subject to the development;
  - d) the amount and composition of material that is to be reused as part of the development;
  - e) if material is to be reused on site, a methodology as to the suitability of the material noting:
    - i. whether the material requires on site / off site processing or recycling prior to re-use,
    - ii. the locations / areas on site the material is to be re-used, and
    - iii. areas where material is to be stored / processed during the construction period and how the areas are to be restored upon completion of works;
  - f) the amount and composition of material that is to be disposed of off-site as waste / or recovered off site as product;
  - g) the method (Permitted site, CL:AIRE DoWCoP, Exemptions etc) and off-site facilitates the material / waste is to be disposed / recovered; and
  - h) the location of the disposal of any foul water waste, in line with the submitted Shadow Habitats Regulations Assessment Report.
22. Any signs or interpretation information, informing and promoting the development both within and outside the site must be Welsh or bilingual giving priority to the Welsh language.

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

1. To Comply with Section 91 (as amended) of the Town and Country Planning Act 1990.
2. To define the permission and for the avoidance of doubt.
3. To safeguard the visual amenities of the area in accordance with the Eryri Local Development Plan and in particular Policy 1.

4. To ensure a satisfactory standard of appearance of the development and the use of appropriate local building materials, in accordance with Eryri Local Development Plan policies and in particular policies A, 1 and 6.
5. To ensure a satisfactory standard of appearance of the development and the use of appropriate local building materials, in accordance with Eryri Local Development Plan policies and in particular policies A, 1 and 6.
6. To ensure a satisfactory standard of appearance of the development and the use of appropriate local building materials, in accordance with Eryri Local Development Plan policies and in particular policies A, 1 and 6.
7. To safeguard the visual amenities of the area and nearby residents in accordance with Eryri Local Development Plan 2016-2031 Policy 1.
8. To safeguard the visual amenities of the area and nearby residents in accordance with Eryri Local Development Plan 2016-2031 Policy 1.
9. To ensure appropriate management of the environmental impacts during the construction phase of the development and protect amenity.
10. To identify the precise route of the pipeline in order to protect the Ecology in accordance with the Eryri Local Development Plan and in particular policy D.
11. For the avoidance of doubt and in order to protect the biodiversity, the environment of the area and the visual impact on the wider landscape in accordance with Eryri Local Development Plan Policies and in particular policies 1 and A
12. To identify the precise route of the pipeline in order to protect the Ecology in accordance with the Eryri Local Development Plan and in particular policy D.
13. In the interests of highway safety and public amenity in accordance with Eryri Local Development Plan policies and in particular policies SP A, DP 3, DP 1.
14. 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.
15. 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.
16. To minimise the loss of amenity to neighbouring properties and the surrounding area in general in accordance with Eryri Local Development Plan Policies and in particular Policy 1.
17. To ensure that the flow of water within the river is adequately maintained

18. To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2018 and TAN24: The Historic Environment.
19. To ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).
20. To ensure a satisfactory standard of development and to minimise the risk of unacceptable harm or disturbance to protected species and Dark Sky core Zone in accordance with Eryri Local Development Plan Policies and in particular Policy D.
21. To ensure that the development is carried out with the least effect on the environment and the site is developed correctly. To assist effective monitoring of the development during the construction period and to strive to reduce the amount of waste associated with the development in accordance with ELDP policy DP1
22. In the interests of the Welsh Language and in accordance with Eryri Local Development Plan Policies and in particular Policy 18.

#### **Advisory Notes**

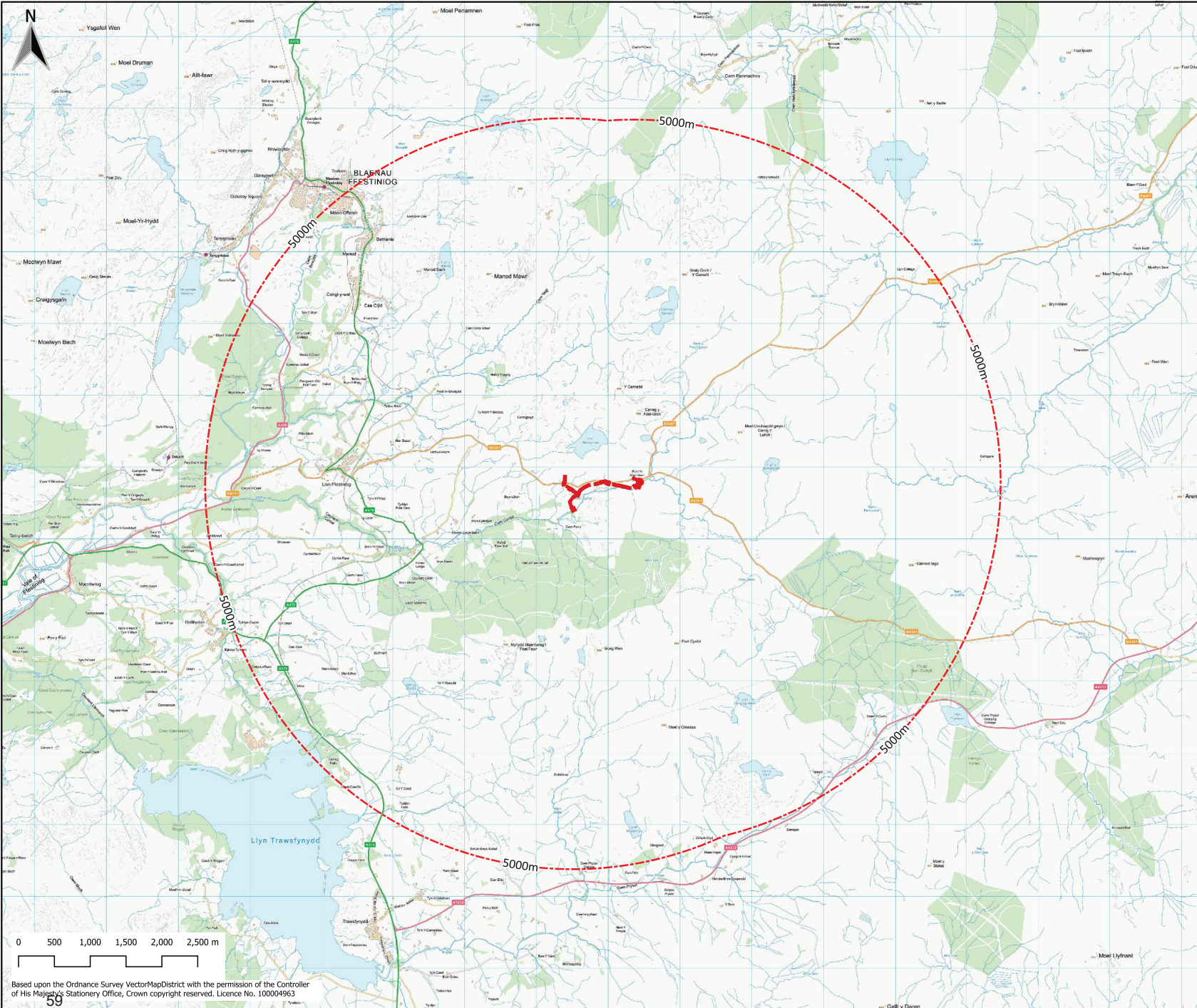
1. To ensure no pollution arises from this proposed development the applicant/developer shall at all times adhere to the standard pollution prevention guidelines as published by Natural Resources Wales in the following publications:
  - GPP 5: Works and maintenance in or near water
  - GPP 6: Working on construction and demolition sites
2. The applicant/agent will need to approach Gwynedd Council as the Lead Local Flood Authority to obtain consent for the construction of the weir under the Land Drainage Act 1991.
3. The applicant should be advised to apply in writing to the Street Works Manager for the necessary consent, as required under Section 171/ 184 of the Highways Act, 1980, to carry out work within the highway for the formation of both temporary and permanent accesses. Alternatively, please contact Gwynedd Council's Street Works Unit on 01766 771000 for the relevant application forms.
4. The Highway Authority shall not be responsible for any road surface water entering the site as a result of the development.
5. Public Footpath number 22 Community of Ffestiniog nearby the site shall be protected during and after this development. The applicant is advised to contact Gwynedd Council's Rights of Way Unit at Dolgellau on 01766 771000 in order to discuss any temporary diversions or closure required to undertake construction on near a public right of way



<b>Mynegai Cynlluniau a Dogfennau</b>		<b><i>Index of Plans and Documents</i></b>
<b>NP5/59/495C</b>		<b><i>NP5/59/495C</i></b>

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Tir perchnogaeth a ffin y safle	3	<i>Landownership and Site Boundary</i>
Cynllun Allweddol Lluniau	4	<i>Photographs Key Plan</i>
Lluniau (1 -14)	5	<i>Photographs (1 -14</i>
Lluniau (15-35)	6	<i>Photographs (15-35)</i>
Lleoliad Rhaeadr Mwgwd	7	<i>Intake Weir Location</i>
Manylion adeiladu Rhaedr Mwgwd	8	<i>Intake Weir Construction</i>
Lleoliad Tŷ Tyrbîn	9	<i>Turbine House Location</i>
Drychiadau Tŷ Tyrbîn	10	<i>Turbine House Elevations</i>
Trefniad Tŷ Tyrbîn	11	<i>Turbine House Layout</i>
Tŷ Tyrbîn fel y bwriedir	12	<i>In Situ Elevations - Turbine House</i>
Allanfa	13	<i>Outfall</i>
Tŷ Mesurydd lleoliad a chynllun bloc	14	<i>Metering House Location and Block Plan</i>
Tŷ Mesurydd Drychiadau	15	<i>Metering House Elevations</i>
Lleoliad Tŷ Mesurydd	16	<i>Site Entrance Metering House</i>
Pibell Croesi Afon	17	<i>Pipe River Crossing</i>

Croesi Nant	18	<i>Stream Crossing</i>
Gwriad Llwybr Cyhoeddus	19	<i>Footpath Diversion</i>
Cynllun Bloc Ardal 1	20	<i>Block Plan Area 1</i>
Cynllun Rheoli Traffig	21	<i>Traffic Management Plan</i>
Datganiad Seilwaith Gwyrdd	22	<i>Green Infrastructure Statement</i>
Ymateb Cyfoeth Naturiol Cymru (CNC)	23	<i>Natural Resources Wales (NRW) Response</i>
Crynodeb An-Dechnolegol	24	<i>Non-Technical Summery</i>
Ymateb asiant i sylwadau CNC a gwaith o fewn yr SSSI	25	<i>Agent Response re NRW Comments and SSSI</i>
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Lythyr o wrthwynebiad ar y cyd gan Gymdeithas Eryri ac Ymddiriedolaeth Natur Gogledd Cymru	28	<i>Joint Objection by Snowdonia Society and North Wales Wildlife Trust</i>
Llythyr ar y cyd gan Gymdeithas Eryri, Cyngor Mynydda Prydain, Ymddiriedolaeth Afonydd Gogledd Cymru, Save our Rivers, Plantlife, Ymddiriedolaeth Natur Gogledd Cymru	29	<i>Joint letter by Snowdonia Society, BMC North Wales River Trust, Save our Rivers, Plantlife &amp; North Wales Wildlife Trust</i>
Llythyr gan yr ymgeiswyr	30	<i>Letter by the applicants</i>



Client / Client:

## MED DAFYDD

Enw project / Project name:

### CWM CYNFAL HYDRO SCHEME

Titl luniad / Drawing title:

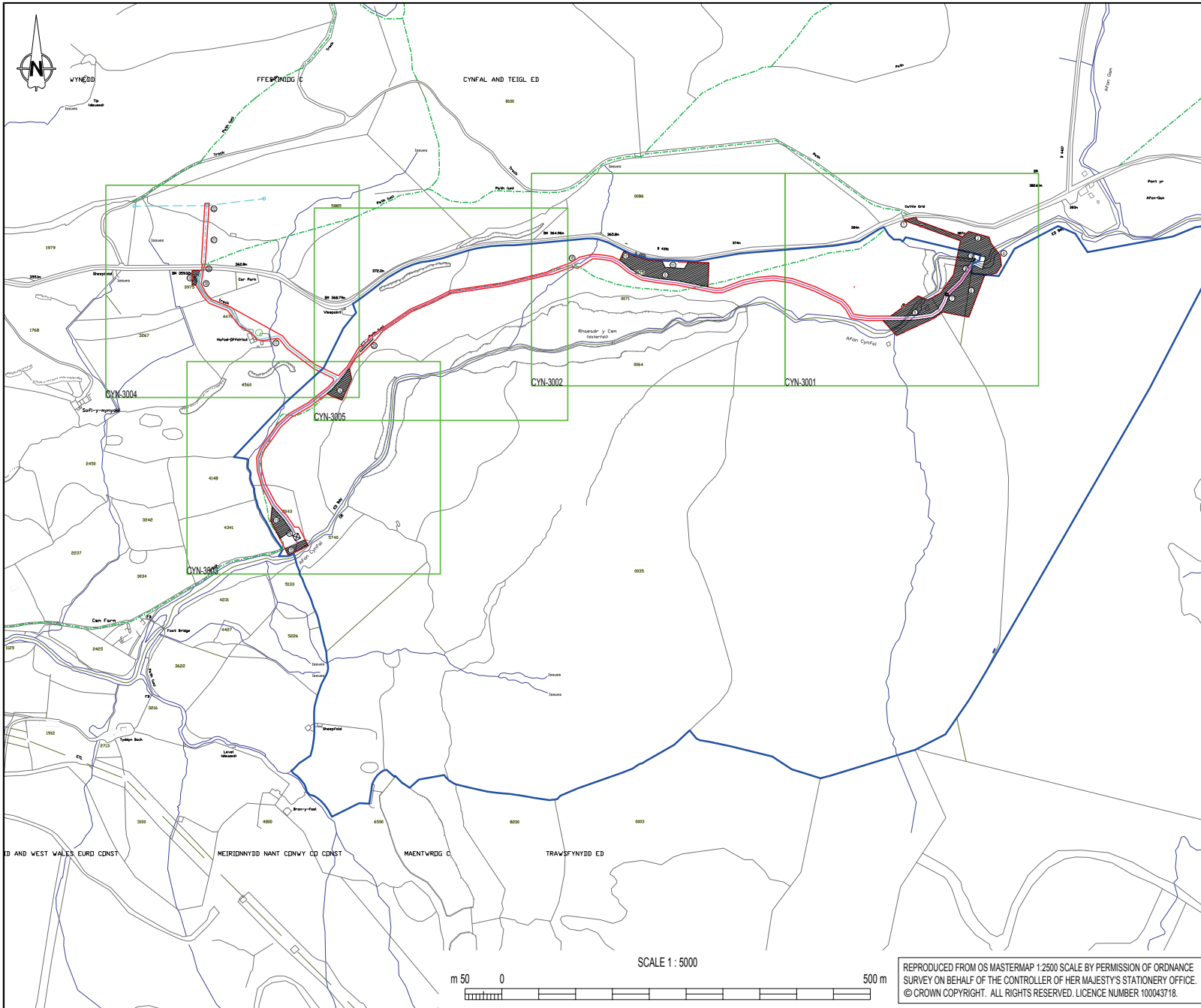
#### Site Location Plan Figure 2.1

Eglurhad / Key:

- Planning Boundary
- Fixed Distance Buffer

02	05/12/2023	Planning Issue	RJ	SWJ	APS
Cwm Rheol	Dyddiad Date	Disgrifiad Description	Glan By	Goleio CHA	Cymro App
<b>PLANNING</b>					
Graddfa / Scale (A3): <b>1:50,000 @ A3</b>			Dyddiad / Date: Jul 2023		
Rhif luniad / Drawing number: <b>3261-RML-DR-L-101</b>			Reolwr Cwmro: <b>APCS</b>		
Darparwyd gan / Prepared by:			 <small>RML Cyf. Cwm Y Cyffwrdd, Porth Cwm, Bala, Denbighshire, LL23 7BQ        Ffôn/Fax/Fon: +44 (0)1824 76266, Ffôn/Fax/Fon: +44 (0)1824 76266        e-bost/e-mail: info@rml.com, Gofio/Gofio: www.rml.com</small>		

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### FEATURES

- ACCESS FOR INTAKE WORKS UP TO RIVER CROSSING (TEMP)
- MATERIALS AND EQUIPMENT COMPOUND, SITE OFFICE (TEMP)
- INTAKE WEIR
- RIVER CROSSING (FORD) TO UPPER PIPE ROUTE (TEMP)
- ROCK CUTTING
- LAYDOWN AREA FOR ROCK CUTTING MATERIAL (TEMP)
- STILLING CHAMBER
- SUB-SURFACE RIVER CROSSING
- MAIN MATERIALS LAYDOWN AND PIPE WELDING AREA (TEMP)
- EXISTING ACCESS
- RELOCATED ACCESS FOR IMPROVED VISIBILITY
- MIDDLE LAYDOWN AREA (TEMPORARY)
- LOWER LAYDOWN AREA (TEMPORARY)
- TURBINE HOUSE
- OUTFALL
- CULVERTED STREAM CROSSING
- VERTICED STREAM CROSSING
- SITE COMPOUND (TEMPORARY)
- METERING BUILDING AND SITE COMPOUND (TEMPORARY)
- EXISTING ACCESS GATES
- NEW S.P.E.N CABLE
- CONNECTION AT EXISTING POLE LOCATION
- RETAINING WALL FOR WIDENED TRACK

### KEY

- SITE OWNERSHIP BOUNDARY
- PLANNING BOUNDARY
- PIPELINE ROUTE
- PRIVATE 11KV UNDERGROUND CABLE
- 11KV OVERHEAD CABLES (EXISTING)
- SPEN NEW 11KV CABLES (UG OR OH TBC)
- FOOTPATH

009	03/09/19	OWNERSHIP BOUNDARY	JH		
008	10/07/19	PIPE ROUTE PLANNING BOUNDARY TO AVOID WET HEATH	JH		

REV.	DATE	DESCRIPTION	DRAWN	CHK'D	APP'D

CLIENT  
**MED DAFYDD**

SCHEME  
**CYNFAL HYDRO**

TITLE  
**LOCATION PLAN**

STATUS  
**INFORMATION**

DRAWN (ORIG.) JH	CHECKED	APPROVED	SCALE / SHEET SIZE 1:5,000 / A3
CLIENT REFERENCE	DATE 03/09/2019		
DRAWING NO. CYN-2001	REV 009		



Client / Client:  
**MED DAFYDD**

Enw project / Project name:  
**CWM CYNFAL HYDRO SCHEME**

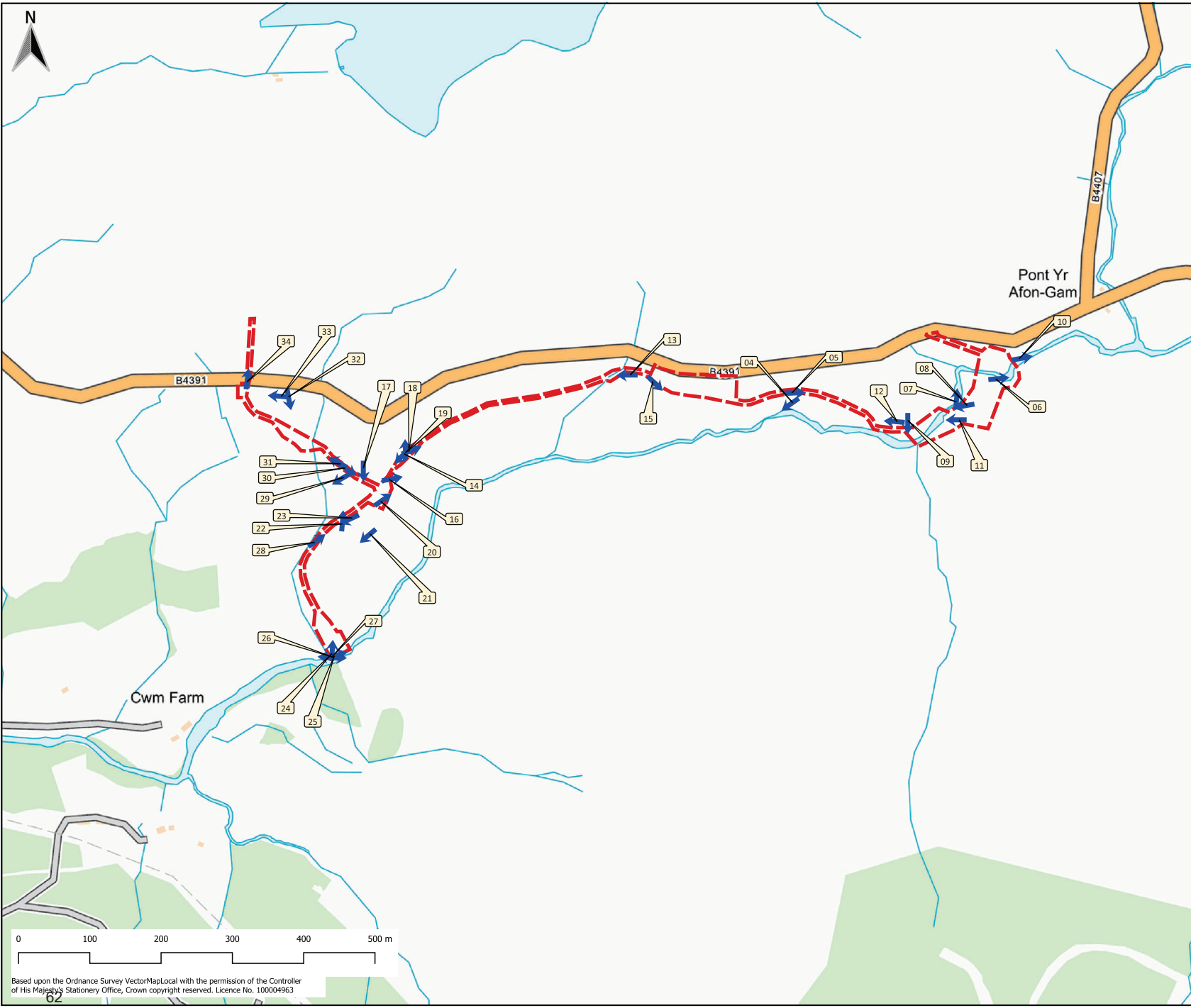
Titl lliniad / Drawing title:  
**Land Ownership  
Figure 2.2**

Eglurhad / Key:  
- - - Planning Boundary  
- - - Ownership Boundary

03	05/12/2023	Planning Issue	RJ	SWJ	APS
Cwm Rhe	Dyddiad Date	Disgrifiad Description	Glan By	Glan CWA	Cwmor Ame
<b>PLANNING</b>					
Graddfa / Scale (A3): <b>1:5,000 @ A3</b>		Dyddiad / Date: <b>Jul 2023</b>		Deddfwrdd RSLJ	
Rhif lliniad / Drawing number: <b>3261-RML-DR-L-102</b>				Deddfwrdd APCS	
Darparwyd gan / Prepared by:				Cwmor 03	




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Client / Client:  
**MED DAFYDD**

Enw project / Project name:  
**CWM CYNFAL HYDRO SCHEME**

Titl lliniad / Drawing title:  
**Site Photograph Location  
Figure 2.5**

Eglurhad / Key:  
 Photo Location and direction of view

03	05/12/2023	Planning issue	RJ	SWJ	APS
Cwm Rev	Dyddiad Date	Disgrifiad Description	Enw By	Gwlio Cib	Cymro App
<b>PLANNING</b>					
Graddfa / Scale (A3): <b>1:5,000 @ A3</b>		Dyddiad / Date: <b>Jul 2023</b>		Deddfwrdd RSLJ	
Rhif lliniad / Drawing number: <b>3261-RML-DR-L-105</b>				Cwmrodd APCS	
Darparwyd gan / Prepared by: <b>03</b>					



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**Aerial photographs of the site and setting**

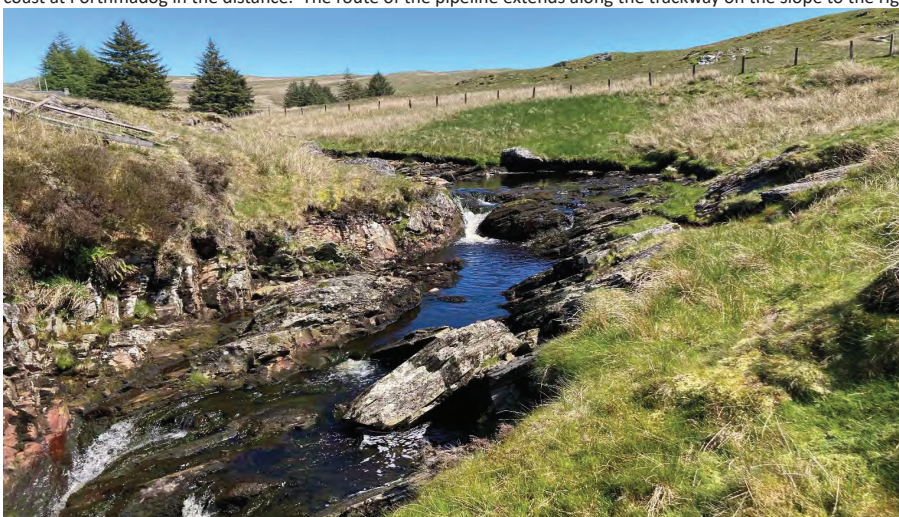
1. The Afon Cynfal upstream of the falls with the proposed weir and abstraction Point (C).
2. The middle section of the scheme showing the falls and the existing trackway down the valley lower section of the scheme.
3. The lower section of the scheme showing the lowest of the falls and the location of the turbine house and outfall.



4. View down Cwm Cynfal from above Rhaeadr y Cwm with the wooded slopes of Hafod-fawr to the far left and the coast at Porthmadog in the distance. The route of the pipeline extends along the trackway on the slope to the right.



5. View east along the Afon Cynfal from above Rhaeadr y Cwm, looking towards Pont yr Afon Gam



6. View of the selected abstraction point C



7. The river passes through a narrow gap between steep rock outcrops. This is abstraction point alternative B and would have required a weir of approximately 3.5m height.



8. Panoramic view of the site of the deep rock cutting to the right and the river crossing left of centre. The red dots indicate the location of pegs marking the pipeline route. Alternative river crossings, as a pipe bridge were considered within this view, roughly in the centre of the view and to the right of centre.



9. Location of abstraction Point A, the lowest of the three. The position can be seen in Photograph 11



10. The location of the proposed temporary river crossing just upstream of Abstraction Point C



11. View west at the proposed river crossing with the pipeline extending along the north riverbank. Abstraction Point 'A' is in the middle distance, to the right of the ruined stone building.



12. View west from where the pipeline follows the riverside before climbing to cross a slightly elevated ridge



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13. View west where the pipeline converges with the trackway (Footpath 22). The B4391 and its retaining structure can be seen clearly in the top right of the image. The dark green strip descending right to left across the middle of the image is a small watercourse that the pipeline must cross.



14. view east along the trackway (Footpath 22) through Cwm Cynfal with the waterfall to the right and the B4407 top left.



15 View south east where the pipeline crosses the elevated ridge



16 View east towards the waterfalls and the trackway (Footpath 22). In the foreground the pipeline would begin to descend to the turbine house by the river.



17 View south west into the lower valley with Cwm Farm in the centre of the view



19. The trackway (Footpath 22) west of the ruined building.



20. Typical white water in the waterfalls (April 2023).



18 Views of the small stone building beside the trackway (left from the west, right from the east)



21. The slope down from the trackway to the turbine house and outfall into the Afon Cynfal below the falls.



22 & 23. Two views showing the descent, following the trackway (Footpath 22).



26. Gate to track and Footpath 22 from Cwm Farm to the location of the Turbine House, with the riverbed (left).

24. View up the lower portion of the descent



25. Location of the turbine house beside the river.

27. The Outfall location on the Afon Cynfal.



28. The valley slope and the Hafod-Offeiriad stream (left). The cable connection would climb this route.



29. View from the trackway towards Cwm Farm with the Hafod-Offeiriad stream to the right of the track.



30. The ruins of Hafod-Offeiriad from below. The buried cable would ascend the slope to the right of the trees.

31. The Cable would be buried under a track that passes to the left and up-slope side of the ruins of Hafod-Offeiriad



32 & 33 View west across high land to the south of the B4391. The buried cable would cross the view in the middle distance and cross the road to meet the grid connection which is visible as posts on the skyline.





34. The location of the rock cutting looking south with the water intake and weir to be located in the foreground. The coloured ribbons and the red dots show edges of the 5m wide cutting through the crest of the hill. On completion the cutting would be backfilled and the hill soils and vegetation reinstated.

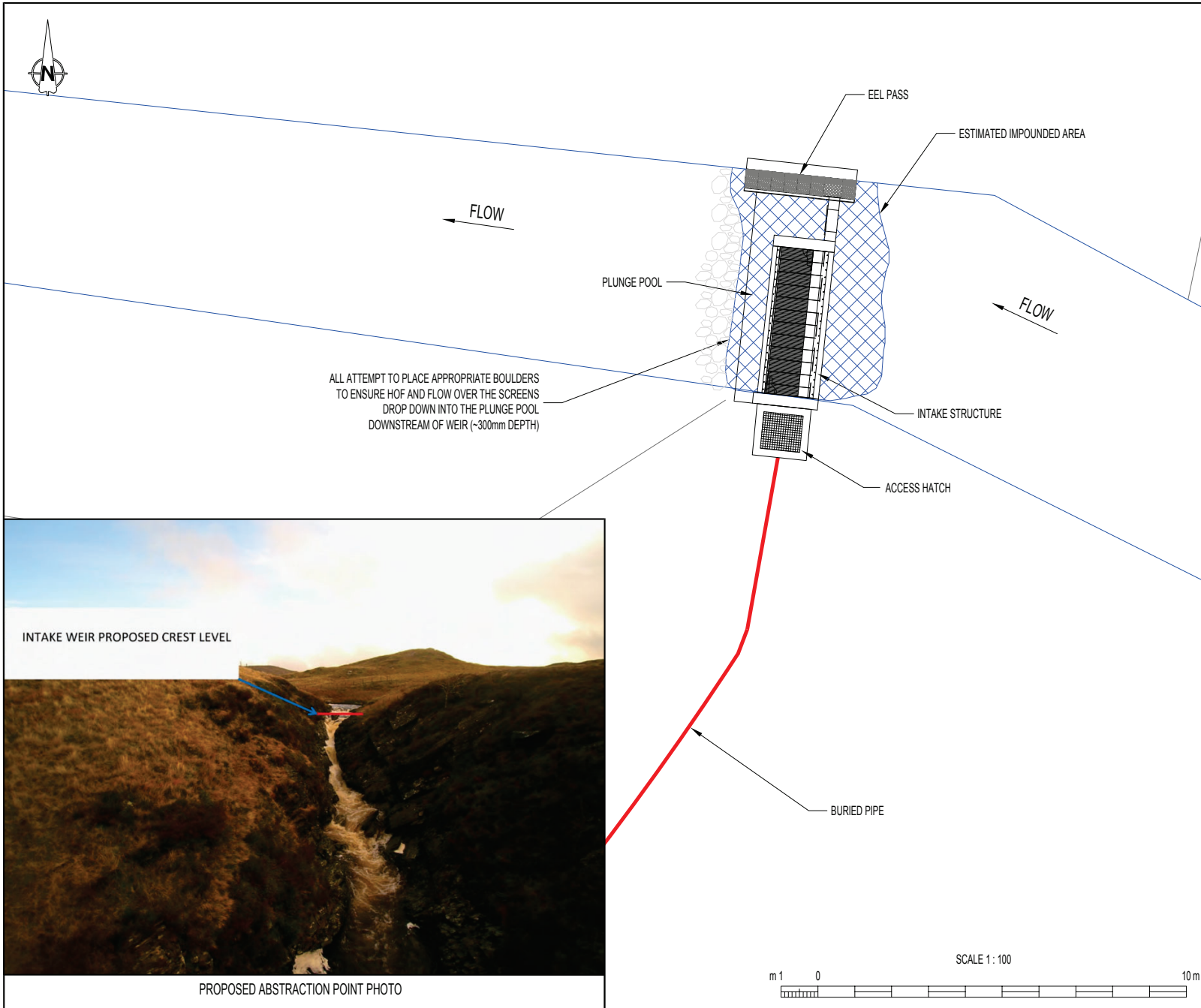


35. The opening in the ground that may be the result of settlement of backfill within a former mine shaft



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PROPOSED ABSTRACTION POINT PHOTO

**NOTES**

- ALL DIMENSIONS IN MILLIMETRES AND ALL LEVELS IN METRES ABOVE ORDNANCE DATUM UNLESS SHOWN OTHERWISE.
- THE WEIR MAKES USE OF THE NATURAL STEP IN THE GROUND PROFILE, MEANING THAT THE UPSTREAM WATER LEVEL CHANGES VERY LITTLE. WEIR REPLACES EXISTING STEP IN BED LEVEL AND IS BACKFILLED WHERE NECESSARY TO ENSURE CONTINUITY/EFFECTIVE TRANSFER OF SEDIMENT THROUGH THE DEROGATED REACH TO MAINTAIN FLOW VELOCITIES THROUGH THE IMPOUNDED REACH. STRUCTURE TO BE BACKFILLED TO AVOID SCOUR AND BYPASSING AND TO RESEMBLE NATURAL FLOW CONDITIONS. WEIR ARRANGEMENT MIMICS NATURAL PROCESSES.

SITE LOCATION - ABSTRACTION POINT  
GRID REFERENCE: 274437, 341780

REV.	DATE	DESCRIPTION	DSGND	CHK'D	APP'D
004	04-11-19	ACCESS HATCH			
002	04-10-19	STILLING CHAMBER MOVED			
000	01-03-17	FIRST ISSUE		WJ	DRD PMJ

SCHEME

CYNFAL HYDRO

TITLE

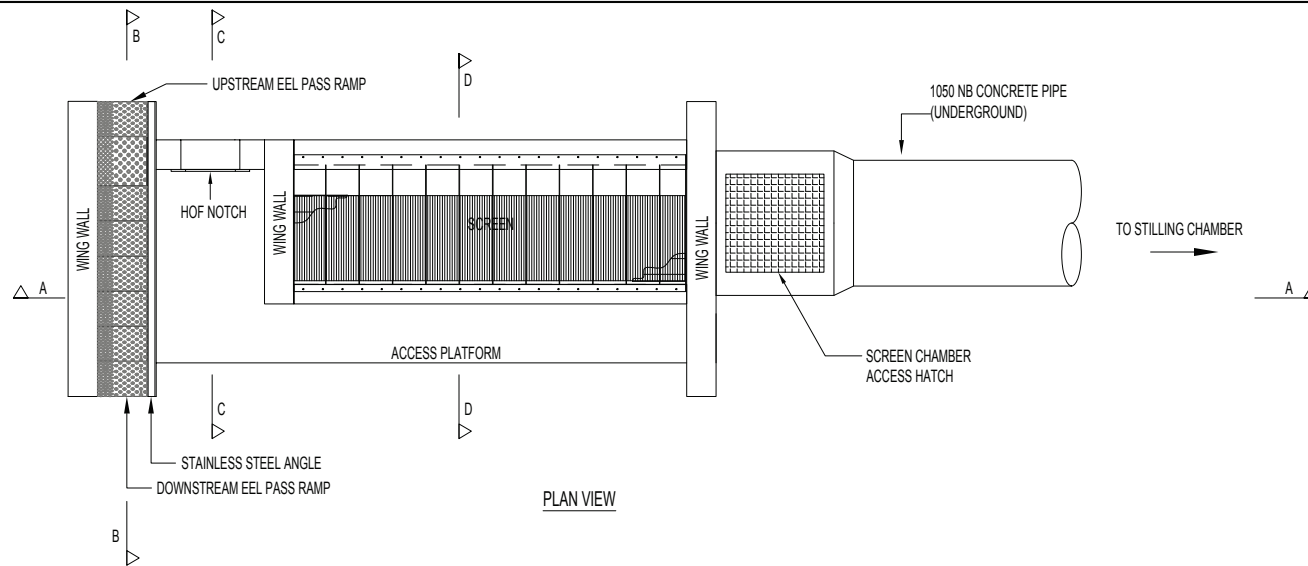
INTAKE LOCATION PLAN

STATUS

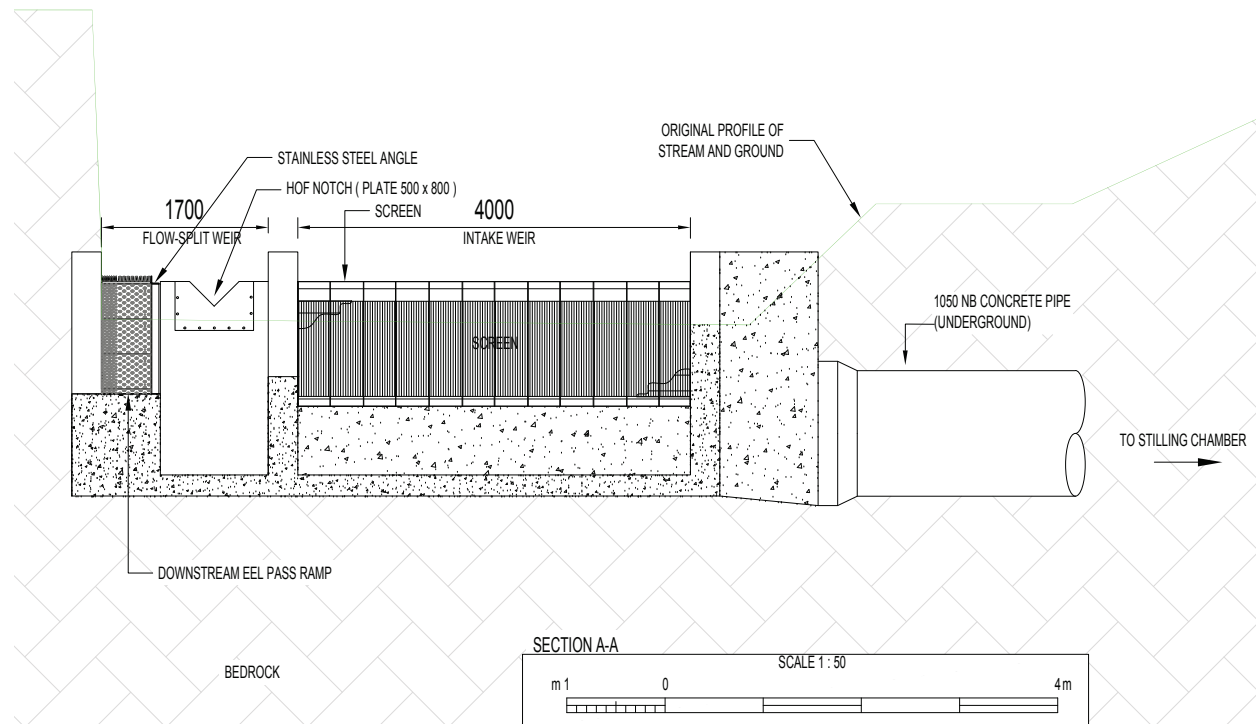
PRELIMINARY

DESIGNED	CHECKED	APPROVED	SCALE / SHEET SIZE
			1 : 100 / A3

DRAWING NO.	REV
CYN-6006	004



PLAN VIEW



SECTION A-A

SCALE 1:50



NOTES

1. ALL DIMENSIONS IN MILLIMETRES AND ALL LEVELS IN METRES ABOVE ORDINANCE DATUM UNLESS SHOWN OTHERWISE.
2. FOR AVOIDANCE OF DOUBT ALL DIMENSIONS ARE APPROXIMATE AND FINAL BUILDING DIMENSIONS MAY VARY MARGINALLY AS CONDITIONS DICTATE AND DEPENDING ON FINAL MECHANICAL EQUIPMENT SELECTION.

CONSTRUCTION NOTES:

INTAKE STRUCTURE TO BE CONSTRUCTED OF REINFORCED CONCRETE AND WILL BE CONSTRUCTED BY CREATING SUMP, STILLING CHAMBER STRUCTURE AND THEN BOLTING ON THE PREFABRICATED SCREEN IN PLACE. THE WEIR WILL BE STONED/ SLATE FACED ON THE DOWNSTREAM EXPOSED SURFACE TO MINIMISE VISUAL IMPACT. WATER LEVEL IN SUMP/ STILLING CHAMBER/ TANK TO BE CONTROLLED VIA LEVEL SENSOR AND AUTOMATED SPEAR VALVE(S) AT TURBINE HOUSE. SUMP/ STILLING CHAMBER SIZED TO MITIGATE VORTEXING/ AIR ENTRAINMENT IN PENSTOCK. BURIED PENSTOCK OUTLET WITH A MAXIMUM PIPE DIAMETER OF 800MM.

IMPOUNDMENT CONCRETE BASE LEVEL DEPENDENT ON BEDROCK. EXCAVATION TO TAKE PLACE UNTIL FIRM, UNBROKEN GROUND IS AVAILABLE. KEYED TO BEDROCK WITH DOWELS/ROCK ANCHORS AS REQUIRED.

NOT SHOWN ON DRAWING FOR CLARITY.

- SLUICE / GATE VALVES
- ACCESS STEPS TO DOWNSTREAM SIDE OF WEIR FOR MAINTENANCE ARE NOT SHOWN ON DRAWING FOR CLARITY.
- SUMP ACCESS HATCH

003	28-10-19	ACCESS HATCH	JH		
002	04-10-19	REMOTE STILLING CHAMBER	JH		
P00	01-03-17	FIRST ISSUE	VJ	DRD	KJP
REV.	DATE	DESCRIPTION	DSGND	CHK'D	APP'D

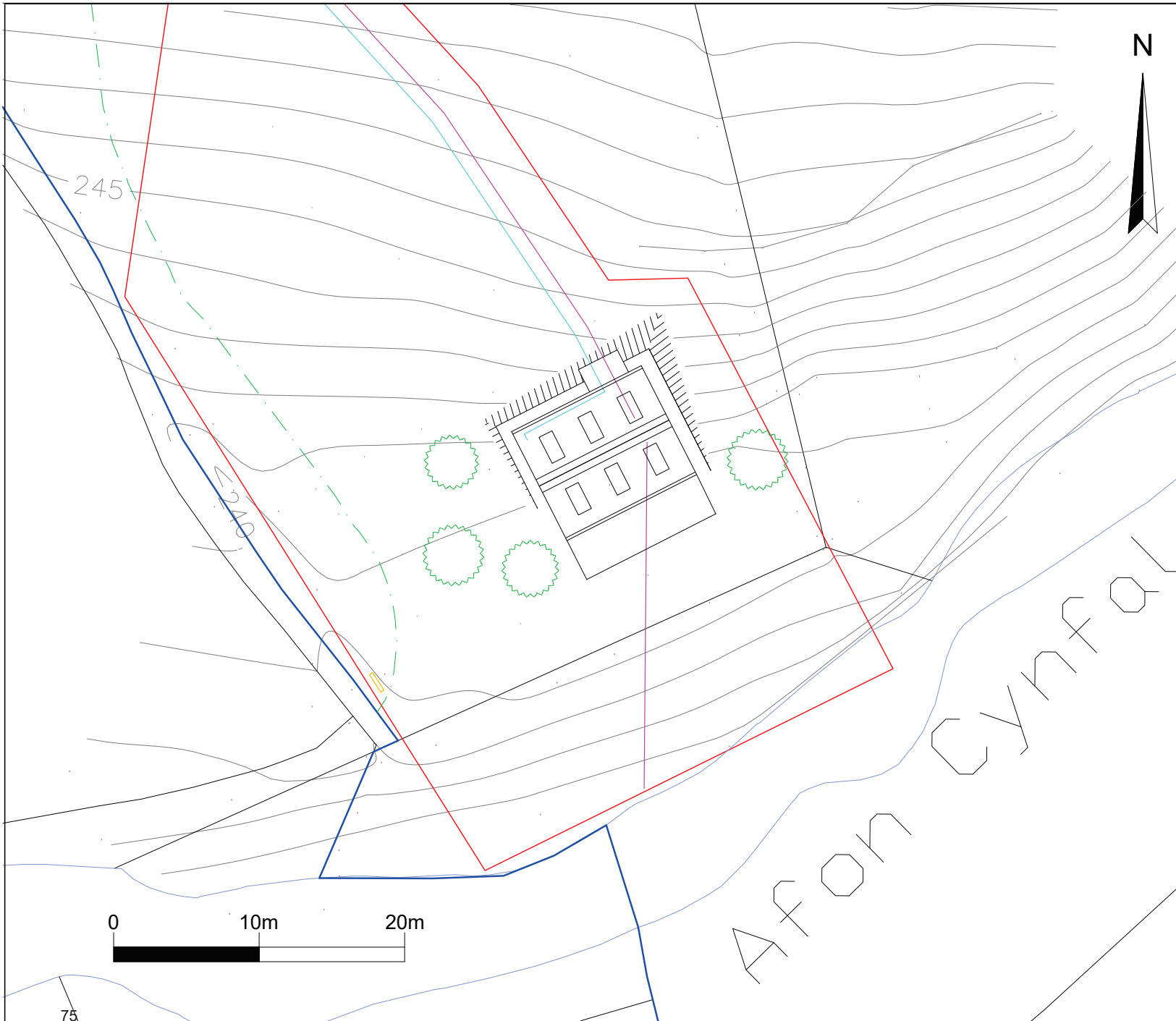
SCHEME  
CYNFAL HYDRO

TITLE  
INTAKE PLAN & SECTION A-A

STATUS  
PRELIMINARY

DESIGNED	CHECKED	APPROVED	SCALE / SHEET SIZE
			1:50 / A3

DRAWING NO.	REV
CYN-6005	003



Notes:  
 1. Elevations figures (ground levels) in metres correspond to Ordnance Datum.

References:  
 1. Location ref. drawings CYN-2001 and CYN-3003  
 2. Building NGR SH 73523 41405

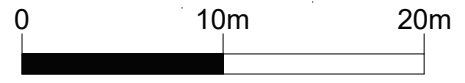
- Key:
- Planning Boundary
  - Ownership Boundary
  - Private 11kV Underground Cable
  - Buried Pipeline Route
  - - - Footpath
  - Screening trees
  - ▭ Interpretation Panel

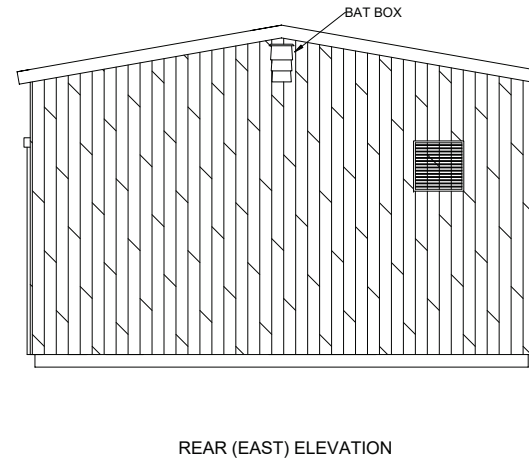
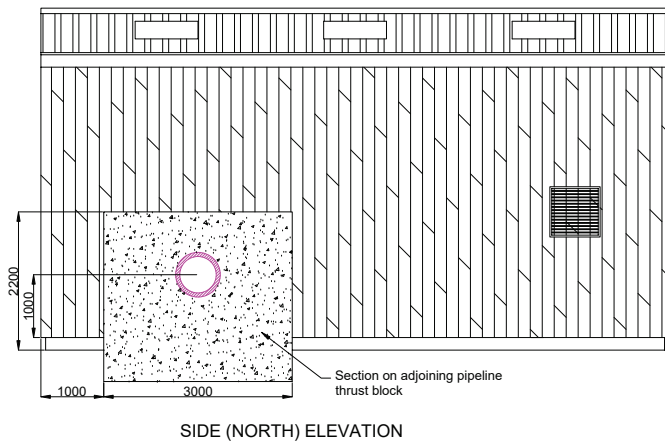
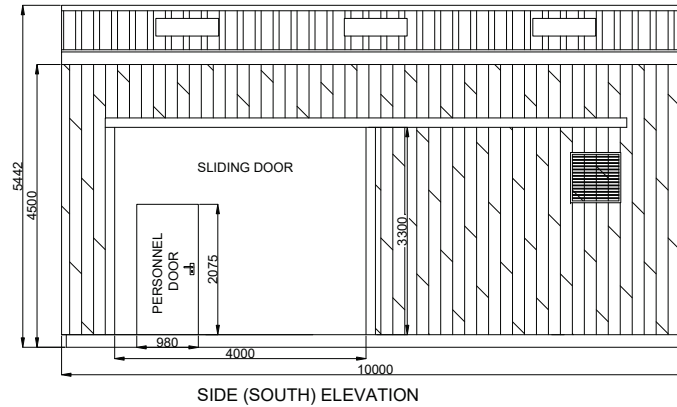
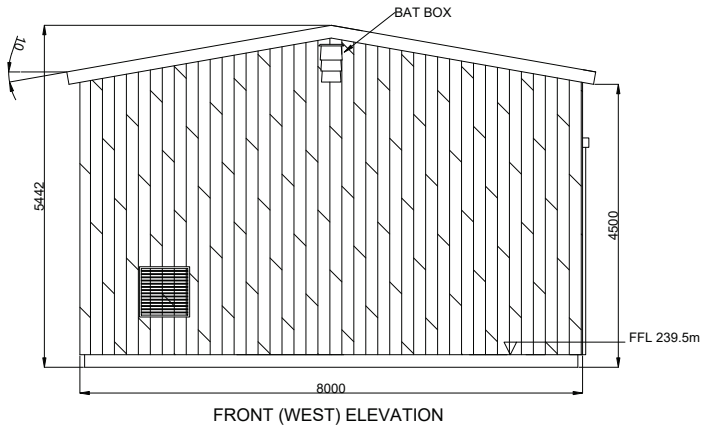
**BAILEYS** & Partners  
 Tyddyn Du, Llanbedr, Gwynedd, LL45 2LR  
 01341 241 700  
 enquiries@baileysandpartners.co.uk

Client **MED DAFYDD**  
 Project **CYNFAL HYDRO**  
 Title **Turbine House - Location Plan**

---

Date **15 Mar 2024** Dwg No. **CYN-5004**  
 Scale **1:250@A3** Sheet No. **1 of 1**  
 Drawn By **J Hewlett** Revision **006**





**Notes:**

1. Elevations figures (ground levels) correspond to Ordnance Datum.
2. All dimensions in mm unless otherwise stated.
3. Turbine house building of steel frame construction with concrete block walls, externally clad in larch, box profile roof finished in finished in a colour to be agreed by NRW and SNPA, and incorporating roof lights.
4. Sliding panel door with integral personnel door, powder coated steel with internal sound proofing.
5. All dimensions are provisional and may be subject to variations based on equipment manufacturer/supplier installation requirements.

**References:**

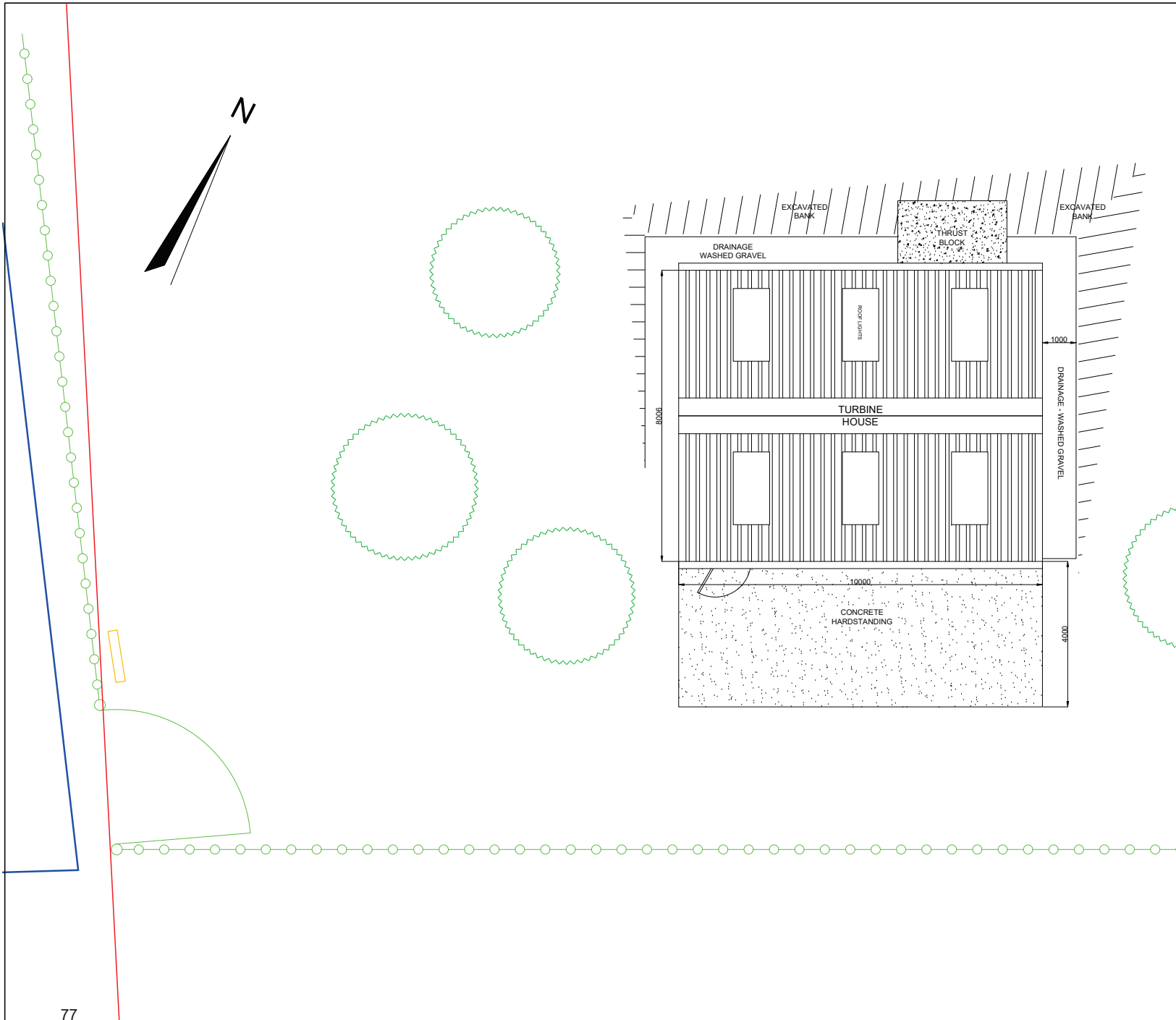
1. Location ref: drawings CYN-2001 and CYN-3003
2. Building NGR SH 73523 41405

**Key:**

**BAILEYS** Tyddyn Du, Llanbedr, Gwynedd, LL45 2LR  
 01341 241 700  
 enquiries@baileysandpartners.co.uk

Client **MED DAFYDD**  
 Project **CYNFAL HYDRO**  
 Title **Turbine House - Building Elevations**

Date **15 Mar 2024** Dwg No. **CYN-5007**  
 Scale **1:100@A3** Sheet No. **1 of 1**  
 Drawn By **J Hewlett** Revision **006**



Notes:

1. Elevations figures (ground levels) in metres correspond to Ordnance Datum.
2. All dimensions in mm unless otherwise stated.
3. Turbine house building of steel frame construction with concrete block walls, externally clad in larch, and box profile roof finished in a colour to be agreed by NRW and SNPA, and incorporating roof lights.
4. Substation located within turbine house building in dedicated room.

References:

1. Location ref: drawings CYN-2001 and CYN-3003
2. Building NGR SH 73523 41405

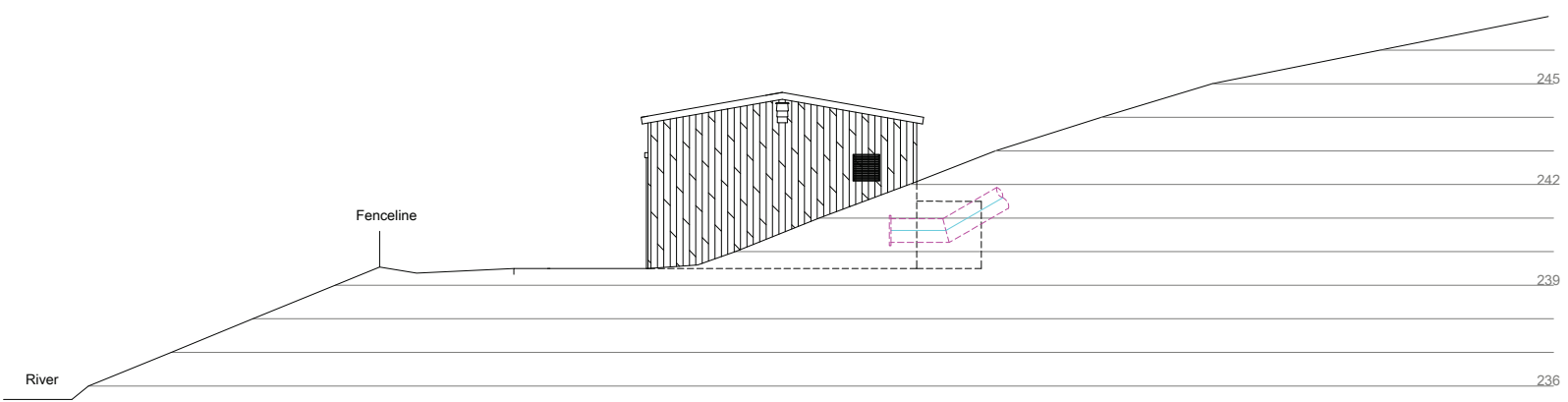
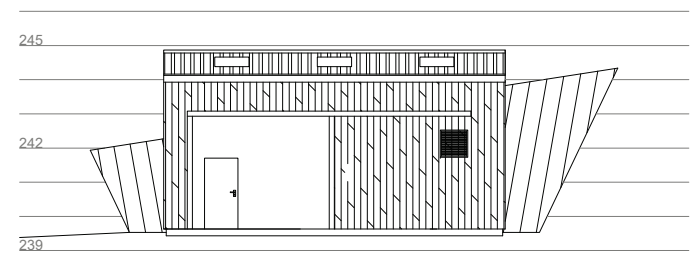
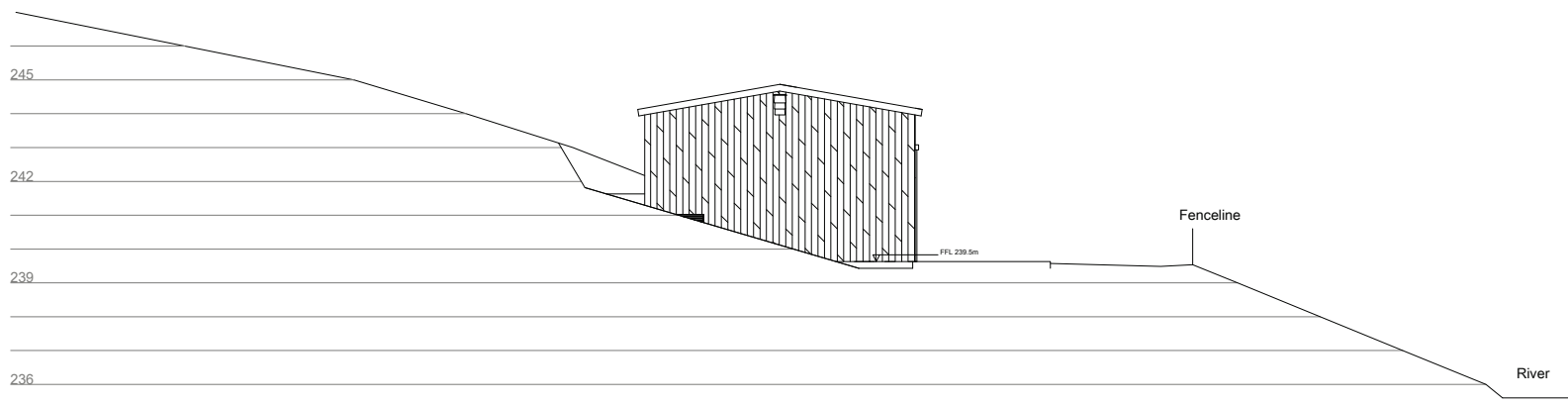
Key:

- Planning Boundary
- Ownership Boundary
- Fenceline (Existing)
- Screening trees
- Interpretation Panel

BAILEYS  
& Partners

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 enquiries@baileysandpartners.co.uk

Client	MED DAFYDD		
Project	CYNFAL HYDRO		
Title	Turbine House - Site Layout		
<hr/>			
Date	15 Mar 2024	Dwg No.	CYN-5005
Scale	1:100@A3	Sheet No.	1 of 1
Drawn By	J Hewlett	Revision	006



Notes:

1. Elevations figures in metres(ground levels)correspond to Ordnance Datum.
2. Building construction details provisional.

References:

1. Location ref: drawings CYN-2001 and CYN-3003
2. Turbine Building NGR SH 73523 41405

Key:

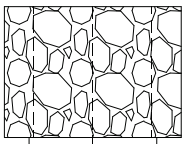
— Elevation Contours



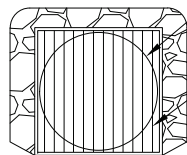
Tyddyn Du, Llanbedr, Gwynedd, LL45 2LR  
01341 241 700  
enquiries@baileysandpartners.co.uk

Client **MED DAFYDD**  
Project **CYNFAL HYDRO**  
Title **Turbine House In Situ Elevations**

Date **30 Sept 2019** Dwg No. **CYN-5009**  
Scale **1:150@A3** Sheet No. **1 of 1**  
Drawn By **J Hewlett** Revision **004**



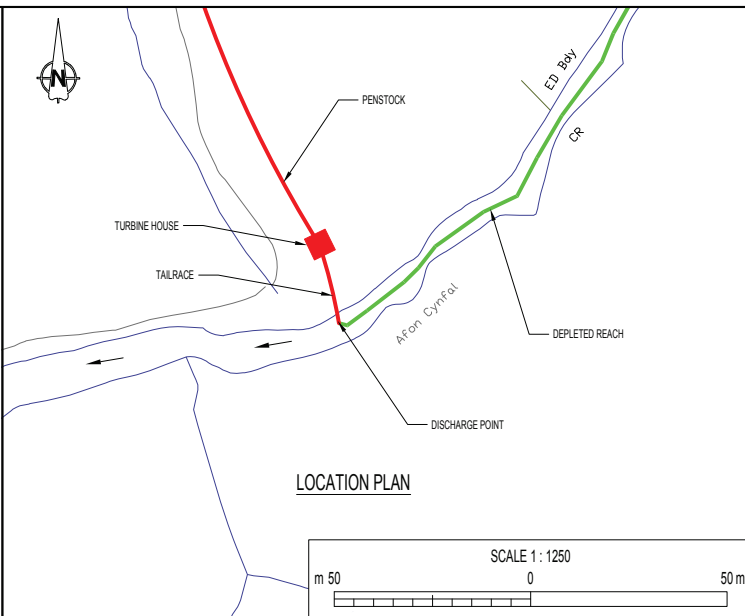
PLAN VIEW



FRONT ELEVATION VIEW

Ø1200 mm

OUTFALL GRATE



NOTES

ALL DIMENSIONS IN MILLIMETRES AND ALL LEVELS IN METRES ABOVE ORDNANCE DATUM UNLESS SHOWN OTHERWISE.

TOLERANCES

FOR THE AVOIDANCE OF DOUBT ALL DIMENSIONS ARE APPROXIMATE AND FINAL BUILDING DIMENSIONS MAY VARY MARGINALLY AS CONDITIONS DICTATE AND DEPENDING ON FINAL CONSTRUCTION DESIGN.

TAILRACE CONSISTS OF A BURIED PIPE(S) EXITING POWER HOUSE BELOW GROUND LEVEL.

OUTFALL STRUCTURE TO BE CONSTRUCTED OF REINFORCED CONCRETE WILL BE STONED / SLATE FACED ON ALL EXPOSED SURFACES TO MINIMISE VISUAL IMPACT.

CASCADE TO BE FORMED WITH LOCALLY SOURCED BOULDERS TO PREVENT EROSION.

OUTFALL CONCRETE BASE LEVEL DEPENDENT ON BEDROCK. EXCAVATION TO TAKE PLACE UNTIL FIRM, UNBROKEN GROUND IS AVAILABLE. KEYED TO BEDROCK WITH DOWELS / ROCK ANCHORS AS REQUIRED.

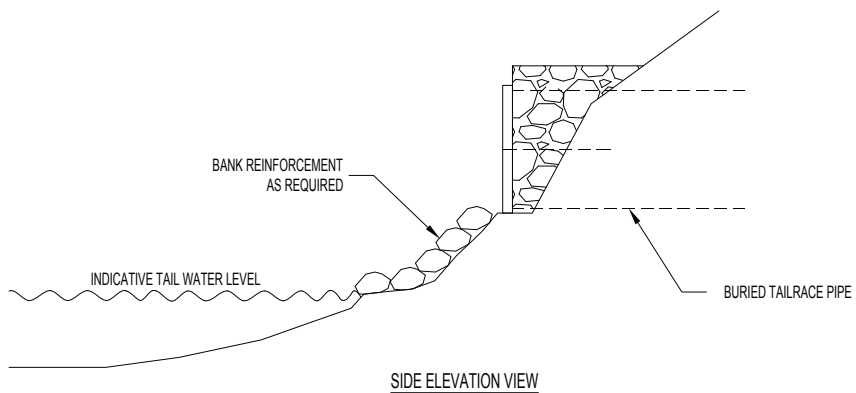
SITE LOCATION / DISCHARGE POINT

GRID REFERENCE: 273520, 341380



PROPOSED DISCHARGE POINT / TAILRACE PIPE

PROPOSED DISCHARGE POINT PHOTO



SCALE 1 : 50



002	28-10-19	PLANNING ISSUE			
P00	01-03-17	FIRST ISSUE	VJ	DRD	PMJ
REV.	DATE	DESCRIPTION	DSGND	CHK'D	APP'D

SCHEME

CYNFAL HYDRO

TITLE

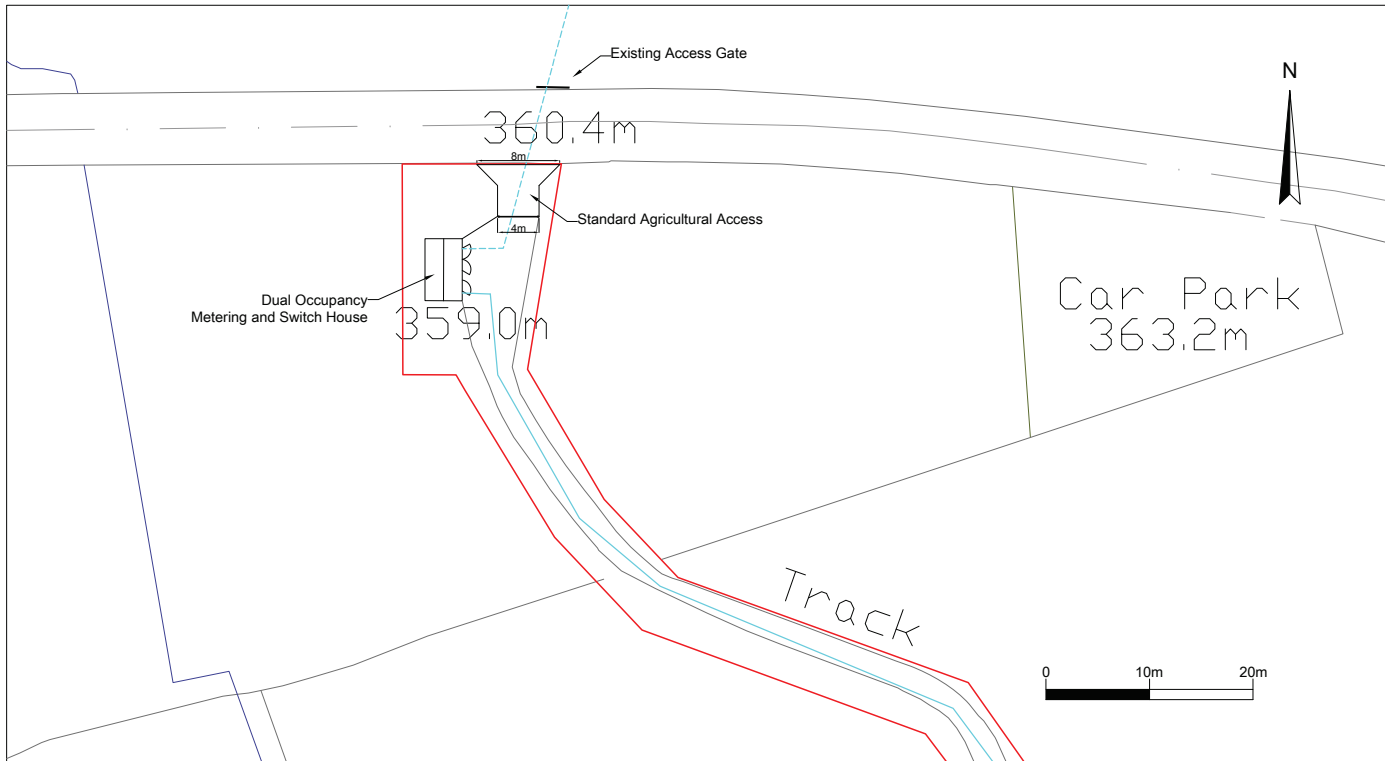
OUTFALL

STATUS

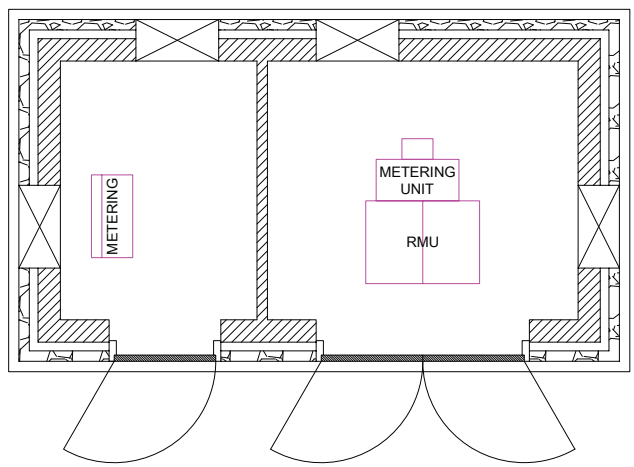
PRELIMINARY

DESIGNED	CHECKED	APPROVED	SCALE / SHEET SIZE
			AS SHOWN @ A3

DRAWING NO.	REV
CYN-6008	002



LOCATION PLAN - Scale 1:500



INTERNAL LAYOUT PLAN

- Notes:
1. Elevations figures (ground levels) correspond to Ordnance Datum.
  2. All dimensions in mm unless otherwise stated.
  3. Extended hard standing and vehicle turning area in unsealed graded and compacted stone.
  4. Layout details and dimensions are provisional and may be subject to variations in line with DNO installation requirements.
  5. Access from road utilising existing gateway location (South side of road), upgraded to standard agricultural access. For construction and emergency use only.

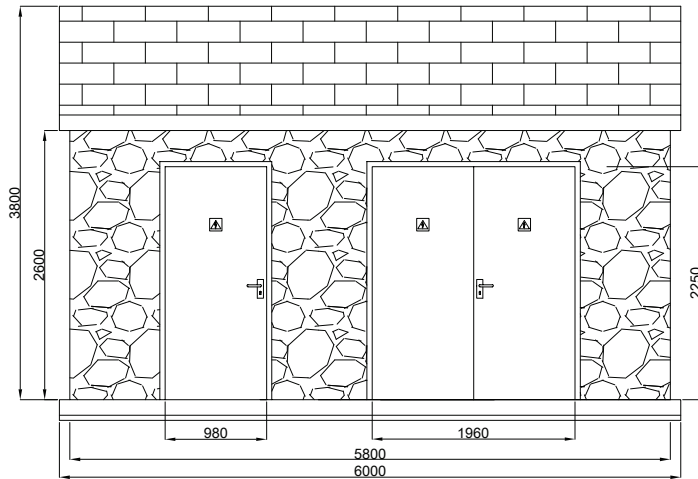
- References:
1. Location ref: drawings CYN-2001 and CYN-3004
  2. Metering Building NGR SH 73384 41760
  3. Standard Agricultural Access NGR SH 73394 41771

- Key:
- Planning Boundary
  - Private 11kV Underground Cable
  - - - - SPEN New 11kV Cables (DETAILS TBC)

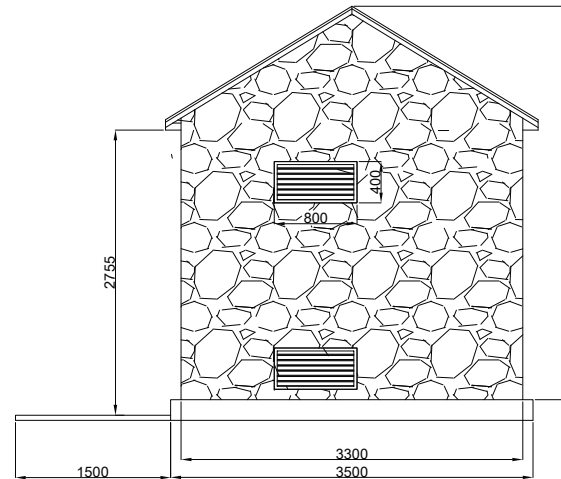
Tyddyn Du, Llanbedr, Gwynedd, LL45 2LR  
01341 241 700  
enquiries@baileysandpartners.co.uk

Client **MED DAFYDD**  
Project **CYNFAL HYDRO**  
Title **Metering Building Plans**

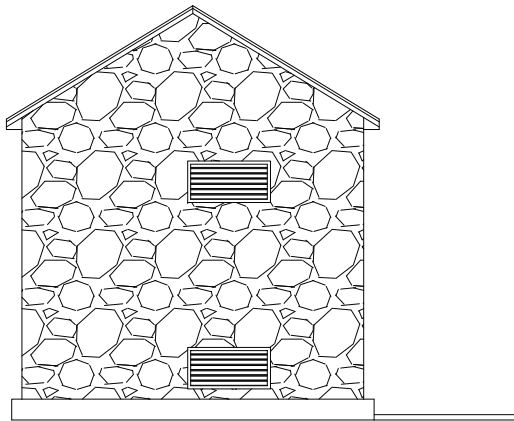
Date **09 Sept 2019** Dwg No. **CYN-5002**  
Scale **1:50@A3** Sheet No. **1 of 1**  
Drawn By **J Hewlett** Revision **004**



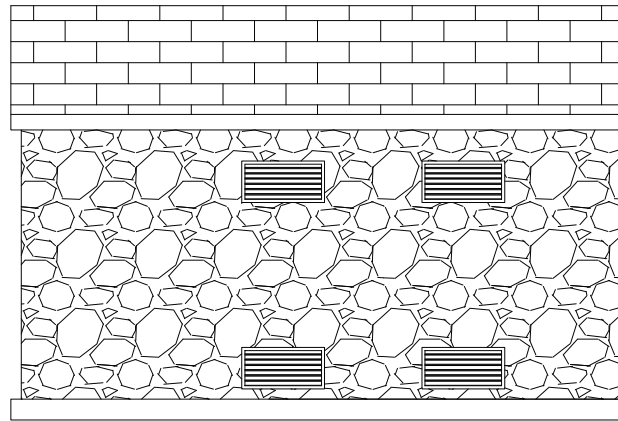
FRONT (EAST) ELEVATION



SIDE (NORTH) ELEVATION



SIDE (SOUTH) ELEVATION



REAR (WEST) ELEVATION

Notes:

1. Elevations figures correspond to Ordnance Datum.
2. All dimensions in mm unless otherwise stated.
3. Building in concrete block construction with local stone external wall cladding. Slate roof.
4. Doors solid timber.
5. Ventilation grills 800x400 min.
6. Layout details and dimensions are provisional and may be subject to variations in line with DNO installation requirements.

References:

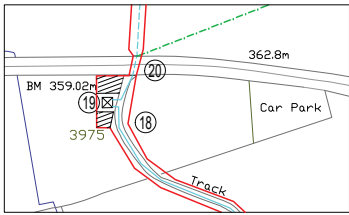
1. Location ref: drawings CYN-2001 and CYN-3004
2. Building NGR SH 73384 41760



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Client **MED DAFYDD**  
Project **CYNFAL HYDRO**  
Title **Metering Building**

Date **05 Sept 2019** Dwg No. **CYN-5003**  
Scale **1:50@A3** Sheet No. **1 of 1**  
Drawn By **J Hewlett** Revision **003**



Location Plan



View from carriageway looking South West  
(Google Street View 2019)

Notes:

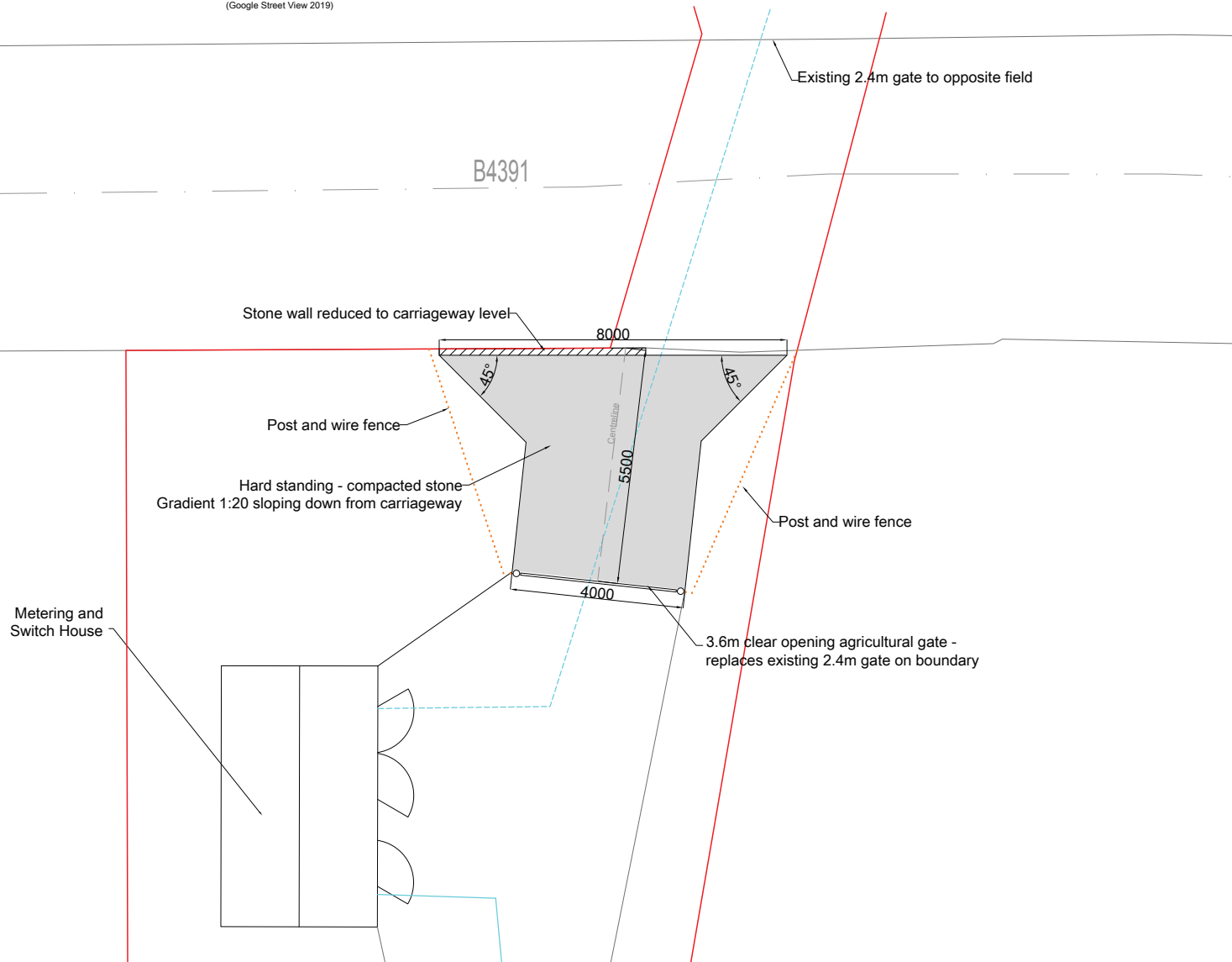
1. Elevations figures (ground levels) correspond to Ordnance Datum.
2. All dimensions in mm unless otherwise stated.
3. Site entrance hard standing in unsealed graded and compacted stone. Gradient <math><1:20</math> away from carriageway.
4. Gate to provide 3.6m clear opening.

References:

1. Site entrance NGR SH 73393 41769

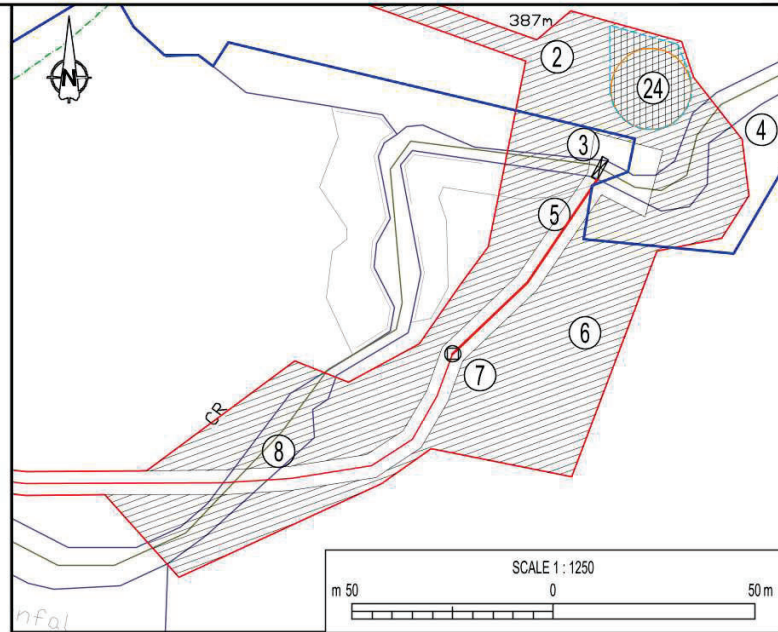
Key:

- Planning Boundary
- Ownership Boundary
- - - Underground cable
- . . . Fence
- Hard standing



Client **MED DAFYDD**  
 Project **CYNFAL HYDRO**  
 Title **Site Entrance - Metering House**

Date **10 Sept 2019** Dwg No. **CYN-8003**  
 Scale **1:100@A3** Sheet No. **1 of 1**  
 Drawn By **J Hewlett** Revision **001**



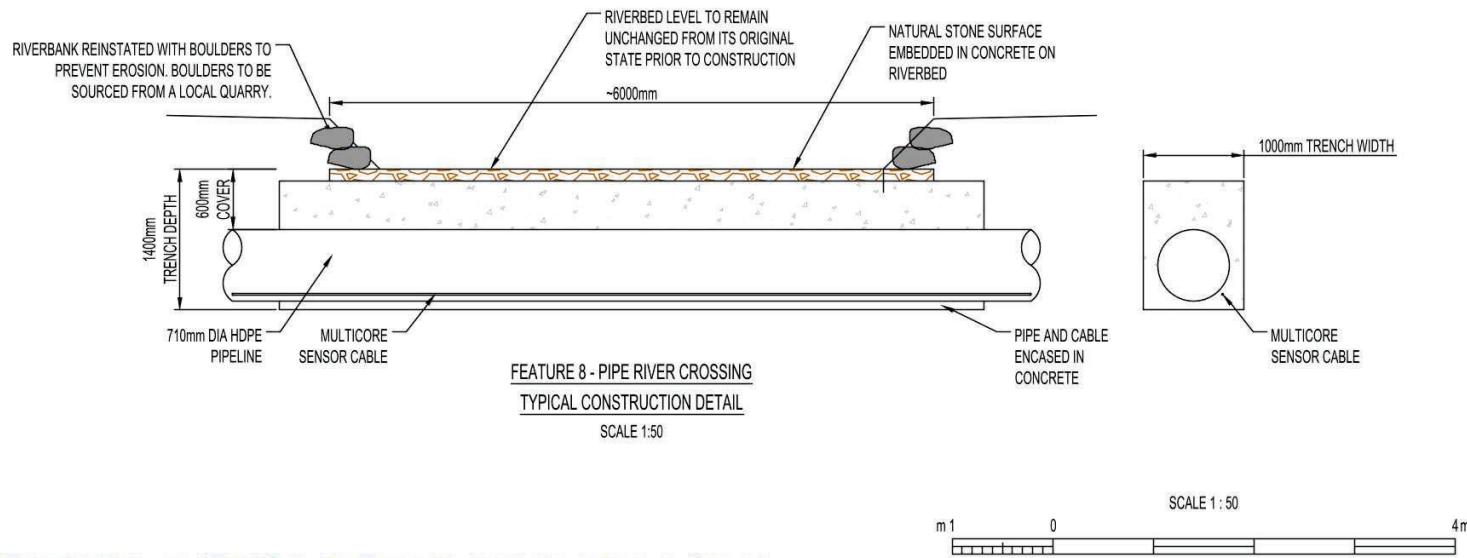
**NOTES**

1. ALL DIMENSIONS IN MILLIMETRES AND ALL LEVELS IN METRES ABOVE ORDNANCE DATUM UNLESS SHOWN OTHERWISE.
2. FOR THE AVOIDANCE OF DOUBT ALL DIMENSIONS ARE APPROXIMATE AND FINAL BUILDING DIMENSIONS MAY VARY MARGINALLY AS CONDITIONS DICTATE AND DEPENDING ON FINAL CONSTRUCTION DESIGN.
3. GWYNEDD COUNCIL AS THE LEAD FLOOD AUTHORITY WILL BE CONSULTED PRIOR TO COMMENCEMENT TO OBTAIN CONSENT FOR THE CONSTRUCTION UNDER THE LAND DRAINAGE ACT 1991
4. ALL WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH THE APPROVED CONSTRUCTION METHOD STATEMENT - SPECIFICALLY SECTION 8.11.
5. ALL WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH THE APPROVED CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN (CEMP)
6. ANY WORKS IN WATERCOURSE SHALL ONLY BE UNDERTAKEN DURING LOW FLOW CONDITIONS.
7. WORKS WITHIN AND ADJACENT TO THE WATERCOURSE WILL BE MONITORED BY AN ENVIRONMENTAL CLERK OF WORKS (ECOW).

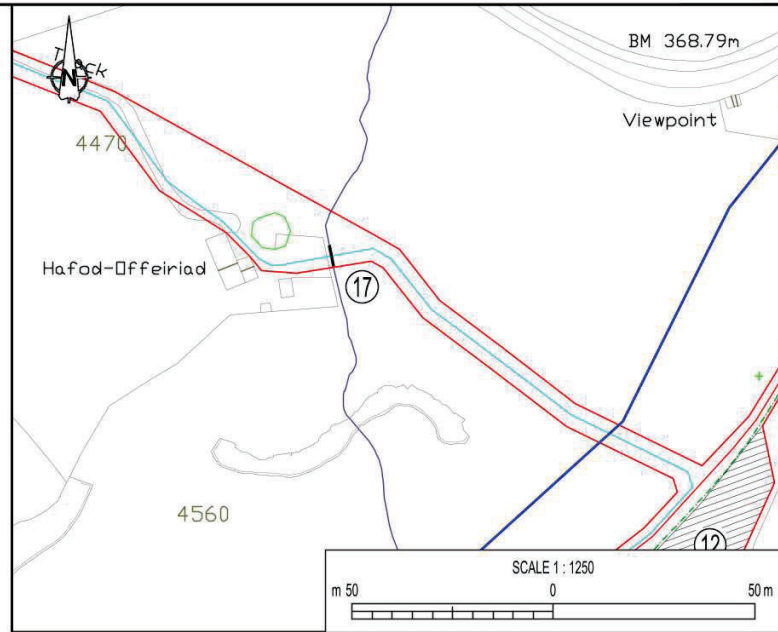
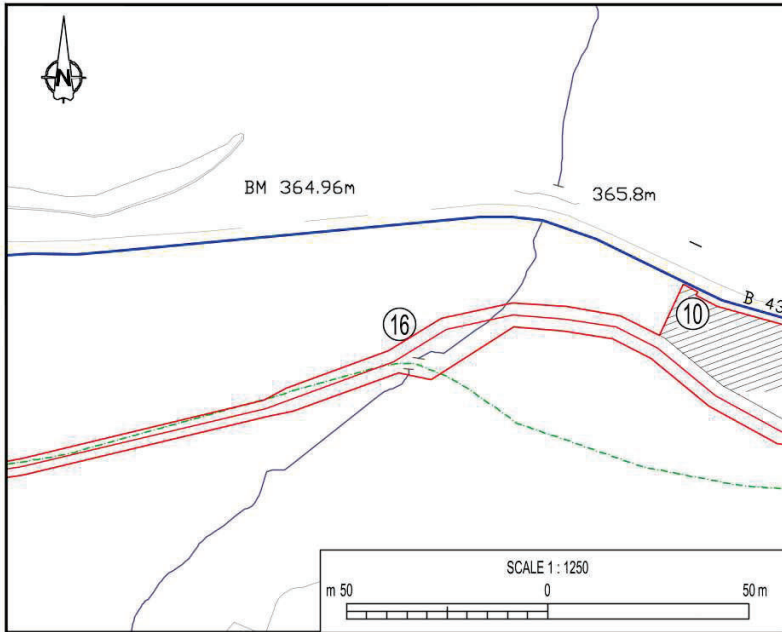
**KEY**

- SITE OWNERSHIP BOUNDARY
- PLANNING BOUNDARY
- TEMPORARY WORKS AREA
- TEMPORARY EXCLUSION ZONE
- PIPELINE ROUTE
- PRIVATE 11KV UNDERGROUND CABLE
- 11KV OVERHEAD CABLES (EXISTING)
- SPEN NEW 11KV CABLES (UG or OH TBC)
- FOOTPATH

001	25/11/24	AMENDMENTS TO TEXT. ADDITIONAL NOTES ADDED	MC		
REV.	DATE	DESCRIPTION	DSGND	CHKD	APPD
SCHEME					
CYNFAL HYDRO					
TITLE					
FEATURE 8 - PIPE RIVER CROSSING					
STATUS					
PRELIMINARY					
DESIGNED	CHECKED	APPROVED	SCALE / SHEET SIZE		
			AS SHOWN @ A3		
CLIENT REFERENCE			DATE		
			10/11/2024		
DRAWING NO.				REV	
CYN-6010				1	

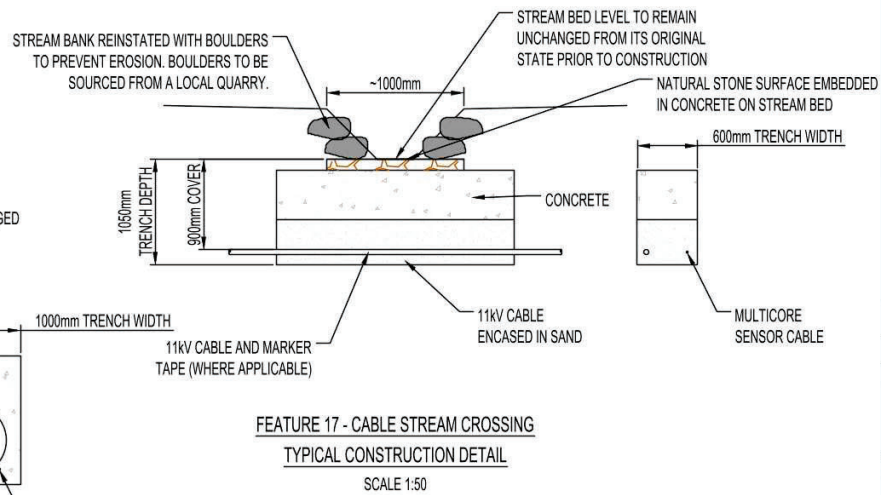
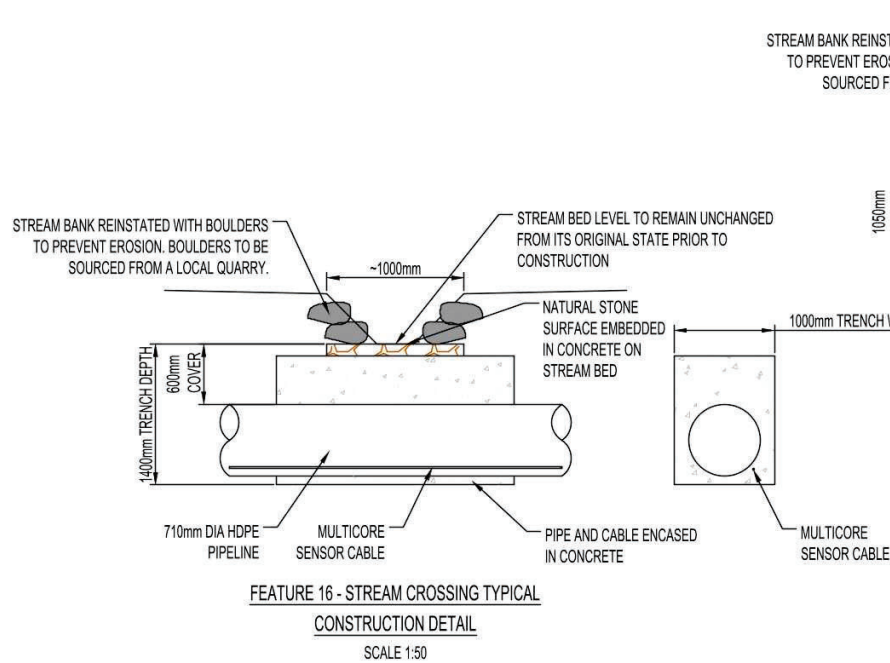


**ADDITIONAL INFORMATION 25/11/2024 RML**

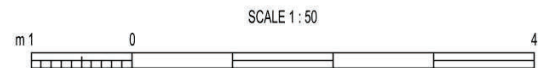


- NOTES**
1. ALL DIMENSIONS IN MILLIMETRES AND ALL LEVELS IN METRES ABOVE ORDNANCE DATUM UNLESS SHOWN OTHERWISE
  2. FOR THE AVOIDANCE OF DOUBT ALL DIMENSIONS ARE APPROXIMATE AND FINAL BUILDING DIMENSIONS MAY VARY MARGINALLY AS CONDITIONS DICTATE AND DEPENDING ON FINAL CONSTRUCTION DESIGN.
  3. GWYNEDD COUNCIL AS THE LEAD FLOOD AUTHORITY WILL BE CONSULTED PRIOR TO COMMENCEMENT TO OBTAIN CONSENT FOR THE CONSTRUCTION UNDER THE LAND DRAINAGE ACT 1991
  4. ALL WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH THE APPROVED CONSTRUCTION METHOD STATEMENT - SPECIFICALLY SECTION 8.11.
  5. ALL WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH THE APPROVED CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN (CEMP)
  6. ANY WORKS IN WATERCOURSE SHALL ONLY BE UNDERTAKEN DURING LOW FLOW CONDITIONS.
  7. WORKS WITHIN AND ADJACENT TO THE WATERCOURSE WILL BE MONITORED BY AN ENVIRONMENTAL CLERK OF WORKS (ECOW).

- KEY**
- SITE OWNERSHIP BOUNDARY
  - PLANNING BOUNDARY
  - ▨ TEMPORARY WORKS AREA
  - ▩ TEMPORARY EXCLUSION ZONE
  - PIPELINE ROUTE
  - PRIVATE 11KV UNDERGROUND CABLE
  - 11KV OVERHEAD CABLES (EXISTING)
  - SPEN NEW 11KV CABLES (UG OR OH TBC)
  - FOOTPATH



**ADDITIONAL INFORMATION 25/11/2024 RML**



REV.	DATE	DESCRIPTION	DSGND	CHKD	APPD
001	25/11/24	AMENDMENTS TO TEXT. ADDITIONAL NOTES ADDED		MC	

SCHEME  
**CYNFAL HYDRO**

TITLE  
**FEATURES 16 & 17 - STREAM CROSSING**

STATUS  
**PRELIMINARY**

DRAWN	CHECKED	APPROVED	SCALE / SHEET SIZE
MCC			AS SHOWN @ A3

CLIENT REFERENCE	DATE
	10/11/2024

DRAWING NO.	REV
CYN-6009	1

Notes:

1. Temporary footpath diversion route during installation of pipeline between points Ⓐ and Ⓑ only.
2. Works will require temporary closure of Snowdonia Slate Trail between points Ⓐ and Ⓑ.
3. Diversion will utilise alternative public footpaths and a temporary footpath route.
4. Signage and diversion route maps will be displayed at points Ⓐ and Ⓑ.

References:

1. Location ref: drawings CYN-2001 and CYN-3004

Key:

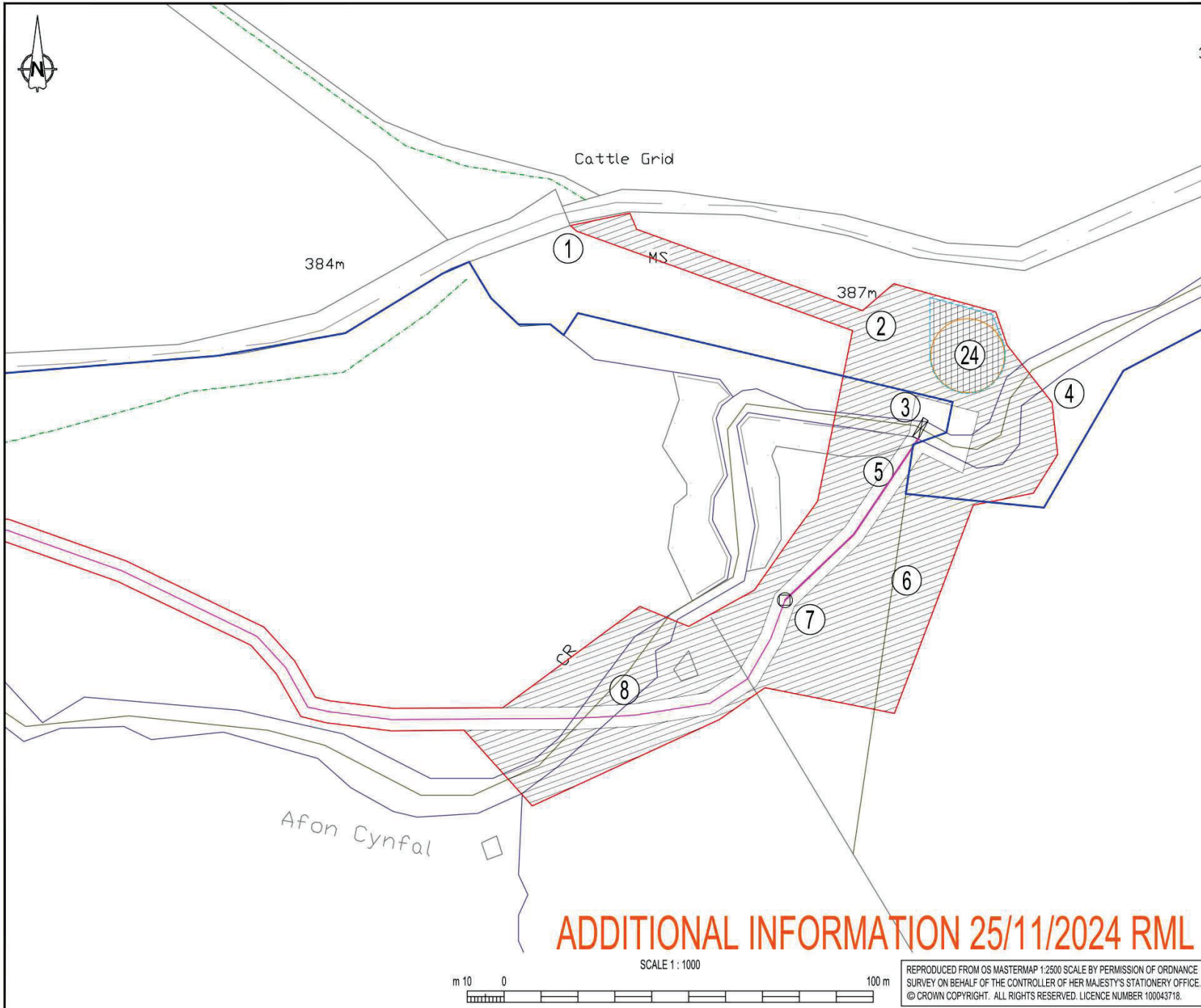
- Planning Boundary
- Ownership Boundary
- - - - - Public Footpath
- - - - - Public Footpath - Temporary closure
- - - - - Temporary Footpath - Diversion



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Client **MED DAFYDD**  
Project **CYNFAL HYDRO**  
Title **Pucllic Footpath Temporary Diversion**

Date **09 Sept 2019** Dwg No. **CYN-9001**  
Scale **1:5000@A3** Sheet No. **1 of 1**  
Drawn By **J Hewlett** Revision **001**



## ADDITIONAL INFORMATION 25/11/2024 RML

### FEATURES

1. ACCESS FOR INTAKE WORKS UP TO RIVER CROSSING (TEMP)
2. MATERIALS AND EQUIPMENT COMPOUND, SITE OFFICE (TEMP)
3. INTAKE WEIR
4. RIVER CROSSING (FORD) TO UPPER PIPE ROUTE (TEMP)
5. ROCK CUTTING
6. LAYDOWN AREA FOR ROCK CUTTING MATERIAL (TEMP)
7. STILLING CHAMBER
8. SUB-SURFACE RIVER CROSSING
9. MAIN MATERIALS LAYDOWN AND PIPE WELDING AREA (TEMP)
10. EXISTING ACCESS
11. RELOCATED ACCESS FOR IMPROVED VISIBILITY
12. MIDDLE LAYDOWN AREA (TEMPORARY)
13. LOWER LAYDOWN AREA (TEMPORARY)
14. TURBINE HOUSE
15. OUTFALL
16. CULVERTED STREAM CROSSING
17. CULVERTED STREAM CROSSING
18. SITE COMPOUND (TEMPORARY)
19. METERING BUILDING AND SITE COMPOUND (TEMPORARY)
20. EXISTING ACCESS GATES
21. NEW S.P.E.M CABLE
22. CONNECTION AT EXISTING POLE LOCATION
23. RETAINING WALL FOR WIDENED TRACK
24. 10m EXCLUSION ZONE AROUND BARBILOPHOZIA KUNZEANA SH7445441799

### KEY

- SITE OWNERSHIP BOUNDARY
- PLANNING BOUNDARY
- TEMPORARY WORKS AREA
- TEMPORARY EXCLUSION ZONE
- PIPELINE ROUTE
- PRIVATE 11KV UNDERGROUND CABLE
- 11KV OVERHEAD CABLES (EXISTING)
- SPEN NEW 11KV CABLES (UG or OH TBC)
- FOOTPATH
- FENCING AROUND EXCLUSION ZONE AND UPSLOPE GROUND

010	10/11/24	FEATURE 24 ADDED	MC		
009	03/09/19	OWNERSHIP BOUNDARY	JH		
008	10/07/19	PIPE ROUTE TO AVOID WET HEATH	JH		
007	29/04/19	PIPE ROUTE RIVER CROSSING STILLING CHAMBER	JH		
REV.	DATE	DESCRIPTION	DRAWN	CHKD	APPD

#### CLIENT

MED DAFYDD

#### SCHEME

CYNFAL HYDRO

#### TITLE

PROPOSED BLOCK PLAN - AREA 1

#### STATUS

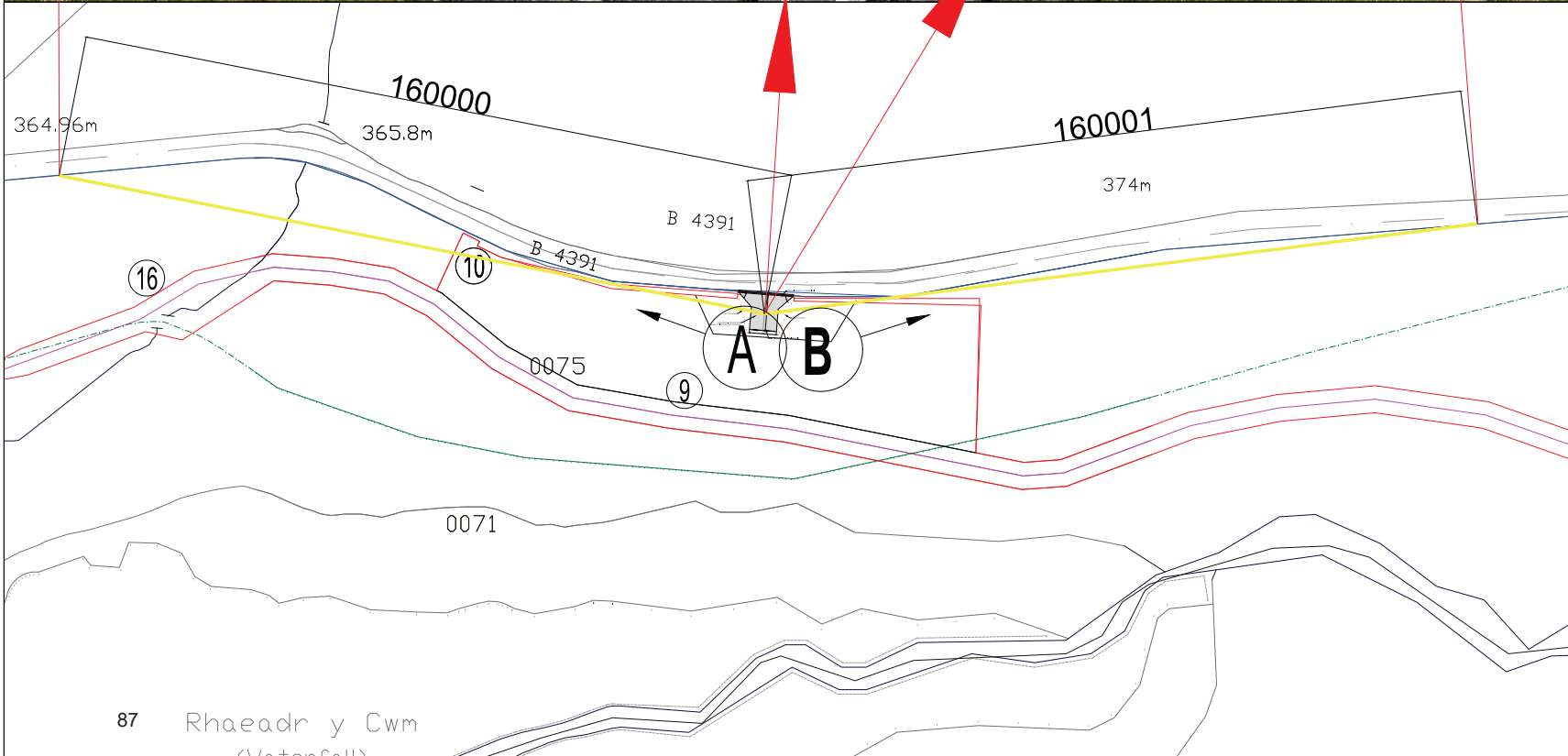
INFORMATION

DRAWN (ORIG.) JH	CHECKED	APPROVED	SCALE / SHEET SIZE 1:1,000 / A3
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CLIENT REFERENCE -	DATE 03/09/2019
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DRAWING NO. CYN-3001	REV 010
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REPRODUCED FROM OS MASTERMAP 1:2500 SCALE BY PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. © CROWN COPYRIGHT. ALL RIGHTS RESERVED. LICENCE NUMBER 100043718.



- Notes:
1. Elevations figures ( ground levels) correspond to Ordnance Datum.
  2. All dimensions in mm unless otherwise stated.
  3. Site entrance hard standing in unsealed graded and compacted stone. Gradient <1:20 away from carriageway.
  4. Gate to provide 4.8m clear opening.

- References:
1. Site entrance NGR SH 74029 41777

- Key:
- Planning Boundary
  - Ownership Boundary
  - ..... Fence

Client	MED DAFYDD		
Project	CYNFAL HYDDO		
Title	Site Entrance - Main Visibility		
Date	28/02/2024	Dwg No.	CYN-VIS-0001
Scale	NTS	Sheet No.	1 of 1
Drawn By	D Elis	Revision	001

**Cwm Cynfal Hydro Scheme**

**Green Infrastructure Statement**

For

**Med Dafydd**

April 2024

3290/11



## Cwm Cynfal Hydro Scheme

### Green Infrastructure Statement

For

**Med Dafydd**

April 2024

3290/11

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QUALITY ASSURANCE PROCEDURES: Qp4, QP7.3Doc6

Prepared by: Katy Morris Date: 11/04/2024  
Checked by: Shan Wyn Jones Date: 19/04/2024  
Approved by: Andrew Sumner Date: 23/04/2024

#### Issue Record

Rev	Date	Description	Prepared by	Checked by
0	24/04/24	Issue to client for comment	KM	APCS
1	11/06/24	Issue for client sign off	KM	APCS
2	08/07/24	Issue for planning application	KM	APCS



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APPENDIX D CuRve

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## Executive summary

Richards, Moorehead & Laing Ltd (RML) were commissioned by Med Dafydd to prepare a Green Infrastructure Statement, which is a requirement of a planning application as a result of changes to Planning Policy Wales.

This statement has been produced in reference to the recently published updated Chapter 6 of the Planning Policy Wales 12 which sets out the policies to support 'Distinctive and Natural Places'

A Green Infrastructure statement highlights any baseline data, surveys and assessments undertaken, including but not limited to, habitats and species surveys, arboricultural surveys and assessments, sustainable drainage statements, landscape and ecological management plans, open space assessments and green space provision and active travel links.

It is necessary for a Green Infrastructure statement to demonstrate that a stepwise approach has been followed to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. This is undertaken by ensuring that adverse environmental impacts are firstly avoided, then minimised, mitigated, and as a last resort compensated for. Enhancement must be secured by delivering a biodiversity benefit primarily on site or immediately adjacent to the site, over and above that required to mitigate or compensate for any negative impact.

The proposed scheme includes temporary and permanent works. This means that a restoration stage will follow on from the extent of the impact of the temporary works.

It is understood how important integrating green infrastructure and biodiversity enhancement into the scheme proposals, from the earliest design stages are. This statement sets out the credentials of the proposed scheme for the natural environment. The Environmental Statement has considered how measures can be incorporated into the scheme which will restore and enhance biodiversity provided to end users, as well as reducing the environmental effects of all stages, from construction, restorage stage, final operation, and maintenance.

The scheme provides opportunities for enhancements, such as the inclusion of a eel pass and bat boxes. Following construction, habitat connectivity will return to its pre-construction state and connectivity fully restored.



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## 1 Introduction

### 1.1 Scope of commission

- 1.1.1 Richards, Moorehead & Laing Ltd (RML) were commissioned by Med Dafydd to prepare a Green Infrastructure Statement (GIS) for the Cwm Cynfal hydro scheme, the site. A GIS is a requirement of Planning Policy Wales (Edition 12 – February 2024) PPW12) and has been prepared in reference to Chapter 6 of Planning Policy Wales 12 supporting ‘Distinctive and Natural Places’. Green Infrastructure Statements play a crucial role in modern planning policies, emphasizing the integration of green infrastructure into scheme proposals: active and natural places:

*“A green infrastructure statement should be submitted with all planning application. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal.” (PPW12 paragraph 6.2.12).*

### 1.2 Green Infrastructure

- 1.2.1 According to PPW 12 green infrastructure is defined as:

*‘The network of natural and semi-natural features, green spaces, rivers, and lakes that intersperse and connect places’.*

- 1.2.2 A Green Infrastructure statement highlights any baseline data, surveys and assessments undertaken, including habitats and species surveys, arboricultural surveys and assessments, sustainable drainage statements, landscape and ecological management plans, open space assessments and green space provision and active travel links.

### 1.3 Site description

- 1.3.1 The site is located within Snowdonia National Park alongside the B4391, approximately 1.2 km west of the junction with the B4407, and 3.8 km east of Llan Ffestiniog, as shown in **Figure 2.1** (see ES) Location Plan. The Afon Cynfal, which would supply water to the proposed hydroelectric scheme, flows generally from east to west and is a tributary of the Afon Dwyryd, with a confluence upstream of Maentwrog.
- 1.3.2 The proposed hydro generation scheme would be located on land to the north of Cwm Farm, Cwm Cynfal, on the southern fringes of the Migneint uplands. The accompanying Environmental Statement (ES) describes the Afon Cynfal and its tributaries.
- 1.3.3 The extent of landownership and the proposed site boundary are shown in ES Figure 2.2 and the immediate setting is shown in ES Figure 2.3. A selection of photographs 1 to 29 in the ES illustrates the context of the scheme.



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- 1.3.4 The site is situated within remote upland, currently grazed by sheep and designated for nature conservation interests and as ‘Open Access’ land, which also includes common land.
- 1.3.5 All of the proposed weir, pipeline route and turbine house would lie within the ownership of the applicant. To the west the works include third party private land.
- 1.3.6 A small area at the east end of the scheme lies within Common land – this is to the west of the river. <sup>1</sup>This land is also Open Access Land. Most of the land taken within the Open Access areas and common land would be restored on completion of the works, with only the Turbine house, metering building and the weir/intake structure remaining visible above the finished ground.
- The Open Access Land and Third-party land would be impacted in two locations:
- 1.3.7
- A small area at the east end of the scheme, on the north side of the river. This is where temporary works will be required for the coffer dam, weir and intake structure, and plant crossing. All disturbance would be made good on completion.
  - A proposed buried cable would divert from the pipeline into third party land, to continue north west, straight up the valley side, to the B4391. Here it crosses the road and continues north to meet overhead powerlines. An existing vehicular access would also be widened to serve the a new meter building.
- 1.3.8 A Public Right of Way (PRoW), Footpath Number 22, passes through the site and forms part of the Slate Trail. A proposed temporary diversion of the route, which would be required to construct the Scheme, is shown in ES Figure 2.4.
- 1.3.9 Cwm Cynfal is a location with historic and archaeological interest. The locality also includes an existing viewing point and car park (see Figure 2.4 of the ES) from which the Afon Cynfal gorges and waterfalls can be viewed.
- 1.3.10 The area has been mined, historically, for copper. Located in the narrowest and steepest part of the Cwm Cynfal are a number of mining features remaining.
- 1.3.11 The proposed scheme intake weir and first section of pipeline lies within a small portion of the westerly boundary of the designated Migneint-Arenig-Dduallt Special Protection Area (SPA) and the Migneint-Arenig-Dduallt Special Area of Conservation (SAC).
- 1.3.12 The same small area of the proposed project lies within the northerly boundary of the designated ‘Cwm Cynfal ‘Site of Special Scientific Interest’ (SSSI).

<sup>1</sup> See ES Volume 2 Figures, Figure 2.4 which shows the extent of commonland

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1.3.13 The boundaries of the three designations listed above are shown in Figures 9.2 and 9.3 of the ES, alongside other nature conservation designations within the locality.

## 1.4 Scheme proposals

1.4.1 The ES sets out the detailed description of the proposed hydroelectric scheme, and route details. In brief the scheme would extend to 1.2 kilometres along the Afon Cynfal. The relevant water abstraction licence has already been issued to Med Dafydd<sup>2</sup>.

1.4.2 The works requiring planning permission related to the construction and operation of a renewable energy hydro scheme with an expected generation capacity of 2000MWh at Afon Cynfal, and comprise the following developments:

- The provision of temporary site access and laydown areas and site compound office, during the construction stage only (*for 8-10 months period*). The proposed temporary works represent nearly half of all features associated with the scheme.
- Engineering works and structures for the installation of the hydro scheme features, within the Afon Cynfal and on adjoining land, to include the pipe route, widening an existing access point and re-positioning of an existing highway access point further to the east, together with associated below and above ground cable infrastructure.
- The erection of two buildings to include a Turbine House and a Metering building. And associated works.

## 1.5 Approach

1.5.1 This GIS should be read in conjunction with all accompanying documents. Where necessary references to documents are provided so that the contents of these reports are not repeated here.

1.5.2 The role of this GIS is to review and align with relevant PPW legislative and planning requirements, and this includes the following definitions:

- 'The Stepwise Approach'<sup>3</sup>
- Diversity Extent Condition Connectivity Aspect (DECCA) Principles<sup>4</sup>

<sup>2</sup> A Natural Resources Wales requirement for Hydro energy schemes.

<sup>3</sup> [https://www.gov.wales/sites/default/files/publications/2024-02/planning-policy-wales-edition-12\\_1.pdf](https://www.gov.wales/sites/default/files/publications/2024-02/planning-policy-wales-edition-12_1.pdf)

<sup>4</sup> <https://cieem.net/wp-content/uploads/2022/08/Net-Benefits-briefing.pdf>



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- Designated sites in the area and the list of habitats and species of principal importance for Wales, published under Section 7 of the Environment (Wales) Act 2016<sup>5</sup>.
- Natural Resources Wales Stepwise Approach<sup>6</sup> and, as detailed in section 2 of this statement.

## 1.6 Aims of this statement

1.6.1 The aim of this document is to demonstrate that a stepwise approach has been followed to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. This is undertaken by ensuring that adverse environmental impacts are firstly avoided, then minimised, mitigated, and as a last resort compensated. Enhancement must be secured by delivering a biodiversity benefit primarily on site or immediately adjacent to the site, over and above that required to mitigate or compensate for any negative impact.

## 1.7 Planning history

1.7.1 The potential to develop a hydro generation plant at Cwm Cynfal has been the subject of previous planning applications, the last of which was ‘withdrawn’ by the applicant in 2020.

1.7.2 The current scheme has been developed taking into consideration matters identified by the statutory consultees, the planning history and some improvements and enhancements to the scheme.

<sup>5</sup> <https://www.biodiversitywales.org.uk/Section-7>

<sup>6</sup> <https://naturalresources.wales/media/696780/gn042-green-infrastructure-assessments-final.pdf>



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## 2 Policy and Legislative Context

### 2.1 Planning Policy Wales (PPW12)<sup>7</sup>

2.1.1 Planning Policy Wales 12 (PPW12) Section 6.4.3 sets out the responsibilities of the Local Planning Authority when assessing development proposals and their impacts on biodiversity, stating that:

*‘The planning system has a key role to play in helping to reverse the decline in biodiversity and increasing the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement’.*

2.1.2 Planning authorities are required to demonstrate that they have sought to fulfil the duties and requirements of Section 6 of the Environment Act 2016<sup>8</sup> by taking all reasonable steps to maintain and enhance biodiversity in exercising their functions.

2.1.3 Chapter 6 includes the additional requirement to submit a Green Infrastructure Statement (GIS) with all planning applications. The new paragraph 6.2.12 states that the statement:

*‘will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal’ and that ‘the green infrastructure statement will be an effective way of demonstrating positive multifunctional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied’.*

2.1.4 In Planning Policy Wales, green infrastructure has been defined as:

*“the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places”. Green Infrastructure can function at a range of different scales; from entire ecosystems such as wetlands and rivers to parks, fields and gardens at the local scale and street trees, hedgerows, roadside verges, and green roofs/walls at the micro scale”. (PPW 12, Section 6.2).*

<sup>7</sup> [https://www.gov.wales/sites/default/files/publications/2024-02/planning-policy-wales-edition-12\\_1.pdf](https://www.gov.wales/sites/default/files/publications/2024-02/planning-policy-wales-edition-12_1.pdf)

<sup>8</sup> <https://www.legislation.gov.uk/anaw/2016/3/section/6>



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## 2.2 The Well-being of Future Generations (Wales) Act 2015<sup>9</sup>

2.2.1 The Well-being of Future Generations (Wales) Act 2015 includes a number of well-being goals (Part 2 Section 4), the second of which is ‘A resilient Wales’, described as:

*‘A nation which maintains and enhances a biodiverse natural environment with healthy functioning ecosystems that support social, economic and ecological resilience and the capacity to adapt to change (for example climate change).’*

## 2.3 Placemaking Wales Charter<sup>10</sup>

2.3.1 The Placemaking Wales Charter has been developed in collaboration with the Placemaking Wales Partnership to build on the strengthening focus on placemaking policy and practice in Wales and aims to provide a common understanding of the range of considerations that go into placemaking.

2.3.2 Placemaking is a holistic approach to the planning and design of development and spaces, focused on positive outcomes. It draws upon an area’s potential to create high quality development and public spaces that promote people’s prosperity, health, happiness, and well-being in the widest sense.

2.3.3 Supporting the development of high-quality places across Wales for the benefit of communities.

2.3.4 RML are proud to be a signatory and advocate of the six principles of the Placemaking Wales Charter. It will be our aim to embody these principles, which are illustrated in **Table 1**.

<sup>9</sup> Well-being of Future Generations (Wales) Act 2015 <https://www.gov.wales/well-being-of-future-generations-wales>

<sup>10</sup> <https://dcfw.org/placemaking/placemaking-charter/>



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**Table 1 The six principles of the Placemaking Wales Charter<sup>11</sup>**

<p><b>People and Community</b> The local community are involved in the development of the proposals. The needs, aspirations, health and well-being of all people are considered at the outset. Proposals are shaped to help to meet these needs as well as create, integrate, protect and/or enhance a sense of community and promote equality.</p>	<p><b>Movement</b> Walking, cycling and public transport are prioritised to provide a choice of transport modes and avoid dependence on private vehicles. Well designed and safe active travel routes connect to the wider active travel and public transport stations and stops are positively integrated.</p>	<p><b>Public Realm</b> Streets and public spaces are well defined, welcoming, safe, and inclusive with a distinct identity. They are designed to be robust and adaptable with landscape, green infrastructure, and sustainable drainage well integrated. They are well connected to existing places and promote opportunities for social interaction and a range of activities for all people.</p>
<p><b>Location</b> Places grow and develop in a way that uses land efficiently, supports and enhances existing places and is well connected. The location of housing, employment and leisure and other facilities are planned to help reduce the need to travel.</p>	<p><b>Mix of Uses</b> Places have a range of purposes which provide opportunities for community development, local business growth and access jobs, services and facilities via walking, cycling or public transport. Development density and a mix of uses and tenures helps to support a diverse community and vibrant public realm.</p>	<p><b>Identity</b> The positive, distinctive qualities of existing places are valued and respected. The unique features and opportunities of a location including heritage, culture, language, built and natural physical attributes are identified and responded to.</p>

Information within the **Table 1** sourced from Placemaking Wales Charter

<sup>11</sup> [https://dcfw.org/wp-content/uploads/2020/09/PlacemakingWales\\_A4Charter\\_ENG.jpg](https://dcfw.org/wp-content/uploads/2020/09/PlacemakingWales_A4Charter_ENG.jpg)



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## 2.4 Adopted Local Development Plan (2016 - 2031)

2.4.1 The Eryri Local Development Plan is relevant and remains in force until 2031. Development Plan Strategic Policy D: Natural Environment sets out the policies relevant to nature conservation and biodiversity. The reader is referred to this for the planning policy commitments relevant to nature conservation.

2.4.2 Development proposals which are likely to adversely affect habitats and species listed in the Local Biodiversity Action Plan will be subject to the guidelines of the Supplementary Planning Guidance on Local Biodiversity, SPG Note 6, Nature Conservation and Biodiversity.

2.4.3 Other guidance for bats and protected species were considered<sup>12 13</sup>,

## 2.5 State of Natural Resources Report (SoNaRR) for Wales 2020<sup>14</sup>

2.5.1 SoNaRR assesses Wales's sustainable management of natural resources (SMNR) against the four long-term aims and sets out a range of opportunities for action. These are: safeguarded and enhanced natural resources; resilient ecosystems; healthy places for people; and a regenerative economy.

## 2.6 DECCA Framework

2.6.1 Paragraph 6.4.5 PPW12 states:

*'that development should not cause any significant loss of habitats or populations of species, locally or nationally, must work alongside nature and it must provide a net benefit for biodiversity and improve, or enable the improvement of, the resilience of ecosystems'.*

*'A net benefit for biodiversity is the concept that development should leave biodiversity and the resilience of ecosystems in a significantly better state than before, through securing immediate and long-term, measurable, and demonstrable benefit, primarily on or immediately adjacent to the Site'.<sup>15</sup>*

2.6.2 The stepwise approach is the means of demonstrating the steps which have been taken towards securing a net benefit for biodiversity. In doing so, regard must also be given to promoting the resilience of ecosystems, through the DECCA framework, which is framed as such:

- **Diversity** between and within ecosystems.
- **Extent** or scale of ecosystems.

<sup>12</sup> <https://planning.snowdonia.gov.wales/advice-and-guidance/biodiversity/bats-and-development/>

<sup>13</sup> <https://planning.snowdonia.gov.wales/advice-and-guidance/biodiversity/development-and-protected-species-guidance/>

<sup>14</sup> [Natural Resources Wales / State of Natural Resources Report \(SoNaRR\) for Wales 2020](#)

<sup>15</sup> [https://www.gov.wales/sites/default/files/publications/2024-02/planning-policy-wales-edition-12\\_1.pdf](https://www.gov.wales/sites/default/files/publications/2024-02/planning-policy-wales-edition-12_1.pdf)

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- **Condition** of ecosystems including their structure and functioning.
- **Connections** between and within ecosystems; and
- **Adaptability** of ecosystems including their ability to adapt to, resist and recover from a range of pressures likely to be placed on them through climate change, for example.

2.6.3 PPW12 notes in paragraph 6.4.8 that a:

*‘Proactive and creative approach facilitating the delivery of biodiversity and ecosystem resilience outcomes must be taken by all those participating in the planning process, as all interventions contribute to a national scale resilience’.*

2.6.4 The stepwise approach helps secure a net benefit for biodiversity, with the onus on applicants to bring forward proposals which will achieve a net benefit for biodiversity and demonstrate how the stepwise approach is applied<sup>16</sup>.

**2.7 The stepwise approach**

2.7.1 The stepwise approach is the means of demonstrating the steps which have been taken towards securing a net benefit for biodiversity, regarding the DECCA framework. The stepwise approach should be followed, with the result being enhancements to provide a net benefit for biodiversity, with the improvement of ecosystem resilience and secured through the proposed development.

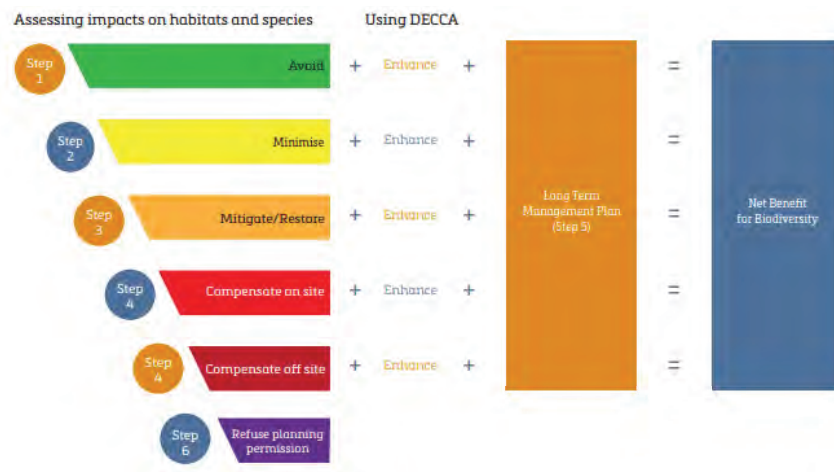


Figure 1: Summary of the Stepwise approach (source PPW12).

<sup>16</sup> [https://www.gov.wales/sites/default/files/publications/2024-02/planning-policy-wales-edition-12\\_1.pdf](https://www.gov.wales/sites/default/files/publications/2024-02/planning-policy-wales-edition-12_1.pdf)



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## 2.8 Natural Resources Wales Northwest Area Statement<sup>17</sup>

2.8.1 The Area Statements set out the key challenges and opportunities to strengthen ecological networks and ecosystem at a local scale. They identify where taking action at the right scale can maximise benefits.

2.8.2 Themes within the Statement are:

- Reconnecting people with nature
- Ways of working
- Climate and environment emergency
- Encouraging sustainable economy
- Opportunities for a resilient ecosystem.
- Supporting sustainable land management'

## 2.9 Hydropower Guidance Note 6 (HGN 6)<sup>18</sup>

2.9.1 NRW published this guidance to provide applicants for abstraction licences for the purpose of hydropower with information on nature conservation heritage, amenity and landscapes. It also contains advice on these issues for planning consent purposes.

2.9.2 The guidance also provides advice on longitudinal connectivity (HNG6 page 5). This states that the '*natural movement through river channel networks of animals, plants, sediment, and organic matter can be critical to the structure, function and resilience of river ecosystems. Maintaining and restoring longitudinal connectivity is a central goal of river restoration efforts in Wales. Hydropower development should not further disrupt, or prevent efforts to restore, longitudinal connectivity where it is a factor in maintaining resilience of river ecosystems. Some species making long-distance migrations are more obviously affected by the loss of longitudinal connectivity caused by artificial obstructions.*

2.9.3 The guidance gives examples, of which eels and river trout are examples. The cumulative effects of multiple obstructions can be pronounced for these species.

<sup>17</sup> <https://naturalresources.wales/about-us/what-we-do/strategies-and-plans/area-statements/north-west-wales-area-statement/?lang=en>

<sup>18</sup> [Hydropower Guidance Note - HGN 6 \(naturalresources.wales\)](#)



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### 3 Step 1 - Setting the baseline.

3.1.1 The guidance from NRW sets out five steps to take in the preparation of a Green Infrastructure Assessment.



Figure 2: The five steps of Green Infrastructure Assessment<sup>19</sup> (source NRW)

3.1.2 The ES includes descriptions of baseline conditions that have been derived from surveys and desk study which are summarised in the following paragraphs (3.3.1 – 3.3.3).

### 3.2 Protected sites network

3.2.1 The site lies within Eryri National Park and at least part of it is either located within, or in close proximity to, the following statutory and non-statutory designations:

- Within the Migneint-Arenig-Dduallt Special Area of Conservation (SAC)<sup>19A</sup>.
- Within the Migneint-Arenig-Dduallt Special Protection Area (SPA).
- Within the Migneint-Arenig-Dduallt and Aton Cynfal SSSI.
- Area of Natural Beauty. defined under Section 3 of the Wildlife and Countryside Act 1985 (as amended).
- Runs along Public Rights of Way and Slate Trail.
- Partially within C2 Flood Risk Zone.
- Dark Skies Core Area.

3.2.2 **Table 9.7** of the ES gives a summary of the designated sites for nature conservation located within 30km (Sites with a bat qualifying feature) and 5km (European and international sites), 2km (national and regional sites including SSSI with bat qualifying features up to 10 km).

3.2.3 These comprise one Special Area of Conservation (SAC) and Special Protection Area (SPA) within 5 km, and three Sites of Special Scientific Interest (SSSI), within 2 km. In addition, there are three SSSIs designated for bats within 10 km and three SACs' within 30 km where bats are a feature of interest. One National Nature Reserve (NNR) is located just over 2.6 km to the west. There are no non-statutory designated sites for nature

<sup>19</sup> <https://naturalresources.wales/media/696780/gn042-green-infrastructure-assessments-final.pdf>

<sup>19A</sup> The 'conservation management units' for the Migneint SAC conservation management plans which include parts of the Cynfal scheme are units, 15, 24 and 117. Units 24 and 117 are noted in 2008 as 'believed to be in appropriate conservation management'. Unit 15 is larger and has different issues and includes one of the largest areas for the SAC.

conservation within 1 km of the scheme. The locations of designated site are provided on **Figures 9.2** and **9.3** of the ES.

### 3.3 Baseline habitats

3.3.1 A summary of the ecological baseline status and nature conservation value for Valuable Ecological Receptors (VERs) is provided in the ES. This information is based upon the findings of the desk study and field surveys for the scheme. The accompanying suite of technical survey reports provide detailed descriptions of the methodologies, results, and evaluations where these are not set out below (Appendices 6 – 11 of the ES). The surveys and reports include:

- A general ecological survey report by Gritten Ecology is provided in Appendix 6 of the ES.
- National Vegetation Classification (NVC) surveys and mapping, conducted by RML, record the habitats on site and are shown in ES Figures 9.4 to 9.8, with a commentary provided in ES paragraphs 9.4.6 to 9.4.23.
- Table 9.9 of the ES lists the habitats found within the scheme footprint, using the NVC classification, and whether these habitats are listed as Annex 1 habitats or Priority Habitats in Section 7 of the Environment (Wales) Act 2016.<sup>20</sup>
- Appendices 9A to 9D are a sequence of Bryophytes surveys and updates<sup>21</sup>.
- An updated Extended Phase 1 habitat survey was undertaken by RML in June 2023. The habitats identified and recorded within the site and adjacent areas:
  - Broadleaved scattered trees A3.1
  - Scattered scrub A2.2
  - Neutral grassland – unimproved B2.1
  - Acid Grassland unimproved B1.1
  - Dry dwarf shrub heath – acid D1.1
  - Wet dwarf shrub heath D2
  - Flush and spring acid/neutral flush E2.1
  - Bracken dense /continuous C1.1
  - Boundaries – dry stone wall J2.5
  - Running water G2

<sup>20</sup> <https://www.biodiversitywales.org.uk/Section-7>

<sup>21</sup> This includes a finding of a bryophyte where a temporary compound is proposed to the east.



### 3.4 Existing habitat connectivity

3.4.1 The main connecting features include the Afon Cynfal and associated riparian woodland, grassland and heathland. These are highlighted in a full list of Phase 1 habitats in 3.4.4 below.

3.4.2 Bat species recorded along the riparian habitat over the period May – August 2023 include myotis, lesser horseshoe (*Rhinolophus hipposideros*), soprano pipistrelle (*Pipistrellus pygmaeus*), common pipistrelle (*Pipistrellus pipistrellus*), noctule (*Nyctalus noctule*) and brown long-eared bat (*Plecotus auratus*). This shows that the riparian habitat is used for commuting by local bat communities for dispersal into the wider habitat and is an important connecting habitat feature.

### 3.5 Habitat networks

3.5.1 The main connecting natural feature, is the Afon Cynfal and associated habitats.

3.5.2 Using the resource of Data Map Wales<sup>22</sup> the scheme lies within the habitat networks of:

- Lowland grass
- Upland grass
- Upland fen
- Upland heath

3.5.3 The drawing in **Appendix A** shows the habitat networks for Local Uplands and Local Lowland areas.

3.5.4 From Data Map Wales habitat networks the predominate habitat for the scheme is grassland. An area described as fenland currently exists along the west boundary of the scheme.

3.5.5 The proposed scheme borders heathland and fenland habitats, both represent Section 7 habitats<sup>23</sup>.

### 3.6 Protected and notable species

3.6.1 The desk study for the ES included contacting The North Wales Environmental Information Centre (COFNOD) in July 2023 to obtain records for protected and notable species up to 2 km from the scheme. SSSIs and SACs with bats as a qualifying feature were also sought up to 10 km from the scheme. In addition to 10 km for bats sites, we also undertook a desk top review of bat sites within 30 km.

3.6.2 **Chapter 9** of the ES (paragraph 9.4.51 – 9.4.79) provide a summary of desk survey and field survey results for protected and notable species recorded. Protected species records

<sup>22</sup> [https://datamap.gov.wales/layergroups/geonode:nrw\\_habitat\\_network](https://datamap.gov.wales/layergroups/geonode:nrw_habitat_network)

<sup>23</sup> <https://www.biodiversitywales.org.uk/Section-7>



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found include, but is not limited to: bat species, schedule 1 and Section 7 bird species, water vole and otter.

- 3.6.3 The results of the surveys conducted to the mine adit, which lies within the route of the scheme, show that it is a hibernaculum for lesser horseshoe bats and is highly likely to be used by other bat species for hibernation. A Bat Survey Technical Note, is included in the ES Appendix 7.

### 3.7 Blue Infrastructure - Hydrology and water quality

- 3.7.1 The scheme includes the Afon Cynfal which flows in a generally western direction from its catchment in the relatively shallow peaty valleys of the Migneint upland plateau, circa 370 to 500 metres above ordnance datum (AOD), gathering water from the Afon Gam, Nant y Groes and Nant Y Pystyll-gwyn. Eventually the Cynfal discharging into the Afon Dwryd several kilometres to the west.
- 3.7.2 There are several water bodies within 1km of the redline boundary, which are connected to the proposed site by tributaries of the Afon Cynfal and the water bodies are within peatland and heathland habitats.
- 3.7.3 The water environment is covered in Chapter 8 of the ES. An Ecological Impact Assessment and Statement To Inform An Appropriate Assessment is provided in Appendix 10.

### 3.8 Unified peat

- 3.8.1 **Appendix B** show that the extent unified peat<sup>24</sup> in the area from Data Map Wales, these do not extend into the Redline boundary of the hydro scheme. The peat is shown to be located on higher neighbouring upland areas.

### 3.9 National forest Inventory

- 3.9.1 The National Forest Inventory 2018<sup>25</sup> on Data Map Wales shows that there are no forests within the redline boundary but there is forestry approximately 120m to the east of the closest point of the scheme. This is shown in the drawing in **Appendix C**.

<sup>24</sup> <https://datamap.gov.wales/maps/peatlands-of-wales-maps/>

<sup>25</sup> [https://datamap.gov.wales/layers/geonode:GWC21\\_National\\_Forest\\_Inventory\\_2018](https://datamap.gov.wales/layers/geonode:GWC21_National_Forest_Inventory_2018)



### 3.10 LANDMAP

- 3.10.1 LANDMAP<sup>26</sup> can be found in Data Map Wales and the LVIA can be found in **Appendix 12** of the ES. Landmap habitat<sup>27</sup> information for the site includes the following paragraph with more detail and plans provided in **Appendix E**:
- 3.10.2 Geological Landscape: Characteristic component is Glacial Mountain Valley
- 3.10.3 Landscape Habitats: Most of the scheme lies within landscape habitats with an overall evaluation of Outstanding with a small section to the west of the scheme as Moderate.
- 3.10.4 Visual and Sensory: the eastern portion of the scheme is an area evaluated as moderate while the western portion is in an area evaluated as outstanding.
- 3.10.5 Historic Landscape: the scheme lies within an area of overall high evaluation.
- 3.10.6 Cultural Landscape: the scheme lies within three areas, two are assessed as over 75% undisturbed and one is Zone C, Mosaic of zone undisturbed. The scheme lies within a Dark Sky Reserve.

### 3.11 Existing Public Rights of Way

- 3.11.1 Part of the scheme lies within a designated Open Access Land, Common Land and includes a Public Right of Way (PRoW) along the valley, which follows a trackway within the redline boundary. This is the route of the Slate Trail.

### 3.12 Common land

- 3.12.1 The proposal includes the temporary use (construction stage) of a portion of common land along the easterly boundary.

<sup>26</sup> <https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/evidence-to-inform-development-planning/landmap-the-welsh-landscape-baseline/?lang=en>

<sup>27</sup> <https://datamap.gov.wales/maps/new?layer=inspire-nrw:NRW LANDMAP Landscape Habitats#/>



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*'Common land is a finite resource and should not be developed unnecessarily. It is important in agricultural terms and valued for its leisure and environmental interests, particularly its significant role in habitat conservation. Access to it should not be prevented or impeded unnecessarily to ensure its proper management. The role and wider value of common land should be explored through Green Infrastructure Assessments.'* (Para 6.3.18 PPW 12).

### 3.13 CuRve

3.13.1 The redline boundary of the proposed scheme lies within areas of 1km<sup>2</sup> CuRve<sup>28</sup> of 65 and 66. These figures represent an area which includes a high value of Ecosystem Resilience shown in **Appendix D**.

#### Additional information

3.13.2 A pre application consultation response from NRW highlighted that *'the area of river is not a migratory run due to natural obstructions lower down the catchment. However, there are native brown trout and eel present'*.

### 3.14 Constraints and limitations

3.14.1 Ecological advice has been provided in the very earliest stages of the initial scheme design and potential ecological constraints have been considered in the hydro scheme design.

#### Summary

3.14.2 The existing habitats within the proposed scheme are of high value, with good connectivity in the form of the Afon Cynfal and its tributaries. There is an existing footpath which forms part of the Snowdonia Slate Trail<sup>29</sup>. The scheme needs to restore the planned temporary working sites to the current existing habitats and enhance the infrastructure which is proposed to be permanent structures.

<sup>28</sup> [https://datamap.gov.wales/layergroups/inspire-nrw:CuRve?NRW\\_CuRve\\_Condition\\_INNS=](https://datamap.gov.wales/layergroups/inspire-nrw:CuRve?NRW_CuRve_Condition_INNS=)

<sup>29</sup> <https://snowdoniaslatetrail.org/the-route/>



## 4 Step 2 & 3– Identifying priorities and opportunities.

### 4.1 Summary of green infrastructure proposals

4.1.1 The value of the ecosystems are considered good with well-established connectivity features at the site and surrounding habitats.

4.1.2 The scheme includes both temporary and permanent works.

4.1.3 The proposals identify and retain the linkage for connectivity through the proposed scheme.

#### *Temporary works*

4.1.4 The extent of the scheme, including the temporary works areas, are shown in a sequence of drawings Figure 2001 and 3001 to 3005 which are provided in the ES Figures volume. All temporary works areas will be restored in accordance with the ES Chapter 2, Chapter 9 and the Construction Environmental Management Plan (CEMP) Chapter 11 Standards of Workmanship.

4.1.5 The most easterly temporary works area and compound lies partly within Common land.

4.1.6 **Figure 9001** includes a plan showing the closure points on the footpath and the proposed diversion. Where necessary the construction area will be cordoned off. The extent of the area required for construction is shown in **Figures 2.16 to 2.19**.

4.1.7 Consultations have been conducted with the Footpaths officer and a temporary footpath route diversion agreed. The proposals for Footpath 22 are set out in Paragraph 2.1.5, **Figure 9001** and referred to in Sections 2.4, and 3.3 of the ES.

4.1.8 Remedial works are proposed to excavate a hollow which has developed because of subsidence of fill on the existing trackway. The void is above a historic mine adit and could be a backfilled shaft where settlement of the backfill has occurred. Details are set out in ES Appendix 4 Geotechnical Report. The proposals include excavation in and around the void to determine the nature of the settlement and to allow the capping of the suspected shaft at rockhead using a reinforced concrete slab over the shaft. Capping of the shaft would represent an enhancement of the existing situation because of the protection the work would offer to the existing footpath, which currently experiences the same level of risk from shaft collapse as does the proposed scheme.

#### *Permanent works*

4.1.9 Permanent scheme includes the weir and intake, pipeline, outfall, the turbine house metering house.

4.1.10 Placing a weir in the river has the potential to raise water levels upstream and cause flooding. This is known as the backwater effect. Waterco were commissioned to



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undertake hydraulic modelling to quantify the backwater effect, by comparison with the existing open water course channel, and confirm that the hydroelectric power scheme will not increase flood risk and will not impact landowners upstream of the weir.

- 4.1.11 The modelling of the backwater effect (see ES Appendix 5B) demonstrated that water level within the channel generally does not increase maximum water levels by more than 150mm above the existing at the weir. Changes to the flood extents are minimal with any increase in water level extending no more than 32m upstream and any additional flooding is retained within the channel. On this basis the potential implications for riverside soils and vegetated habitat in flood conditions is minimal.
- 4.1.12 The design elements have considered habitat connectivity and the retention of movement of species within the site and further afield. This includes, where feasible, avoidance, mitigation (for example, an eel pass and bat roosts) near to retained habitat.
- 4.1.13 Following permanent feature construction, habitat connectivity should be maximised to ensure its return to its pre-construction state.
- 4.1.14 NRW framework for evaluating ecosystem resilience based on the five attributes referred to as DECCA: Diversity, Extent, Condition, Connectivity and Aspects of ecosystem resilience, as referred to in Section 2.6 were assessed and aligned to the proposal as provided in **Table 2**.



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**Table 2: The DECCA Framework (adapted from PPW 12) and alignment to the scheme proposals.**

Attribute	Alignment to scheme proposals
<p><b>D</b> <b>Diversity:</b> at a biological level, including at the genetic, species, habitat, ecosystems or sea/landscape scale, as well as at the geological and physical level underpins biodiversity, resilient ecosystems, their functioning and the delivery of important ecosystem services. More diverse ecosystems are more resilient to external influences (this includes biological, geological and physical diversity on a site). This means strategic planning and individual scheme proposals should avoid negative impacts on biodiversity, by considering how biodiversity assets, can be maintained and enhanced.</p>	<ul style="list-style-type: none"> <li>• The Scheme does not cause any significant loss of habitats or populations of species. The Scheme crosses the Afon Cynfal (subsurface) which partly lies within the Cwm Cynfal SSSI. The ES recommends mitigation measures during the construction phase of the project that follow pollution prevention guidelines for works within and adjacent to watercourses and monitoring by an Environmental Clerk of Works (ECoW). Any concreting works in the river will be carried out in dry conditions with a coffer dam and bypass pipe. There are considered to be no significant adverse effects with the mitigation measure in place for the construction phase and no effects during the operational phase.</li> <li>• Habitats which are a feature of the SSSI or SAC but lie outside their boundaries are deemed important for the maintenance of diversity. These include U4, U5 &amp; U6 grassland, H8 &amp; H12 heath communities, M6 &amp; M15 mire communities. The scheme would not cause any significant loss to these habitats above local value and the habitat condition of those areas to be lost is sub-optimal.</li> <li>• Ecological mitigation measures such as additional bat roosts and an eel pass have been incorporated into the Scheme proposals.</li> <li>• There will be a minimal land take from habitats upon which the qualifying features of the SPA rely. Hen harrier, merlin and peregrine are not dependant on the habitats within the scheme footprint because these habitats are widely abundant within the SPA.</li> <li>• The current habitat mix within the scheme footprint will remain essentially intact.</li> </ul>
<p><b>E</b> <b>Extent:</b> to ensure mechanisms allow for the identification of potential habitat, the maintenance of existing biodiversity assets and networks and promote the restoration of damaged, modified or potential habitat and the creation of new habitat. This means that planning decisions should incorporate measures which seek the creation, restoration and appropriate management of green networks and linkages between habitats and maintaining and enhancing other green infrastructure features and networks.</p>	<ul style="list-style-type: none"> <li>• The areas of habitat likely to be disturbed or permanently lost form a minor proportion of those that are within designated sites. There is limited opportunity within the land take area of the Scheme to allow for species' populations to expand, due to the small size of the areas of habitats within the redline boundary.</li> <li>• There will be a temporary land take of priority habitats that have been assessed as being of international, national or regional value which form a tiny proportion of the retained habitat.</li> <li>• Habitats assessed as being of local value will be subject to temporary land take. The exceptions to this are a minor loss of U5 acid grassland for access and of MG10a mesotrophic grassland for the siting of the turbine house.</li> <li>• Additionally, several of the communities including MG10, U5, U6, M6c encroach onto the European Designated Site but are not a qualifying feature.</li> <li>• The qualifying features of the European Designated Site that are within the scheme footprint are limited to a combination of H12 and H12a <i>Calluna vulgaris</i> – <i>Vaccinium myrtillus</i> heath however, these are unlikely to be</li> </ul>



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		<p>impacted by the scheme and comprise approximately 0.012 % of the total scheme footprint. The other qualifying features of the SAC are not encroached by the scheme or lie outside the boundary of the European Site.</p>
<p><b>C</b></p>	<p><b>Condition:</b> Ecosystems and biodiversity assets need to be in a healthy condition to function effectively, to deliver a range of important ecosystem services. Planning decisions should not compromise the condition of ecosystems. By taking an integrated approach to scheme, for example, which considers both direct and wider impacts and benefits it should be possible to make a positive contribution. Planning for the long-term management of retained habitats is key to maintaining condition through for example, the use of planning obligations.</p>	<ul style="list-style-type: none"> <li>• The condition of the existing ecosystem is variable across the site. The mesotrophic grassland, U1b and U5a acid grassland sub-communities are species-poor or in an unfavourable condition.</li> <li>• The management regime that has sustained these habitats is sheep grazing and there is no reason to expect this regime to change</li> <li>• The scheme’s construction methodology is designed to cause minimum disturbance such as through the laying of pipes in short sections with prompt restoration of soil cover and replacement of turves to ensure a swift re-establishment of the sward.</li> </ul>
<p><b>C</b></p>	<p><b>Connectivity:</b> to take opportunities to develop functional habitat and ecological networks within and between ecosystems and across landscapes, building on existing connectivity and quality and encouraging habitat creation, restoration and appropriate management. The opportunities could include enlarging habitat areas, developing buffers around designated sites or other biodiversity assets or corridors, including transport and river corridors, and the creation of ‘stepping stones’ which will strengthen the ability of habitats and ecological networks to adapt to change, including climate change. Individual scheme proposals should identify and incorporate measures which enable appropriate links to be made between the site and its surroundings so as to improve connectivity.</p>	<ul style="list-style-type: none"> <li>• All habitats which are a feature of the SSSI or SAC yet lie outside the designation boundaries are deemed important for the maintenance of connectivity and continuity of biological communities. The design of the scheme has taken habitat connectivity into consideration to retention of movement of species through the site. This also includes, where feasible, mitigation (for example, an eel pass and eel pass on the weir and bat and bird boxes (on trees and structures) near to retained habitat. The main connecting feature, the Afon Cynfal and associated habitats would not be fragmented. Following construction, habitat connectivity will return to its pre-construction state and connectivity fully restored. A small number of locally indigenous trees are to be planted around the turbine house.</li> </ul>
<p><b>A</b></p>	<p><b>Adaptation:</b> resistance and recovery from pressures arise when the attributes of ecosystem resilience –</p>	<ul style="list-style-type: none"> <li>• Features that provide resilience to climate change have been incorporated into the scheme. While there is potential for climate change to adversely affect the scheme throughout its operational lifetime, the embedded mitigation</li> </ul>



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<p>diversity, extent, condition and connectivity of ecosystems are in good condition. Habitats and species are not static: planning for nature recovery should aim to sustain habitats and associated species as the geography and landuse changes around them, harnessing natural processes and opportunities for nature-based solutions. This means that strategic planning and individual scheme proposals should identify impacts to the ecosystem resilience attributes of biodiversity, using the pressures identified in SoNaRR<sup>30</sup>. They should incorporate measures to ensure that biodiversity's ability to adapt to, resist and recover from pressures is enhanced</p>	<p>measures within the scheme's design will reduce the significance rating of potential climate impacts. These include the product of the scheme itself which as sustainable energy is not reliant on fossil fuels. Mitigation also includes screening of the turbine house with large stock trees.</p> <ul style="list-style-type: none"> <li>• Climate change and the effects on the natural environment are hard to predict due to a range of interrelated factors, i.e., economic growth, new developments and technologies and the actions which the Welsh Government and key organisations are taking to minimise climate risks at present. Potential consequences of a changing climate may affect locations where different animal and plant species can survive and flourish. Some species may move to higher altitudes, altering landscape and biodiversity in the Welsh uplands<sup>31</sup>. However, it is not considered that this will influence the effects of the scheme on biodiversity within the timescale of construction.</li> <li>• The areas of the site that are affected on a temporary basis by construction will be restored on completion with the original soils replaced and the stripped turfs used to reinstate the permanent vegetation.</li> </ul>
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<sup>30</sup> Accessed at <https://naturalresources.wales/media/695923/sonarr2020-executive-summary.pdf>

<sup>31</sup> Climate change risk assessment Wales. <https://www.gov.wales/sites/default/files/publications/2019-04/summary-a-climate-change-risk-assessment-for-wales.pdf>



**RML**

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## 5 Step 4 – Site assessment

### 5.1 The stepwise approach

5.1.1 PPW12 paragraph 6.4.15 states that *'the impacts on habitats and species from a proposed scheme should be treated in a stepwise manner'*. **Table 3** is a summary of how the proposed works at Cwm Cynfal has adopted these stepwise stages and shows the green infrastructure that have been integrated into the scheme. The green infrastructure proposed for this scheme are in proportion to the size and scale of the scheme.

5.1.2 The stepwise approach has been reviewed and aligned to the scheme as provided in **Table 3**.



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3260/11 (April 2024)

## Cwm Cynfal Hydro Scheme · Green Infrastructure Statement

Table 3: Summary of the stepwise approach and alignment to scheme

Step	Description	Alignment to the scheme
1	<b>Avoid:</b> Damage to biodiversity in its widest sense (i.e. the variety of species and habitats and their abundance) and ecosystem functioning	<p><i>Temporary works</i></p> <ul style="list-style-type: none"> <li>To avoid ecological impacts during construction, temporary construction areas (e.g., site compound locations, soil storage areas) would be located outside of notable habitats and areas identified as suitable for notable and protected faunal species where possible.</li> </ul> <p><i>Permanent works</i></p> <ul style="list-style-type: none"> <li>Habitats of value (e.g., individual trees, hedgerows, works around waterbodies and watercourses) would be protected during construction undertaken to further protect habitats where appropriate. This would be detailed within a Construction Environmental Management Plan (CEMP).</li> </ul>
2	<b>Minimise:</b> When all locational, siting and design options for avoiding damage to biodiversity have been exhausted, applicants must seek to minimise the initial impact on biodiversity and ecosystems.	<p><i>Temporary works</i></p> <ul style="list-style-type: none"> <li>All habitats which are a feature of the SSSI or SAC yet lie out with their boundaries are important for the maintenance of diversity. These include U4, U5 &amp; U6 grassland, H8 &amp; H12 heath communities, M6 &amp; M15 mire communities. The scheme would not cause any significant loss to habitats above local value and the habitat condition of those areas to be lost is sub-optimal.</li> </ul> <p><i>Permanent works</i></p> <ul style="list-style-type: none"> <li>The current habitat mix within the scheme footprint will remain essentially intact.</li> <li>The choice to position of the proposed Turbine House and the temporary compound outside of the 0.1% AEP flood extent will reduce the risk of flooding.</li> </ul>
3	<b>Mitigate/restore:</b> Where, after measures to minimise impact, biodiversity and ecosystems could still be damaged, or lost through residual impacts, the proposed scheme should mitigate that damage. Mitigation measures must be put in place to limit the negative effects of a scheme.	<p><i>Temporary works</i></p> <ul style="list-style-type: none"> <li>As part of the integral mitigation, standard pollution prevention guidelines to reduce/avoid impacts to the water quality of watercourses and waterbodies would be followed. These methods would adhere to legislative requirements outlined in the Water Environment Chapter (Chapter 8). It is predicted that this would be sufficient to prevent any impacts caused by accidental pollution incidents.</li> </ul> <p><i>Permanent works</i></p> <ul style="list-style-type: none"> <li>Ecological mitigation measures, such as additional bat roosts and an eel pass, have been incorporated into the Scheme proposals.</li> </ul>



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Step	Description	Alignment to the scheme
4	<p><b>Compensate on site:</b> When all the steps above have been exhausted, and where modifications, alternative sites, conditions or obligations are not sufficient to secure biodiversity outcomes further on-site/immediately proximate, as a last resort off-site compensation for unavoidable damage must be provided.</p>	<p><i>Permanent works</i></p> <ul style="list-style-type: none"> <li>• Recommendations for bat boxes have been made to the gable ends of the buildings in the proposals.</li> <li>• Four locally indigenous trees are to be planted near to the turbine house.</li> </ul>
5	<p><b>Compensate off site.</b> Off-site compensation should normally take the form of habitat restoration, or habitat creation, or the provision of long-term management agreements to enhance existing habitats and deliver a net benefit for biodiversity</p>	<p>Not applicable. No off-site compensation required.</p>

(source PPW 12)

Cwm Cynfal Hydro Scheme · Green Infrastructure Statement

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- 5.1.3 All developments must deliver a net benefit for biodiversity and ecosystem resilience from the baseline state (proportionate to the scale and nature of the development proposed).
- 5.1.4 The scheme has been designed taking into account the stepwise approach. The site is predominantly having high biodiversity value. The scheme will retain and restore any habitat disturbed by the scheme. The addition of bat boxes and an eel pass enhances the local biodiversity.



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## 6 Step 5 – Review and Conclusion

- 6.1.1 The proposed scheme will include management and monitoring during construction and operation of the scheme.
- 6.1.2 The baseline biodiversity is high and therefore limited possibility of enhancing the area with green infrastructure. The area has PRoW which will be reinstated after the completion of the proposed works with the added benefit of one of the mine adits been capped which will increase the safety of the public using the footpaths.
- 6.1.3 There will be very little of the scheme visible upon completion. Habitats will be restored to their current condition. The weir, and two small buildings will be the only structures visible, it is proposed that the buildings have the biodiversity enhancements of bat boxes added to the gable ends.
- 6.1.4 There is the added benefit that the scheme will provide renewable green energy .



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## 7 Reference

- EcoStudy (2013) *Bryophyte survey and assessment of a proposed HEP scheme at Afon Cynfal, Llan Ffestiniog*
- Randall Thorp, (2019), *Landscape and Visual Impact Assessment*.



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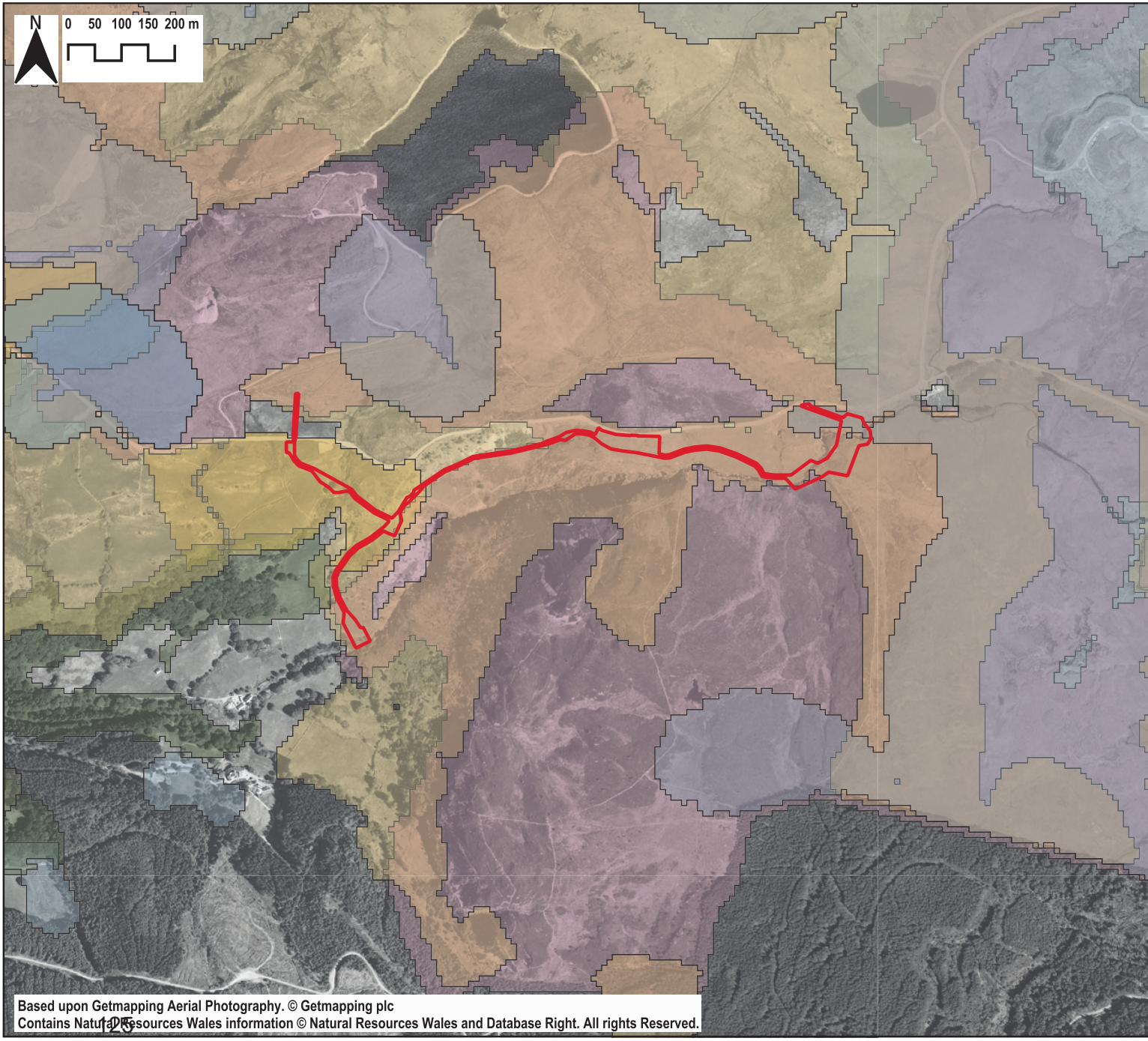
## APPENDIX A – Habitat Networks



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Cleient / Client:

## MED Dafydd

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Enw project / Project name:

### Cwm Cynfal Hydro

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Teitl lluniad / Drawing title:

### Green Infrastructure Statement Habitat Networks

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Eglurhad / Key:

**Lowland Local**

- NRW lowland local network bog
- NRW lowland local network fen
- NRW lowland local network grass
- NRW lowland local network heath
- NRW lowland local network wood

**Upland Local**

- NRW lowland local network bog
- NRW lowland local network grass
- NRW lowland local network heath

The colours/tones used are those of the source data.

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		01

Darparuwyd gan / Prepared by:

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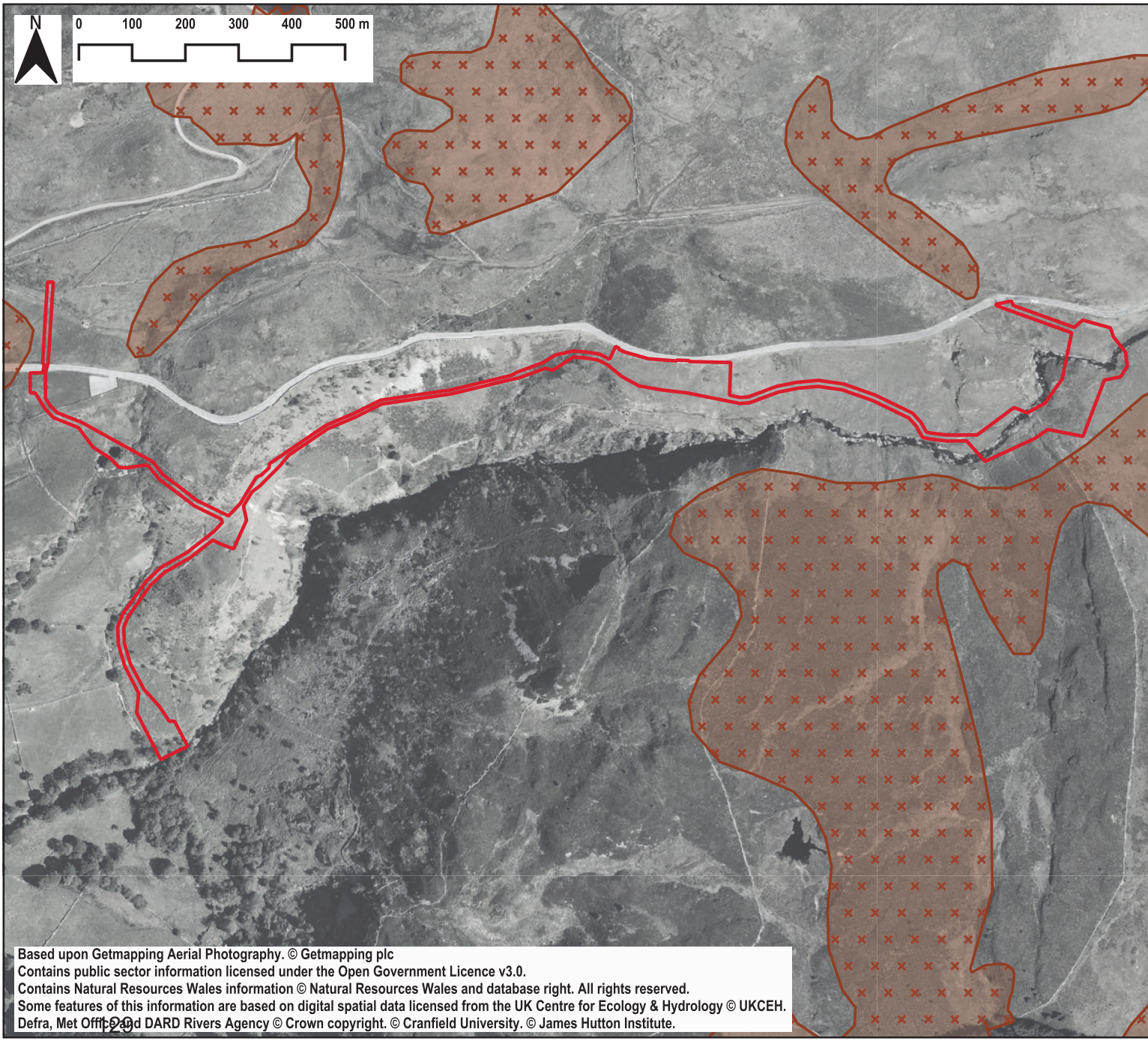
## APPENDIX B – Unified peat



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Cleient / Client:

# MED Dafydd

Enw project / Project name:

## Cwm Cynfal Hydro

Teitl lluniad / Drawing title:

### Green Infrastructure Statement National Forest Inventory


Eglurhad / Key:

- Redline Boundary
- x x Unified Peat 2019

The colours/tones used are those of the source data.

Graddfa / Scale (A4):	Dyddiad / Date:	Ddarparwyd gan: Drawn by:
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Ein cyf/Our ref: CAS-277846-L7P1  
Eich cyf/Your ref: NP5/59/495C

Eryri National Park Authority  
National Park Office  
Penrhyndeudraeth  
Gwynedd  
LL48 6LF

Dyddiad/Date: 30 April 2025

Annwyl Syr/Madam/Dear Sir/Madam,

**BWRIAD/PROPOSAL: Cynllun cynhyrchu trydan dŵr arfaethedig i gynhyrchu hyd at (600kW) yn Afon Cynfal, i gynnwys llwybr pibelli, cored mewnllif, pwll echdynnu, llifddor o dan y ddaear (tua 1.2km), adeilad tyrbin, adeilad mesuryddion, newidiadau i'r mynediad presennol ac ail-osod lleoli mynedfa priffordd bresennol, ardaloedd gosod i lawr, compownd adeiladu dros dro, gwyrriad llwybr troed dros dro a chysylltiad pŵer trydan uwchben ac o dan y ddaear i'r grid cenedlaethol (tua 600m) (Ail-gais)/ 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)**

**LLEOLIAD/LOCATION: Land Near Pont yr Afon Gam, Llan Ffestiniog**

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the additional information regarding the above, which we received on 31 March 2025.

**We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome by attaching the following conditions to any planning permission granted:**

**Condition 1: Protected Sites and Protected Species**

**Condition 2: Fluvial Geomorphology**

**Please note, without the inclusion of these conditions we would object to this planning application. Further details are provided below.**

#### **Protected Sites**

Migneint – Arenig – Dduallt Site of Special Scientific Interest (SSSI)

The proposal is located partly within the Migneint – Arenig – Dduallt SSSI. The SSSI includes a number of notified features which can be viewed on our website<sup>1</sup>.

We previously provided advice to the applicant in our statutory pre-application response (letter dated: 8/11/2023, our reference: CAS-239550-B5V5). This included technical advice on measures to avoid damage to the SSSI. Since this advice was issued, we note that Planning Policy Wales (Edition 12, dated February 2024) has been published. We would therefore remind you, as explained below, of the policy position on the protection of SSSIs now set out in PPW.

- *National Planning Policy*

A key national priority within Future Wales is to develop strong ecosystems through the provision of resilient ecological networks and green infrastructure. Policy 9 places importance on safeguarding and creating or enhancing ecological networks. Safeguarding areas involves identifying land that is important for expanding or connecting ecological networks. The policy focus is on creating large-scale, resilient, and functional ecological networks. It states protected sites (such as SSSIs) are critically important to the long-term resilience of our ecosystems.

Sections 6.4.25 - 6.4.27 of PPW state that there is a presumption against all forms of development in a SSSI as a matter of principle, except for developments necessary for the management of a SSSI and minor developments necessary to secure the SSSI's role as a living landscape. Accordingly, it will be wholly exceptional for most forms of development to be justifiable within a SSSI when applying the step-wise approach and paragraph 6.4.27 of PPW.

In the first instance, as the decision maker, you should consider national planning policy and determine whether the proposed development is:

- necessary for the management of the SSSI; or
- a minor development necessary to secure its role as a living landscape (where effects on the special features for which a site has been designated can be considered to be acceptable); or
- justifiable in the context of wholly exceptional circumstances and only where it is considered to be appropriate and not likely to damage a SSSI and where there is broad and clear agreement for mitigation and enhancement as part of a development plan.

In relation to the first bullet point, it is our opinion that the proposal is not necessary for the management of the SSSI.

On the basis your Authority concludes the proposal is justifiable, we have the following technical advice to provide with respect to the impact of the proposals on the features of the SSSI.

- *Impacts on the SSSI features*

A number of the notified SSSI features are also features of the Migneint – Arenig – Dduallt Special Area of Conservation (SAC) and Special Protection Area (SPA). We refer you to the

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<sup>1</sup> [Natural Resources Wales / Find protected areas of land and sea](#)

respective sections of the SAC/SPA below for our advice on those features. Provided the impact pathways referenced for those SAC/SPA features are adequately addressed, we consider those features of the SSSI will also be adequately safeguarded.

We note that the updated plan (CYN 3001. Additional information 25/11/2024 RML proposed block plan area 1) shows the exclusion area around and uphill of the rare bryophyte *Barbilophozia kunzeana*. This addresses the concerns raised in our previous response (CAS-262044-K7C3 dated 15/10/2024) regarding this matter.

We also note that the ES identifies that habitats that are features of the SSSI (for example the M6c community on the route of the pipeline near the intake, along with acid grassland) may be impacted. The ES and the Construction Method Statement include measures to restore habitat on completion of each section of works. We advise that detailed habitat restoration measures, as well as pollution prevention measures, must be clearly set out in the Construction Environmental Management Plan (CEMP) (see Condition 1 below).

### Cwm Cynfal SSSI

We consider the proposals have the potential to impact upon the biological features of the SSSI.

Provided the impact pathways referenced below for the SAC features are adequately addressed, and subject to the implementation of an approved CEMP as highlighted above, we consider those features of the SSSI will also be adequately safeguarded.

### Migneint – Arenig – Dduallt SAC

The proposal is located partly within the above named SAC which is important for its habitats including blanket bog, dry and wet heath, and oak woods. As explained below, we consider the development has the potential to impact on the SAC during both the construction and operational phases of development.

#### - *Construction phase impacts*

The proposed works are located partly within the SAC. However, the “*Shadow Habitats Regulations Assessment – Screening Report*” (RML November 2023) states that habitats that are features of the SAC will not be affected by the proposed works. Although Annex 1 habitats may be affected in some sections, the report indicates that these areas are outside the SAC.

The proposed works also has the potential to affect habitats on site through the risk of pollution. We note the submission of the Construction Method Statement (Baileys & Partners, September 2023). However, we advise that further pollution prevention measures are needed which should be set out in a CEMP to be approved by the Local Planning Authority (LPA), in consultation with NRW, as a condition of any planning permission.

### Condition 1: CEMP

No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the LPA. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed;

- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Species protection: Details of avoidance and mitigation measures (including with respect to bats, otters and Schedule 1 birds), details of bat monitoring, details of ecological compliance audit.
- Habitats protection: Details of measures for habitat restoration during the works.
- Invasive species: Details of measures to control and eradicate any invasive species on site.
- Soil Management: details of topsoil strip, storage and amelioration for re-use.
- CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
- Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration activities (informed by blasting strategy if required), for example acoustic barriers; details of dust control measures; measures to control light spill.
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management;
- Traffic Management: details of site deliveries, plant on site, wheel wash facilities,
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details
- Environmental clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Justification: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction.

In the preparation of the CEMP, we advise the applicant considers the following points in relation to pollution prevention and to protect sensitive habitats on site.

- i. Photos provided in both the geomorphology assessment and the landscape and visual impact assessment show the intake site as being in a secluded gorge with steep sides. Accessing and managing any possible pollution during construction may prove challenging without working in accordance with GPP5. The Meirionnydd area has experienced numerous pollution events related to the construction of hydro schemes, primarily with trenching and the laying of pipes and tracks. The Afon Cynfal has good overall WFD status but is classified as high status for fish and it is therefore important that no pollution from silt or cement should enter the river system. No silt, cement or dirty should be allowed to run-off into any surface water system.
- ii. It is possible that the coffer dam of 0.5 m detailed in section 8.7 of the Construction Method Statement will not be high enough to cope with a rainfall event, should it happen. Despite the method statement's clear indication that the intake construction will only be possible in dry weather, summertime weather patterns are too

- unpredictable to ensure that there won't be any precipitation while work is underway, which would cause river levels to rise rapidly and eventually topple the cofferdam.
- iii. Soil stockpiles should not be stored within 10m of the watercourse and should not be located on any steep slopes.
  - iv. The appointed contractor for the work should provide 24 hour emergency contact details to NRW's Dwyfor and Meirionnydd Senior Environment Officer at [timamgylchedddwyforacmeirionnydd@cyfoethnaturiolcymru.gov.uk](mailto:timamgylchedddwyforacmeirionnydd@cyfoethnaturiolcymru.gov.uk) prior to the commencement of work on site. The contact details would be retained during the construction period and then deleted. The details would be added to a spreadsheet used by duty pollution incident officers and only used if a pollution complaint is received about the site.

- *Operational phase impacts*

The operational phase involves the abstraction of flow from the Afon Cynfal which would result in a depleted reach for an approximate length of 1.2 km within the river. We consider the SAC feature of interest in this stretch to be the Old Sessile Oakwoods habitat: with an open canopy of birch and the typical Hyperoceanic/Atlantic bryophyte assemblage associated with this habitat. Abstraction of water from the river, resulting in a depleted reach, has the potential to reduce humidity levels which could consequently impact on desiccation-sensitive bryophytes in the vicinity of the river.

We note that previous bryophytes surveys undertaken by the specialist Dr Des Callaghan (in 2013, 2015, and 2023) assessed whether cascades within the ravine could support desiccation-sensitive bryophytes characteristic of the SAC woodland. The results indicated that there was limited bryophyte flora within the ravine, and no particularly desiccation-sensitive species were identified. The surveys had shown the slopes of Cwm Cynfal hold significant bryophyte interest, but that it was associated with seepages and steep rocky ground rather than being dependent on mist/spray from waterfalls within the ravine. We concur with Dr Des Callaghan's conclusion that the oceanic bryophyte assemblage of conservation interest was not flow dependant and would not be affected by the proposed abstraction.

*Abstraction and Impoundment Licence*

We note that an application to vary the abstraction / impoundment licence has now been granted by NRW.

However, the drawings on the planning submission differ from those on the abstraction licence (WA/065/0001/0020) and the impoundment licence (WA/065/0001/0021) previously granted. It is essential that the drawings included in both licences are accurate, as these will be used by NRW to assess the scheme's compliance with its licences.

We advise that the applicant is informed that the licences must be updated with the correct drawings through a permit variation for both licences, and that this variation will incur a cost. We refer the applicant to our website: [Natural Resources Wales / Apply to renew or change an existing abstraction or impoundment licence](#).

Migneint – Arenig – Dduallt Special Protection Area (SPA)

The proposal is located partly within the above named SPA which is important for its bird species, including hen harrier, merlin and peregrine. As explained below, we consider the

development has the potential to impact on the SPA during the construction phases of development.

The Breeding Bird Survey Reports (dated 2019 & 2023; BiOME Consulting Limited) concluded no territories of peregrine, hen harrier or merlin were observed within a 500m buffer zone. The HRA concluded no adverse effects to the SPA features as a consequence of the proposed project.

We welcome the mitigation measures to avoid possibility of damage to active bird's nests and/or disturbance of nesting Schedule 1 species. We advise that detailed mitigation measures should be clearly set out in the CEMP (see Condition 1 above) and should include further detail regarding the following points:

- i. Works should ideally be completed outside the bird nesting season (1 March to 31 August), although it should be noted that the nesting period may extend beyond these dates.
- ii. Should an occupied bird nest or a nest in the process of being constructed be encountered during works, clearance must cease in this area and should only recommence once the birds have fledged, or the nest is abandoned.
- iii. If works must be undertaken during the nesting season, surveys to identify any nests which may be impacted will be required prior to any works in habitats with the potential to support nesting birds. This survey should be undertaken by a suitably experienced person. Again, should an occupied nest or nest under construction be found, works must cease in this area until the birds have fledged, or the nest has been abandoned.
- iv. Habitats adjacent to the site are suitable for breeding Schedule 1 birds/SPA and SSSI qualifying features (notably merlin, hen harrier and peregrine). If works are completed during the breeding season, surveys of all areas where disturbance could occur will be required to ensure any occupied territories (if present) are not impacted.

#### Meirionnydd Oakwoods and Bats Sites SAC

Lesser horseshoe bats are a feature of the nearby Meirionnydd Oak Woods and Bats Sites SAC. A bat survey carried out by RML V2: 23/08/2023 showed that a nearby mine is a hibernaculum for lesser horseshoe bats and is highly likely to be used by other bat species for hibernation. We consider that noise/vibration (including from blasting if needed) has the potential to disturb bats. The ES identifies reasonable avoidance measures, including pre-construction checks. We advise that detailed reasonable avoidance measures, along with details of construction methods (including with respect to any blasting) should be clearly set out in the CEMP (see condition 1 above). The CEMP should also include details of bat monitoring to evidence that bats have not been affected.

As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), your authority must, before deciding to give consent for a project which is likely to have a significant effect on a SAC or SPA, either alone or in combination with other plans or projects, make an appropriate assessment of the implications of the project for that site in view of its conservation objectives. You must for the purposes of the assessment consult NRW and have regard to any representations we make within such reasonable time as you specify. In the absence of that assessment, NRW cannot advise that the proposals would not result in an adverse effect upon the SAC or SPA.

#### **Fluvial Geomorphology**

We note the submission of the "Stream and River Crossing Trenching Method" by Waterco, dated 17/03/2025, in support of the application. The details included in the document address our previous concerns regarding the crossing of the Afon Cynfal (crossing 8). We would have no objection to the crossing of the Cynfal, provided that the measures detailed in the "Conclusions and Recommendations" section of the report on page 8 of 15 are adhered to, or if it is ultimately decided post-consent that a Horizontal Directional Drilling (HDD) solution is feasible. We advise that the watercourse crossing method is agreed as a condition of any planning permission.

We continue to have concerns about the unnamed watercourse crossings at locations 16 and 17. The site conditions at these locations indicate that installing the pipe using an open trench method will weaken the surrounding bed. Adding rock, as suggested in the report, may cause scour and is therefore not advisable. This could lead to the pipe becoming exposed in a relatively short time, causing issues for both the owner and the environment. Watercourses 16 and 17 are Ordinary Watercourses and therefore we advise that you consult Gwynedd Council, as the Lead Local Flood Authority, for further advice in this regard.

We advise that subsurface crossings at these locations may need to utilize directional drilling techniques, as included in the "Alternative Approach to Open Trench" suggested on page 15.

We therefore advise that the following condition must be secured in the planning permission

Condition 2: No development shall commence until final details of watercourse crossings at locations 8, 16 and 17 are submitted to and approved in writing by the Local Planning Authority.

Justification: Details of unnamed watercourse crossings should be submitted to ensure details are agreed prior to commencement of development and implemented for the protection of the environment during construction.

We consider the proposed intake is unlikely to impact on fluvial geomorphology provided that the crest of the intake does not exceed that shown in Photo 5.2 of the photo survey, which is shown to be immediately, and critically, below a significant geological step.

## **Flood risk**

We note that the planning application was validated prior to 31<sup>st</sup> March 2025. In accordance with [Welsh Government's Written Statement](#) dated 31 March 2025, our advice is based on Technical Advice Note 15 (TAN15), July 2004.

The application proposes less vulnerable development for the installation of a hydro-electric scheme and associated works. Our Flood Risk Map confirms the site to be partially within Zone C2 of the Development Advice Map (DAM) contained in TAN15 and the Flood Map for Planning (FMfP) identifies the application site to be partially at risk of flooding and falls into Flood Zone 2/3 Rivers.

Section 6 of TAN15 requires the Local Planning Authority to determine whether the development at this location is justified. Therefore, we would refer the LPA to the tests set out in section 6.2 of TAN15. If the LPA considers the proposal meets the tests set out in criteria (i) to (iii), then the final test (iv) is for the applicant to demonstrate through the

submission of a Flood Consequence Assessment (FCA) that the potential consequences of flooding can be managed to an acceptable level.

We have reviewed the FCA undertaken by Waterco, dated September 2023, reference 15414-FCA-02. The FCA demonstrates that the turbine house is located outside of the 0.1% (1 in 1000 year) fluvial flood event and sits approximately 1.2m above the flood extent for this scenario. The FCA also demonstrates that the construction compound is located outside of the 0.1% (1 in 1000 year) fluvial flood event.

We also note that the applicant has commissioned and submitted a report based on hydraulic modelling and forms part of Appendix 17 of the Environmental Statement (Waterco. Hydraulic Modelling Technical Note. February 2024).

The modelling/report considers the impact of the weir and associated backwater effect i.e. increase in flood risk upstream of the proposed weir. The model has considered a flood event with a return period of 1% annual exceedance probability (1 in 100) event with suitable allowance for the impact of climate change on flows. The impact is localised and confirmed to 32m upstream, and flooding will remain contained within the river's channel (due to the topography and channel characteristics).

We can therefore confirm that the flood risk associated with the proposal has been assessed and has been demonstrated to be acceptable in this instance.

The applicant will need to approach Gwynedd Council as the Lead Local Flood Authority to obtain consent for the construction of the weir under the Land Drainage Act 1991.

### **Protected Landscape**

Our advice relates to the development's potential impacts on the landscape character and visual amenity of the Eryri National Park (ENP), and the statutory purpose of the designation which is to conserve and enhance its natural beauty.

The Rhaeadr Y Cwm waterfall, gorge, and surrounding valley demonstrate the outstanding natural beauty for which the park is designated to conserve and enhance. The area is open, wild, scenic and remote, with no obvious signs of development other than the B4391. It is also recognised for its historic landscape value, in part due to its mythological associations with Mabinogion.

The locality is accessible and is popular with people seeking to experience the special qualities of the ENP. As well as the B4391 road, there is a public footpath which runs parallel to - and overlooks - the falls and Afon Cynfal. This path forms part of the promoted Snowdonia Slate Trail Walk. Cwm Cynfal and the falls in particular, are one of the highlights of this promoted walk. Land surrounding the falls is also publicly accessible being open access land. The waterfall and enclosing hillslopes are also the focus of an advertised viewpoint along the B4391. This viewpoint, the waterfall, and nearby car park are marked on Ordnance Survey maps.

The submitted ES (June 2024) reflects the current application, however the LVIA report September 2019 was originally submitted as part of planning application Ref NP5/59/495A. The design changes (described in ES Chapter 10 'Landscape and Visual Impact' paragraph 10.1.5) respond to a number of specific issues raised in our pre-application comments regarding the need to assimilate the proposals into the sensitive landscape setting. These

changes include the removal of the pipe bridge proposal, which was previously one of the most visually intrusive elements.

We note that some mitigation measures are described in ES Chapter 10 but not all are reflected in the submitted plans. We advise that any approval should include the entire suite of plans and reports to avoid confusion arising from inconsistencies. For example, the ES states the pipe bridge has been removed from the proposals but 'Pipe/Access Bridge' (document C17) and 'Pipe Bridge rev 002 watermarked' (document C18) are included in the application and not shown as superseded.

Our comments below are focussed on the ES Chapter 10.

- The application confirms no lighting.
- Sections are submitted to show how the undergrounded pipe will be integrated into the sloping topography.
- The application states that only the western access point would remain to allow occasional access to the metering building with all other temporary access points returned to soft vegetation cover.
- A Flow/Photo survey for the Rhaeadr y Cwm is provided in ES Appendix 13 and concludes due to the rock profile that the proposed hydro scheme would have an insignificant effect on the visual amenity of Rhaeadr y Cwm. We note that (ES para 10.5.2) the weir intake design has been amended to limit abstraction at low flows to ensure the 'intensity of white water would not be adversely affected' – which is a vitally important issue for the maintenance of the character and natural beauty of the falls, and their amenity value.
- For the Turbine House, proposals for Grasscrete have been removed but some form of grass reinforcement is presumably required as shown on the Turbine House Plan although this is not specified and should be included.
- Building materials are appropriate
  - Turbine House: larch cladding, roof in profiled steel colour to be mid-grey/blue as requested by your Authority; ES para 10.6.5 states samples will be provided for approval.
  - Metering Building: local stone cladding, slate roof, timber painted (colour should be specified).

Most of the proposal is undergrounded and will not be visible once restoration has been achieved, but the success of site restoration is therefore key to limiting the LVIA 'major-moderate adverse impacts' to within or just beyond the 8-10 months construction phase. For example, successful integration of the engineered slopes and retaining structures required to accommodate the pipeline will require the highest standards of workmanship and attention to detail in order to avoid significantly and permanently harming the character and appearance of e.g. the footpath which forms part of the promoted Slate Trail. We note that part of this route will be closed, and users diverted during construction.

Two documents covering restoration have been submitted, there is some overlap but also some gaps which require further information or could be conditioned as detailed below.

#### *Appendix 16A Construction Method Statement*

An EcoW is proposed and would be key to ensuring the method statement is followed during the construction phase.

The document confirms pipes will be laid in short sections with prompt restoration of soil cover and replacement of turves. We advise that phasing of the 8-10 month programme will include either summer working (where turves may require watering), or winter working

(where grass seeding, and turf laying will be restricted by cold/wet weather). This is not covered in the Construction Method Statement and we therefore advise that it is included in the CEMP, conditioned above.

#### *Appendix 16B CEMP*

Chapter 3.3 adequately covers soil conservation.

Chapter 11 covers Standards of Workmanship.

- 11.2 covers the use of a stonemason and provides a precedent building cladding example at Hafod Y Offeiriad. We advise sample panels for both building cladding and retaining wall stonework should be conditioned.
- 11.4 covers management proposals for landcover restoration. We note that:
  - 'a detailed method statement covering landscape and ecology will be prepared before commencement'.
  - the grass seed mix is to be agreed with your Authority.
  - monthly inspections will be undertaken (including after heavy rainfall).
- 11.5 covers 'Establishment aftercare' and states 'the inspection regime proposed in para 10.8.10 will be maintained for 4 months after completion or until all areas are satisfactorily returned to former uses'. As para 10.8.10 is a typo, the inspection regime should be confirmed. We advise monthly inspections should continue on a sectional basis until each section has full vegetation recovery. A condition to require the submission of monitoring reports and photos at key stages of recovery is advisable.
- Table 11.1 covers 'Proposals for reinstatement and aftercare'.
- ES para 3.7 covers cutting or breaking through rock using a hierarchy of options. Controlled trench blasting is the highest risk in terms of landscape impact and appears to be the last resort option for the harder rock areas. Reinstatement to visually blend in levels with appropriate soil and vegetation cover would be required but is not covered in the CEMP and may need to be included in the proposed Trench Blasting Strategy.

#### **Land Contamination**

There are mine workings in the vicinity of application site and the proposed works has the potential to result in leachate from disturbed mine spoil, and construction phase silt, causing pollution in the Afon Cynfal. Detailed mitigation measures will need to be set out in the CEMP (see condition 1 above). We advise the applicant addresses the following points in the preparation of the CEMP:

- 1) We advise that soil sampling be conducted in all areas of proposed excavation and groundworks, including along the length of proposed pipeline, to obtain soil chemical data to assess the risk of pollution by heavy metals, especially copper, from erosion and runoff of particulates and dissolved-phase pollutants. Environmental Quality Standards (EQS) and Priority Pollutants lists should be used to guide the choice of analytes. Consideration should also be given to the Water Framework Directive and potential impacts on chemical and ecological classification.
- 2) We also advise that the depth of soils be confirmed at the same time that soil samples are collected for analysis. This will help to assess and plan the proposed (~1.5 m deep) trench required for the installation of the 720 mm HDPE transmission pipe, and help with drawing up the CEMP and associated erosion and pollution control measures. Both soil sampling and depth confirmation should be conducted using equipment that will result in the minimum disturbance to the surface soils and

vegetation.

- 3) A Baseline Conditions Report should also be produced based on information obtained to date and any additional information obtained from items (1) and (2) above. This information, especially photographic, soils, vegetation and ecological data should be used to compare with post-construction conditions, to guide management and restoration of the site. We note that much of the material required for a baseline report has already been obtained and documented in the ES and other documents, however, given the uniqueness and sensitivity of the site, we consider it important to have a separate focused Baseline Conditions Report, with the additional information recommended in this response.
- 4) As part of (3) above, we recommend that baseline river water quality be established upstream, within, and downstream of the area of the proposed scheme.
- 5) Associated with (4) above, we recommend that a river water quality monitoring plan be proposed for the period during and after construction. Monitoring should include continuous monitoring of key parameters, such as turbidity and EQS metals, and used to provide feedback on construction progress and document river water quality, in the event that environmental harm (e.g. fish-kill) be recorded downstream.
- 6) Information obtained from (1), (2), (3) and (4) above should be used to help produce the CEMP, which should include details of procedures to control soil erosion, runoff of water, soils and sediment; and compression, drainage and damage to peat soils. The CEMP should detail procedures to deal with heavy rainfall events, which are becoming much more frequent in recent years, and can quickly overwhelm construction sites and erosion control and water control measures and cause long-term serious damage soils, vegetation, water quality and ecology.
- 7) With exception to the proposed changes to the Afon Cynfal, every effort should be made to maintain current hydrology and water flows, including water conditions in any peat. These should also be documented in the Baseline Conditions Report.
- 8) In summary, the measures above, which includes collecting additional hydrological and geotechnical data, rather than just relying on visual inspections and assumptions, are needed to properly assess potential risk and to inform the production of the CEMP. We note that this agrees with some of Section 5.5 Recommendation for Further Works of GroundSolve's Geotechnical Assessment (12/09/2023), notably: *"As it has only been possible to carry out a visual inspection of the site to date, it is recommended that some intrusive investigation is carried out as soon as access is available. However, it is noted that such access may only become feasible once planning permission for the scheme is secured, and the construction period begins. Intrusive investigation will be especially important around the shaft location, to confirm its dimensions and depth to rockhead. It is however noted that such investigation shall be required to allow the detailed design of the required remedial works to be carried out"*.

### **Protected Species**

We note that the report submitted in support of the above application (Cwm Cynfal Hydro Scheme Environmental Statement. R.M.L. June 2024) has identified that protected species are present at the application site.

The proposal has the potential to affect bats and otters, and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017.

As explained above (see Protected Sites section), lesser horseshoe bats (as well as other bats) are using the adit in the vicinity of the works for roosting, including for hibernation. There are also potential roosting opportunities within a tree on site.

Although no otter holts or resting areas were found on site, the ES concludes that otters are highly likely to use the site, including for commuting and foraging purposes.

The proposed works has the potential to disturb bats and otters. We advise that detailed reasonable avoidance measures (including bat/otter pre-construction surveys and bat monitoring proposals), along with any necessary mitigation measures, should be clearly set out in the CEMP and approved by the LPA in consultation with NRW (see Condition 1 above). If blasting is deemed to be needed, then we advise that a blasting strategy is produced which should be used to inform the CEMP.

We also advise that the report must be included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

NRW would refer the Local Authority to the Chief Planning Officer's letter dated 01 March 2018 which advises Local Planning Authorities to attach an informative regarding licence requirements to all consents and notices where European Protected Species are likely to be present on site.

In relation to Schedule 1 birds, we refer you to our comments above (Protected Sites).

## **Fisheries**

This area of river is not a migratory run due to natural obstructions lower down the catchment. However, there are native brown trout and eel present. The design of the proposed scheme should ensure the measures identified below are clearly set out in the CEMP:

- i. Downstream passage for trout should be provided.
- ii. There needs to be a minimum of 300mm water depth below the entire structure (plunge pool).
- iii. Upward and downward passage for eels is required.
- iv. The outfall should be elevated as not to be an attracting flow for fish.

## **Other Matters**

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

**Rhys Jones**

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning  
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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

R I C H A R D S

M O O R E H E A D & L A I N G L T D

P L A N N I N G | L A N D S C A P E | E N V I R O N M E N T

**CWM CYNFAL HYDRO SCHEME**



**Environmental Statement  
NON-TECHNICAL SUMMARY**

for

**MED DAFYDD**

June 2024

3261





# CWM CYNFAL HYDRO SCHEME

## Environmental Statement

### NON-TECHNICAL SUMMARY

This is a Non-Technical Summary (NTS) for the proposed Cwm Cynfal hydrogeneration scheme. An Environmental Statement (ES) has been prepared to report on an Environmental Impact Assessment, in accordance with the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017, because the proposed Cwm Cynfal hydro scheme is located in a sensitive environment and would have sufficient generating capacity to require one.

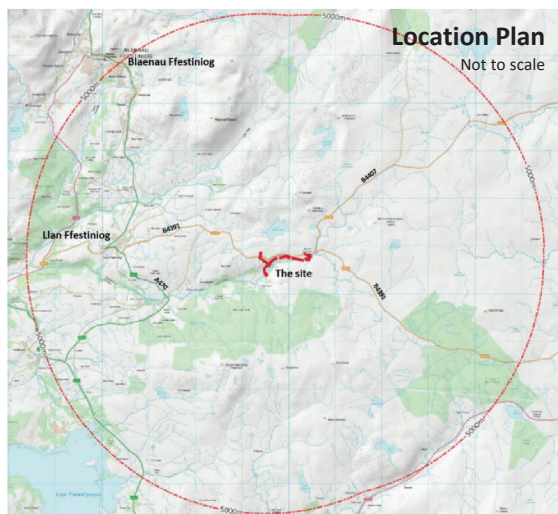
Copies of the full ES and this NTS are available as a free digital download on the planning authorities portal. A paper copy will be available to view at the library in Blaenau Ffestiniog.

Reference to the relevant chapters of the ES are provided in this NTS to allow the reader to find greater detail about the scheme. The ES contains a description the site and the proposals, the likely significant effects on the environment, any measures proposed to avoid, prevent, reduce or offset these effects, and descriptions of alternatives that have been considered. ES Chapters 1, 3 and 5 has more detail on the requirement for, and the process of EIA.

#### The hydrogeneration scheme

The Afon Cynfal flows through the steeply descending Cwm Cynfal Gorge approximately 3.8km east of Llan Ffestiniog. More detail on the location and setting is set out in the ES Figures 2.1 to 2.6.

The proposed hydroelectric scheme would generate up to 600kW of renewable electricity with a projected output of 2 million KWh per year, for export to the National Grid using water from the Afon Cynfal. The scheme would supply up to 700 homes with electricity and save up to 1,962 tonnes of CO2 emissions each year. The scheme is in line with Welsh Governments target of generating 70% of energy consumption from renewable energy sources by 2030. The applicants are a local family seeking to diversify and improve the viability of their



farm enterprise. An Energy Local Club is proposed for the scheme to enable clean energy generated by the scheme to supply the local community at a reduced rate. Strong local support for the energy club was evident during a drop in event for the proposed scheme held at Llan Ffestiniog. Refer to ES Chapters 2 for a description of the scheme and Chapter 4 for the Policy context.

The hydroelectric proposal requires water to be abstracted at the top of the gorge and carried in a buried pipe to a turbine at the bottom, where the water would be returned to the river. A cable would carry the electricity up the side of the valley to join the national grid network close beside the B4391.

A non-consuming abstraction licence for the hydro scheme has already been granted by NRW following consultation with SNPA to abstract water from the river Cynfal to generate electricity. Abstraction would only occur when there is sufficient water remaining in the river to maintain what NRW regard as an adequate flow, known as the Hands off Flow (HoF). When there is more than the HoF in the river, no more than 70% of the extra flow (over and above HoF) could be abstracted. The maximum volume that could be taken from the river would be 528litres per second. These requirements are described in more detail in the ES Section 2.3, and in the Flow Assessment in Appendix 13.

The Flow Assessment demonstrates how sufficient water would remain in the river to maintain the white-water cascades. On the 1st of April 2016 SNPA issued a letter of approval stating that it considered that under this regime of controlled abstraction, the impact of the depleted flow in the river would not adversely affect the visual impact of the falls to the detriment of the visitor experience.

The site is on remote upland grazing land, and partly within commonland, designated for Open Access, within Snowdonia National Park. A Public Right of Way (PRoW), part of the long-distance Snowdonia Slate Trail, traverses the steep south-facing slope of Cwm Cynfal on a trackway. The locality is a valued amenity viewing point and car park from which visitors can view the Rhaeadr y Cwm.

### **Statutory designations**

The site lies within Snowdonia National Park, within an Area of Natural Beauty and a Dark Skies Core Area, and at least part of it is either located within or close to other designations, including the Migneint-Arenig-Dduallt Special Area of Conservation (SAC), Special Protection Area (SPA), and Site of Special Scientific Interest (SSSI). More detail on designated sites is provided in the ES Chapters 9, 10 and 11. The views of statutory consultees regarding the effects on designated sites are set out in Chapter 6.



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## Environmental Impact Assessment (EIA)

The EIA Regulations require a systematic assessment to consider environmental receptors effects of the scheme. The scope of the EIA has been agreed with the planning authority and in preparation of this ES the regulations and relevant EIA guidance has been followed. Each environmental topic has been considered by a suitably qualified and experienced specialist using an approved method for gathering environmental data through fieldwork or from published databases, and for assessing the adverse and beneficial effects of the proposed scheme on receptors. Chapter 5 describes the methods and processes required to prepare an EIA and ES.

## Previous applications for the project and the Pre-Application Consultation

The proposals have been developed to address concerns raised by the statutory consultees about a previous planning application for the site. The results of consultation at key stages during the development of the hydrogeneration scheme have involved Cadw, Natural Resources Wales (NRW), Gwynedd Council, Snowdonia National Park Authority (SPNA) and non-statutory consultees, interest groups and the public, through correspondence and meetings. A response to an EIA Scoping Opinion was received from the planning authority in 2020. A Pre-App Enquiry response was received by the planning authority in 2023.

In late 2023 a draft set of application documents was published under the Pre-Application Consultation (PAC) process. Comments were received from consultees, and these have been addressed in the latest draft ES. Detail of the consultations are included in the ES Chapter 6 and in the separate Pre-Application Consultation Report.

## Alternatives Considered

A hydro-electric power scheme can only be located where there is a sufficient supply of flowing water and an adequate fall in elevation to drive a turbine. These natural attributes occur at Cwm Cynfal. Designing a successful hydro scheme also requires careful consideration of alternatives to maximise the electricity generating potential in the most economical manner, whilst avoiding or minimising adverse effects on the environment. The alternatives that have been considered and the reasons given for them being chosen or rejected are described in the ES Chapter 3. The finely tuned design uses the full potential of the site, by maximising the fall of 140 metres of descent and minimising the length of pipe to 1,220 metres between the intake and turbine.



## Construction

Construction access to this linear scheme is restricted due to the steep terrain. Work to build structures and install pipes is expected to take between 8 and 10 months, with activity moving progressively from one end to the other. For reasons of public safety, Footpath no. 22 (Snowdonia/Eryri Slate Trail), will be diverted during construction.

The abstraction weir would be constructed from concrete at the top of the gorge and a buried pipeline would carry water down the north side of the valley to a turbine house and then return it to the river at the bottom of the gorge. The buried electricity cable would carry power from the turbine to a small metering house beside the B4391. From there the cable would join the national grid connection.

To build the intake and weir a temporary coffer dam would be required upstream of the water to divert river water into a temporary pipe around the works. This would allow excavation and construction to be completed in a dry riverbed. The trench for the buried pipeline would be excavated through soil with some lengths cut through rock. Several methods of excavating the rock are being considered and the correct methods would be selected as the rock is revealed to avoid unnecessary noise and vibration.

On completion of each part of the scheme any temporary works would be removed, excavations backfilled, and the original topsoil and turves replaced so that the landscape would be restored. Excavation for the pipeline down the valley would be completed in short lengths so that they could be excavated and restored, wherever possible in the same day. A Construction Environmental Management Plan (CEMP) has been prepared setting out measures to control silt run-off. These measures will be implemented during construction to avoid silt contamination.

Construction matters are addressed in Chapter 2 Section 2.4 and Chapter 3. A Construction Method Statement (CMS) and draft Construction Environmental Management Plan (CEMP) are provided in ES Appendix 16A and 16B.

## Geology and Soils

There is concern that construction of the scheme could disturb a mine adit 19m below the pipeline, could damage to the B4391 road above it, and would allow water to pass through historic mine remains and leach copper mine related contaminants from mine spoil. A geotechnical engineer has inspected the site, including the mining features, and his conclusions were that the mine adit has been cut through strong igneous rocks and is stable with no evidence of failure. Backfill soil in a surface depression, which is a suspected mine shaft of less than 1m diameter, has settled. If found to be a



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shaft, the feature would be capped at rockhead to allow the pipeline to pass over it. This measure would enhance the safety of walkers using the adjacent footpath, protect the mine heritage and protect a bat roost in the adit, 19 metres below the trackway and possibly connected with the suspect shaft. Details of the bats are provided in ES Chapter 9. Chapter 7 includes details of Geology and Soils and refers to Appendix 4 the Geotechnical Report.

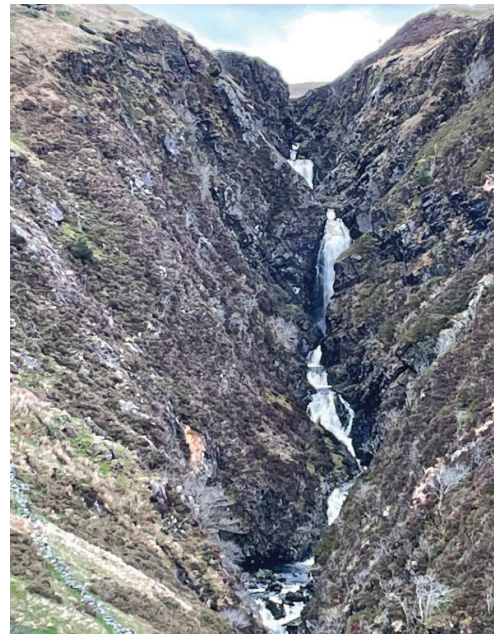
The inspection of the road and retaining structure did not reveal any evidence of instability. The assessment states that the pipeline trench is located a significant distance away from the road and the excavation of the pipeline trench would not affect the stability of the retaining structure or road.

The construction of the pipeline would not increase the risk of mobilising mine related contaminants in existing surface spoil heaps or in the mine and bedrock, because these are already exposed to rainfall. However, capping the mine shaft would reduce water penetrating down to the mine workings through fissures in the rock

### Water Environment

The proposed scheme straddles the transition between the approximately 9.5km<sup>2</sup> of upland catchment of the Afon Cynfal, and the lowland valley making a steep descent in dramatic white-water cascades through a deeply incised gorge.

NRW have concerns about flood risk from the Afon Cynfal and so a Flood Consequences Assessment (FCA) has been completed and is referenced in Chapter 8 Water Environment and included in Appendix 5. The FCA concluded that the site falls partly within the Flood Zone C2, however all key land-based and above ground infrastructure such as the Turbine House and temporary compound areas are located outside of the 0.1% AEP flood extent. The Turbine House is situated approximately 1.2m above the flood extent and so further mitigation is not considered necessary. Hydraulic modelling of the river channel has demonstrated that the design of the weir will not increase flood risk on properties upstream. The Hydraulic Modelling Technical Note is referenced in Chapter 8 and included in Appendix 17.



The sequence of waterfalls in Cwm Cynfal

NRW also identified a risk of leachate from disturbed mine spoil, and construction phase silt, causing pollution in the Afon Cynfal. The geotechnical study shows that most precipitation reaches the river as surface water because the surface of the local igneous bedrock is not permeable, but surface water can already flow through exposed mine spoil. The other route for water is through the existing voids and fissures created by the mine adits and shafts. Excavation of the pipeline trench could temporarily open new entry points for rainfall to the mine, but these would not be significant compared to existing water inflows into the shaft, or from existing fissures or surface run-off. The proposed capping of the mine shaft would reduce the capacity for water to enter the mine workings. Therefore, the proposed scheme would not increase the amount of existing leachate reaching the river, but capping the mine shaft should reduce water penetrating the mine. This matter is addressed in Appendix 4.

Construction works would require excavation, exposing areas of soil. Measures would be put in place to avoid the soil from being washed into the river. Similarly, the pouring of concrete would be contained to prevent cement washout flowing into the river during construction of the intake weir. The Construction Method Statement (CMS) and Construction Environmental Management Plan (CEMP), available in the ES Appendix 16A and 16B, set out the mitigation measures that would be implemented to minimise the duration of exposure of bare soil, and to prevent soil and cement washout. These measures would include a temporary coffer dam constructed across the river, with river water pumped around the works to ensure silt and cement wash will be contained. Any water that meets wet (unhardened) concrete will be treated as contaminated and removed so that it cannot flow into the river. Cut off drains and silt barriers will be applied to the construction area to contain surface water and separate suspended silt. Excavations will be kept open for the minimum duration and the original stripped turf will be placed over the backfill to protect the loose surface. With these measures the risk of silt pollution would be substantially reduced and is unlikely to result in significant adverse effects on the river.

### Ecology and Nature Conservation

The site, lying between the B4391 and the Afon Cynfal, consists of several upland habitats and the scheme is adjacent or within the Migneint-Arenig-Dduallt Special Area of Conservation SAC/SPA/SSSI. The proposed river crossings, temporary access, compound sites, coffer dam and stilling chamber, will be within the boundary of these designated sites. Habitats which are a feature of interest that occur within the boundary of the SAC will not be directly affected. With implementation of proposed mitigation, the scheme will not adversely affect the conservation objectives or the features of interest



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of the designated sites (SAC/SPA/SSSI) nor delay or interrupt progress towards achieving these in the long term.

Territories of Peregrine, Hen Harrier or Merlin were not identified within the site or within 500m buffer zone and no effects on the conservation objectives of the qualifying bird species of the SPA are expected. The scheme does not directly affect the habitats upon which these species rely, and as alternative habitat is widespread, no adverse effects upon the conservation objectives for these species are envisaged.



Adverse effects on protected otters and bats because of the construction or operation of the scheme are not predicted to occur. Access for wildlife along the Afon Cynfal would be maintained, and no bat roosts would be destroyed. Pre-construction checks would be undertaken as well as pollution control measures to ensure that the otter and bat population would be maintained at a Favourable Conservation Status. Where the mitigation described in Chapter 12 is adhered to, no significant residual effects upon those identified valuable ecological receptors is envisaged. Refer to Chapter 9 Ecology and Nature Conservation and Appendices 6 to 11.

### Landscape and Visual Impact

The National Park landscape is highly valued and is susceptible to change. The findings of a Landscape and Visual Appraisal (LVIA) for the scheme, prepared by a qualified specialist, was submitted as part of a previous planning application and has already been accepted by NRW and SNPA. Following a review to ensure it is still accurate, it has been resubmitted. The LVIA indicated that the landscape in the setting of the scheme is also highly sensitive. Visitors who use the viewpoint and the Slate Trail are highly sensitive visual receptors. Motorists travelling on the B4391 and using the car park are slightly less sensitive.

The LVIA shows that disturbance to the existing grassland/heathland vegetation during construction would be a minor change with a temporary, short term, adverse effect on the landscape limited to a very localised area, but no trees or features of value would be lost. The LVIA also concluded that the 8 to 10 months of construction, there would cause some temporary, short-term, major-moderate adverse effects on views from the viewpoint and from areas accessible to walkers that overlook the scheme. Refer to Chapter 10 and Appendix 12 and 13.

Proposed landscape mitigation would include a temporary site fence around the construction area and vehicular access points to protect trees and other vegetation. The design of structures, such as the weir, would include concrete dyed with naturalistic colours to adjust to the tone and colour of bedrock.

The advice of a stonemason would be sought to integrate stonework into the landscape. Restoration would be completed progressively as the scheme is constructed. The rock excavation through the raised landform would be restored to as natural a state as possible re-using existing soils and turf. New tree planting would be completed in the first planting season following completion.



View west down Cwm Cynfal from above Rhaeadr y Cwm with the wooded slopes of Hafod-fawr to the left and the coast at Porthmadog in the distance.

The long-term effects of change to the landscape would be negligible. The vegetation disturbed during the construction phase would be reinstated in the short term, with the proposed additional tree planting would be a beneficial effect. The proposed visible, permanent structures are sensitively placed in the landscape and are designed in scale and appearance to be in keeping with the surrounding landscape. Visual effects of the completed scheme would only be experienced in their immediate vicinity. The LVIA concludes that once vegetation along the route of the pipeline and cables is reinstated there would be a minor to negligible adverse effect on views from the immediate vicinity.

The sequence of cascades through Cwm Cynfal are a culturally important natural picturesque feature of the landscape. Because the falls are a popular and valued feature of the national park, a Flow Assessment, included in Appendix 13 of the ES, has been prepared to demonstrate that abstracting water for the hydro scheme would not adversely affect the waterfall's natural variability in flow and would allow the waterfall to be experienced as a notable natural feature of the view. This was an important factor for NRW and SNPA and was a consideration in the approval of the abstraction licence.

### Cultural Heritage

Cwm Cynfal is a location of considerable historic interest. There are 24 known nationally and regionally important archaeological features located within 50m of the site. These include a grade II listed milestone on the B4391 as well as undesignated heritage assets, namely, historic field boundaries, ruined structures, trackways, former metal mining adits, shafts, and spoil. An archaeological assessment showed that the scheme would impact on 8 features. Recent alterations to the extent of

working areas have avoided a direct physical impact on the listed Aber Migneint Milestone. The route of the proposed pipeline has been altered to avoid breaching the regionally important Pont yr Afon Gam / Rhaeadr y Cwm Prehistoric Hut Circle. Recommendations have subsequently been adopted for the pipe to be routed to the south to avoid this feature. Buried prehistoric remains could lie adjacent to the Prehistoric Hut Circle and so carefully managed construction activity would be required in this area. Refer to Chapter 11 Cultural Heritage and Appendix 14 for the Archaeological Assessment and Appendix 15 for the Heritage Impact Assessment.

Three sections of post-medieval field wall would also be breached, and it has been agreed that these structures would be reinstated on completion of the works. A watching brief is required for approximately 370m of the pipeline route, during the breach of a suspected medieval trackway and a possible prehistoric or medieval hollow-way and for the cable route north of the B4391 due to the potential for buried medieval remains of the suspected medieval Sofl y Mynydd field bank III.

Mitigation and protection measures would be included in construction. These would include demarcation of archaeological features by an archaeologist so that damage can be avoided when works commence. The pipeline follows the Cwm Cynfal trackway close to which are located Cwm Cynfal Mine and a possible quarry scoop and surface shaft extending from the subterranean workings. The copper mine has now been investigated and works to protect it are proposed.

## Conclusion

Because the scheme is in a highly valued and sensitive setting care has been taken to ensure that the scheme integrates with the setting with minimal adverse effects on water quality, nature conservation, designated sites, visual qualities of the landscape and the waterfalls, archaeology sites and heritage value of the setting. Habitat reinstatement works will be carefully completed following all temporary construction works, as will the final access improvements works and attention to design and materials workmanship. All works will be controlled and reviewed, in consultation with relevant statutory consultees, with a final Construction Environmental Management Plan (CEMP).

The proposal represents a unique opportunity to provide clean, renewable energy which respects the special qualities of the designated national park. The scheme complements both national and local requirements in achieving decarbonisation and climate-resilience, contributing towards strong ecosystems, and improving the health and well-being of our communities. The Local Energy Club will be beneficial to local communities.



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29<sup>th</sup> November 2024

*If telephoning, please ask for: Shân Wyn Jones*

Eryri National Park Authority (ENPA)  
National Park Office  
Penrhyndeudraeth  
Gwynedd  
LL48 6LF

By email: [aled.lloyd@eryri.llyw.cymru](mailto:aled.lloyd@eryri.llyw.cymru)

Dear Mr Lloyd,

**Cwm Cynfal Hydro Scheme – Planning Application NP5/59/495C**

Further to the recent email from my colleague, Principal Planning Consultant, Shân Wyn Jones in relation to the above mentioned.

RML, as agents to MED Dafydd with the above planning application, are in receipt of a copy of a letter from Natural Resources Wales to Eryri National Park Authority (ENPA) dated 15<sup>th</sup> of October 2024, as the Local Planning Authority. The letter (referenced CAS-262044-K7C3) relates to NRW's formal response to the ENPA's planning application consultation (8<sup>th</sup> August 2024). The NRW response focuses on:

- Additional protection measures for the presence of the bryophyte and clarification regarding the fluvial geomorphology details.
- The need for specific planning conditions to be attached to a planning permission granted.

We appreciate the comments provided within the NRW response which mentions the need to clarify these two aspects, and we would like to take this opportunity to respond to these on behalf of our client (MED Dafydd).

Our response to the NRW comments is set out as follows:

**Protected bryophyte habitat.**

Our client is happy to accept the NRW's additional mitigation measure at the laydown area for a 10-metre 'exclusion zone' to be implemented around the specific bryophyte colony at the proposed northerly laydown area during the construction phase. Additionally, we can also confirm that no site clearance or construction activities will take place within or uphill of the exclusion zone.



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A revised drawing (CYN-3001 Rev 010 attached) has been prepared by our client with the location of a '10m exclusion zone' for the bryophyte colony identified. The exclusion zone would be clearly and suitably marked '*on the ground*' in advance of any site construction works with suitable temporary protective fencing and inspected daily during the construction period. The temporary fence would be removed following completion of the works.

The on 'the ground' location of the bryophyte and the 10-metre exclusion zone, in consultation with NRW, would be agreed prior to construction commencing and recorded in the Construction Environmental Management Plan (CEMP).

#### **Conditioning details for a final CEMP document**

The accompanying PAC report highlights our clients wish to detail a draft CEMP as much as possible as part of the formal submission of a planning application for all consultees to view.

The ES includes an accompanying Draft CEMP, as ES Appendix 16B. The draft CEMP submitted with this current proposal is in readiness for additional refinement and details.

We have no issue with a condition being attached to a planning permission for the current detailed Draft CEMP application document be completed as a final version CEMP and, for this to be formally 'discharged' by the ENPA, prior to construction commencing on site. Our client would develop a final detailed CEMP in consultation with ENPA and NRW. This should include additional details regarding monthly inspections for establishment aftercare and vegetation establishment, until the final stage of recovery. This would be based on the 24-month establishment aftercare as drafted in Table 11.1 of the draft CEMP. Our client appreciates the project risk associated with extreme weather conditions for the temporary coffer dam and will plan accordingly.

The agreed CEMP would be fully implemented and audited by an independent and qualified Environmental and Ecological Clerk of Works throughout the project construction period.

#### **NRW issued Abstraction and Impoundment Licence**

Our client acknowledges the future requirement to align the scheme planning application drawings and details for the existing NRW consented 2023 abstraction licence reference WA/065/0001/0020.

#### **Fluvial Geomorphology**

Although the application drawings for these features remain unchanged from the PAC stage, our client appreciates your additional consideration for project 'features' 8,16 and 17':

- '*Feature 8*' (on the current submitted drawings) represents '*sub-surface river crossing*' (see submitted additional drawings listed at the foot of this letter-CYN 6010 10/11/2024 rev 1) and the application ES Appendix 16B CMS (section 8.11, River Crossing, page 15) outlines the methodology for environmental safeguards for the construction stage for this feature. This is a proposed below ground crossing pipeline crossing point route i.e. this is beneath the existing riverbed level. The previous proposal included an 'above' river pipe bridge for this part of the project (see following section of this letter 'Protected Landscape.')



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MED Dafydd provides additional drawing detail, reference CYN 6010, and this includes additional construction methodology.

- *'Feature 16 and 17:'* these represent beneath stream *crossings* in the (see submitted additional drawings listed at the foot of this letter-CYN 6009 10/11/2024 rev 1). These represent two proposed crossings **beneath** the existing stream channels – feature 16 relates to the undergrounding of the electricity cable and feature 17 relates to the water pipe.

Additional drawing reference CYN 6009 detail is included for these features and preliminary construction methodology.

Our client will liaise with Gwynedd Council as the *'Lead Local Flood Authority'* to obtain consent for the construction under the Land Drainage Act 1991 ahead of construction commencement for all works associated with the watercourses.

### Protected landscape

The ES confirms (Para 10.1.5, fourth bullet) that the current proposal **does not include** an 'above' river pipe bridge and to clarify we highlight:

- The current list of submitted documents. This includes a document *'CYN – 5001 'Pipe/Access Bridge'* (Date 01 Sept 2018, Rev 002), which includes a watermark note: *'Previous Planning Proposal'*. This drawing was submitted for **reference only** as part of the contents of the current ES document. The planning portal document for the drawing states *'Environmental Statement 'RML EIA Appendix pipe Bridge'*. This is a document drawing which describes a river pipe bridge crossing feature which formed part of the **previous application and does not part of the current proposal**. This document is referenced as C18 in the ENPA portal.
- The consideration of alternatives. The reference to the previous river *'pipe bridge'* is included as part of the alternatives in the ES Chapter 3 *'Consideration of Alternatives, Design Development and Embedded Mitigation'* in Section 3.4 *'Pipeline'*. This ES Chapter (paragraphs 3.4.2 and 3.4.3) describes the context for the concerns on the previous planning application submission, which included a river pipe bridge, detailed in the drawing reference 'CYN 5001'.
- Relevant drawing references. Relevant references accompany the regulatory requirements for EA applications to consider alternatives. The submitted ES demonstrates the advantages of the current proposal, which includes a buried pipe option, as opposed to the previous proposal with an 'above' river pipe crossing. The ES (in Table 3.20 sets out a summary schedule of all the alternatives considered, and this includes an extensive entry to discount the potential of the river pipe bridge option, 'CYN 5001'.

The ENPA portal document reference C17 is a duplication of the same river pipe bridge plan for the previous application, but C18 includes a specific watermark feature. To focus on **the current application drawings** and details, the client is happy for document C17 to be deleted from the application submission drawings.



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Our client appreciates NRW's acceptance for the removal of 'Grasscrete' on the south side of the proposed turbine building (see PAC report Table 3.2) and is happy for further details to be included for this limited part of the project and we would recommend these can either be refined as part of the final agreed CEMP or alternatively, an appropriate planning condition attached to the planning permission. Our client remains conscious of minimizing the use of permanent reinforced and /or hardened surfaces outside this building.

#### **Land Contamination**

Our client is content for additional CEMP details to be included and conditioned, as stated previously.

#### **Planning policy matters review and conclusion**

We note that the NRW response states it is for the LPA, as the relevant decision maker, to consider national planning policy and the requirement that the development comprises '*wholly exceptional circumstances*', not likely to damage an SSSI.

We set out the relevant context and considerations to helpfully assist the LPA to conclude that the application in terms of its 'type', scale and advantages clearly meets the relevant requirements in this case and will not set a negative future precedent.

#### **Plans list.**

For ease of reference, we attach an updated list (updated 26<sup>th</sup> November 2024) with additional drawings (Location Plan CYN 2001 rev 010; Area 1 Block Plan CYN 3001 Rev 010; Features 16 & 17 Stream Crossing CYN 6009 Rev 1; Feature 8 Pipe Crossing CYN 6010 rev 1).

We trust that the additional information set out in this letter, the attached drawings and documents prove helpful to the requirements of NRW and the LPA.

Should you wish to discuss any matter which you consider requires further attention, please do contact Shân Wyn Jones so that the matter can be resolved at pace. We would be grateful if you could acknowledge safe receipt of this letter and to confirm that you concur with the contents of this letter.

Yours sincerely,



Ivor G Richards OBE  
Managing Director  
**RICHARDS, MOOREHEAD & LAING LTD**

#### **Attachments:**

1. New and revised drawings, with updated RML Compendium list of plans and drawings
2. RML planning policy matters review and conclusions.



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## RML LETTER ATTACHMENT 2: Dated 26<sup>th</sup> November 2024

### PLANNING POLICY ALIGNMENT OF THE PROOSAL WITH SITE OF SPECIAL SCIENTIFIC INTEREST(SSSI) MATTERS -REVIEW AND CONCLUSIONS.

The proposal relates to a hydro scheme, at the locality of Cwm Cynfal and the national planning policy requirement for alternative electricity energy generation is well – established, and more recently, the added importance for local and community affordable energy (as set out in the ES Appendix 18).

The NRW response states it is for the Local Planning Authority (LPA) as the relevant decision maker, to consider national planning policy in the requirement that the development comprises ‘*wholly exceptional circumstances*’, not likely to damage an SSSI.

The following sets out the relevant context and considerations to assist the LPA to conclude that the application in terms of its ‘type’, scale and advantages clearly meets the relevant requirements in this case.

#### Context

A small percentage of the application site includes both temporary work (as a laydown area) and very limited permanent works (within the extreme westerly edge) of the 2002 designated ‘Migneint-Arenig- Dduallt SSSI<sup>1</sup>’.

There is no permanent direct loss of SSSI habitat or species identified within the proposed northerly laydown area of the project. The direct permanent loss of habitat is ‘avoided’ by the creation of only a short-term laydown area. An additional protection of the special features of the bryophyte is a proposed 10 metre ‘exclusion zone’ measure.

#### 1. NRW Pre-application consultation (PAC) letter 8<sup>th</sup> November 2023 and planning policy

NRW notes their previous statutory pre- application response (CAS-239550-B55, 08/11/2023) and (at page 7) mention the relevant considerations for the Migneint-Arenig- Dduallt SSSI and that of the downstream Cwm Cynfal SSSI.

The NRW statutory pre- application consultation response highlighted:

*We have concerns with the application because inadequate information has been provided. To overcome these concerns you should provide further information in your planning application regarding **flood risk** and **protected landscapes**. If this information is not provided, we may object to the planning application when formally consulted by the planning authority. Further details are provided below.*

*We also advise that based on the information submitted to dated, we would ask the planning authority to include a condition requiring the submission of a Construction Environment Management Plan on any planning permission granted. Without the inclusion of this condition by the planning authority we would likely to object to the planning application.*

A copy of the full NRW PAC response is included in the accompanying planning application Pre-Application Consultation (PAC) report.

#### 2. The ‘October 2023’ Welsh Government’s ‘immediate change’ letter.

On nature conservation matters, we must presume that the NRW PAC response took full account of the Welsh Government’s Minister for Climate Change’s letter of the 11<sup>th</sup> October 2023, as this issued an ‘immediate change’ and an updated published planning policy for Chapter 6 ‘Distinctive and Natural Places’. No change in legislation was introduced.

The gist of the WG ‘October 2023’ letter focused on the following matters:

#### 1. Green Infrastructure



2. *Net Benefit for Biodiversity and the Step-wise Approach*
3. *Protection for Sites of Special Scientific Interest*
4. *Trees and Woodlands*

For the protection of SSSI's, the 'October 2023' letter included a '*strengthened approach to the protection of SSSI's, with increased clarity on the position for site management and exemptions for minor development necessary to maintain a 'living landscape'. Other development is considered unacceptable as a matter of principle. Exceptionally, a planned approach may be appropriate where necessary safeguards can be secured through a development plan.*' The WG October 2023 letter concluded: '*I intend to issue version 12 of Planning Policy Wales as soon as practicable and will continue to work with stakeholders to provide further guidance to enable the implementation of the vital policy contained in Chapter 6.*' A copy of the WG letter is attached.

Put simply, the gist of the SSSI legislation remains intact and the 'October 2023' letter and the immediate planning policy update merely 'refreshed' a re-emphasis on WG's climate change matters.

### 3 *Site specific SSSI matters, Cwm Cynfal proposed hydro scheme.*

For ease of reference, the relevant extract of the PAC NRW response is copied here:

*'NRW consider the proposals have the potential to impact upon the biological features of the above named SSSI's.*

*Provided the impact pathways referenced for the SAC features are adequately addressed, NRW consider those features of the SSSI will be adequately safeguarded.*

*The ES also identifies that habitats that are features of the SSSI only will be impacted (for example the M6c community on the route of the pipeline near the intake, along with the acid grassland). The ES and the Construction Method Statement include measures to restore habitat on completion of each section of works. We advise that detailed restoration must be clearly set out in the CEMP (see condition 1)*

*In relation to the geological features of the above SSSI's, we are satisfied that the proposed works are unlikely to damage the special geological features.*

We considered this SSSI comment in further detail and our comments included in the accompanying PAC report.

### 4 *NRW formal planning application- the '15<sup>th</sup> October 2024 response.'*

In their 15<sup>th</sup> October 2024 response on the planning application, NRW note that they included '*technical advice on measures to avoid damage to the SSSI. Since this advice was issued, we note that Planning Policy Wales (Edition 12, dated February 2024) has been published*'. Significantly, we highlight:

- the WGs PPW Chapter 6 was already in existence, in October 2023, **some four months before** the updated Planning Policy Wales publication in February 2024.
- The relevant planning policy baseline for PPW Chapter 6 WG planning policy changes, is therefore **October 2023** and the proposal includes the updated planning policy requirements.
- The NRW planning application response refers to **additional matters**, not previously raised in the PAC stage, and these cannot represent '*inadequate information.*' NRW 's PAC response highlighted two matters requiring '*further information*' and these did not include the British Bryophyte feature of the SSSI in the '*proposed laydown area.*' Additionally, the planning application submission includes the same plans and context as the pre-application consultation

detail submitted to NRW for their statutory comments, and this includes the ‘alternative’ details as set out in the EIA.

*Planning Policy Wales (PPW) 2024.*

NRW response cross – references specifically paragraph 6.4.25-6.4.27 of the 2024 Planning Policy Wales (PPW). The response excludes any reference for Technical Advice Note (TAN) 5 ‘Nature Conservation’, which although 15 years old, remains ‘extant’ and refers to PPW’s statutory duties in respect of nationally designated SSSI’s, as applied by the 1981 Wildlife and Countryside Act (as amended).

PPW (2024) sets out the WG policy advice on sites of special scientific interest, with an emphasis on a precautionary approach towards new projects within and adjoining Sites of Special Scientific Interest (para 6.4.24- 6.4.28) and highlights that:

*‘Development in a SSSI which is not necessary for the management of the site must be avoided. This is a matter of principle to ensure that these sites can continue to fulfil their role at the heart of resilient ecological networks. What may be necessary for the management of a site will need to be considered on a case by case basis but it is likely to be limited to activities needed to meet its conservation objectives....There may be desirable interventions in SSSI’s...and other minor development necessary to secure its role as a living landscape. This may include agricultural development, such as new barns, slurry stores required to reduce pollution, barn conversions to support tourism or other alterations....where effects on the features for which a site can be considered to be acceptable’.*

Para. 6.4.27 mentions:

*‘In wholly exceptional circumstances and only where development is considered to be appropriate and is not likely to damage a SSSI and there is broad and clear agreement for mitigation and enhancement as part of a development plan should development be proposed. This means that development will be considered unacceptable in the absence of an agreed position in a development plan which indicates that it is acceptable in terms of its effect on the notified features of a SSSI.’*

The ‘refreshed’ the WG’s climate change stance towards SSSI is focused on:

- Understanding the current status and management of the SSSI.
- there is no development ‘embargo’ within SSSI’s, but stipulations on the type and scale of development and this can vary.
- an expectation that development must acknowledge the current management status of the site, and agreement for mitigation and enhancement.

In relation the current ‘*understanding*’ of the current status and management of the specific SSSI . The ES includes detailed nature conservation considerations as well as the application documents.

The SSSI Notification for the ‘*Long-term Vision for the Site and Features*’ for the 19,846.2ha ‘Migneint-Arenig- Dduallt’ SSSI states <sup>2</sup>:

*Migneint – Arenig - Dduallt is one of the largest upland sites in Wales encompassing extensive areas of typical habitats. The site should be managed to promote the natural diversity with particular emphasis on the sympathetic management of the habitats for which the site has been designated. This management should, in the long term, allow the different habitats to cover the site in the proportions and condition that we would expect in a more natural system, which would have been*

<sup>2</sup> [https://naturalresources.wales/media/646354/SSSI\\_0566\\_SMS\\_EN0010107.pdf](https://naturalresources.wales/media/646354/SSSI_0566_SMS_EN0010107.pdf)

*lightly grazed by a variety of native herbivores. The management of the site should also aim to maintain the plants and animals for which the site has been notified such that they have healthy, sustainable populations.*

The relevant SSSI 'management units' (for the proposal) include: 'Unit 117' Cwm (Cynfal S.S.S.I) and 'Unit 15' (Migneint- Arenig- Dduallt S.S.S.I). The Migneint- Arenig- Dduallt SSSI designation includes several biological and geological features, and the wide range of habitats includes '*an assemblage of mosses and liverworts which are nationally rare, nationally scarce and/or Atlantic species,*' (SSSI Notification feature 2.11, vision 3.11). The SSSI 'vision' management documents states '*nationally rare, nationally scarce, regionally rare and locally uncommon plants should not reduce in range within their habitats, or lose the ability to reproduce and sustain themselves as a result of factors within human control. Further surveys of the plant populations are needed before detailed objectives can be set for these features*'.

The Migneint- Arenig – Dduallt includes several special features as part of this large SSSI designation and not all of the initial SSSI habitat designation 'baseline' data included. Several SSSI management aspects are described in the SSSI designated Management Schedule and more recent publications describe the state/condition of some of the SSSI features.<sup>3</sup>

The potential implications of both the temporary and permanent construction and operation stages of the scheme, on bryophyte features, as either within or outside the designated nature conservation sites. Full and detailed site investigations have also been completed by an experienced bryophyte specialist and these are included in ES Appendices 9A-9D. The 2023 bryophyte site survey (ES Appendix 9B) identified an additional bryophyte colony (*Barbilophozia kunzeana*, at grid reference SH7445441799) on part of the open moorland, between the route of the B4391 highway and the upper margins of the Afon Cynfal and a mitigation measure to provide temporary fencing before construction and removed on completion of the construction to allow a continuation of the sheep grazing to maintain the favorable condition of the existing habitat. The existing and current land management is considered to represent a positive habitat 'enhancement' approach and MED Dafydd (applicants) has continuously and remain conscious of the need to refine any potential impacts of the proposed temporary laydown area, throughout the iterative design, development, post construction and operational stages of the scheme and continue to do so with the provision of a 10 meter 'exclusion zone'. ES Appendices 9A- 9D (inclusive) describes the relevant detailed bryophyte matter by a specialist.

We are aware of recent and similar energy developments which have received the benefit of planning permissions within SSSI's within a 10-15 km radius of our clients' proposal. Similar to our clients' proposal, these include hydro schemes and farm diversification projects, as part of the rural living economy and landscape, but significantly, these include permanent and larger and longer term SSSI intrusions and impacts.

Our client can also consider additional nature conservation enhancement and would be happy to receive the LPA's confirmation of this, such as relevant SSSI land management plan which could include measures to protect existing biodiversity and achieve enhancement for the future .

*Other relevant planning policy considerations.*

We also consider other relevant SSSI's planning policy stances of the Wales National Development Plan:

- the need to provide for adequate '*supporting Infrastructure*', such as electricity as '*crucial for economic, social and environmental sustainability. It underpins economic*

3

[https://app.powerbi.com/view?r=eyJrjoiOTRlYzZlM2MtNzA3Ny00YmFmLWVfN2MtMDYzNjY1NmRlYjZlZi6jg4NjVIZjBmLWFjZGUtNDg3Yy1zE3LVjUwMzc1ZDc1NyIsImMiOiJh9](https://www.wildlifetrusts.org/sites/default/files/2023-09/Wales%20summary%20report.pdf); <https://data.jncc.gov.uk/data/55051627-e59a-4887-83b5-ee9a6e53d780/SSSI-Guidelines-12-Bryophytes-2018.pdf>; <https://naturalresources.wales/media/695442/nrw-evidence-report-369-a-review-of-non-vascular-plant-and-fungal-sssi-features-in-wales-lichens-accessible.pdf>; <https://www.wildlifetrusts.org/sites/default/files/2023-09/Wales%20summary%20report.pdf>



*competitiveness and opportunities for households and businesses to achieve socially and environmentally desirable ways of living and working' ( para 3.61).* The provision of Local Energy with the proposal is a key contribution towards supporting local infrastructure projects, significantly with reduced costs local energy and social circumstances.

- *in development management and renewable and low carbon energy ( 5.9.19) and the contribution a proposal will make to meeting identified Welsh, UK, and European targets; as energy generation is of national significance and there is a recognised need to optimise renewable and low carbon energy generation. Planning authorities should seek to ensure their area's renewable and low carbon energy potential is achieved and have policies with the criteria against which planning applications outside of identified areas will be determined (.5.9.15).*
  - Recognises that (para 6.4.3) *'that development needs to take place, and some biodiversity may be impacted, the planning system should ensure that overall there is a net benefit for biodiversity and ecosystem resilience, resulting in enhanced well-being.'* And. *'Where adverse effects on biodiversity and ecosystem resilience cannot be avoided, minimised or mitigated/restored, and as a last resort compensated for, it will be necessary to refuse planning permission. '(para. 6.4.4)*
5. The relevant legislation and the identification of material differences, significantly between the previous planning application and the current and detailed EIA application.



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## WSP Consultee Inputs

### NP5/59/495C

#### A Record of a Habitat Regulations Assessment

##### **Proposed Hydro-electric Generation Scheme at Land Near Pont yr Afon Gam, Llan Ffestiniog**

#### Summary

Having carried out a Habitat Regulations Assessment (HRA) 'screening' of the project, the Authority can conclude that likely significant effects could not be ruled out (alone) upon the integrity of the Migneint–Arenig–Dduallt Special Area of Conservation (SAC) and Special Protection Area (SPA) and Meirionnydd Oakwoods and Bats Sites SAC.

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

Following the appropriate assessment, the Authority was able to ascertain, beyond reasonable scientific doubt, that an adverse effect on the integrity of the SACs and SPA could be mitigated. This positive outcome was dependent on the adherence to detailed pollution prevention measures, and reasonable avoidance measures in respect of breeding birds and bats.

Cyfoeth Naturiol Cymru/Natural Resources Wales (CNC/ NRW) has been consulted and account taken of its advice. It is considered that the proposal may affect the SACs and SPA (a Likely Significant effect) and CNC/NRW have identified pollution as a potential impact pathway to features of the designated sites (Migneint-Arenig-Dduallt SAC and SPA), disturbance of territories of qualifying bird species (Migneint-Arenig-Dduallt SPA) and disturbance of lesser horseshoe bat *Rhinolophus hipposideros* potentially associated with the Meirionnydd Oakwoods and Bat Sites SAC. The consultation response advises that this would be sufficiently addressed by adherence to detailed pollution prevention measures and reasonable avoidance measures in respect of breeding birds and bats, and the application may be determined accordingly.

#### Introduction

Ecological assessment and mitigation reports have been submitted in support of this application. These have been specifically noted as follows:

- Cwm Cynfal Hydro Scheme Environmental Statement (ES) Volume 1. Richards, Moorehead & Laing. June 2024.
- Cwm Cynfal Hydro Electric Scheme Shadow Habitat Regulations Assessment – Screening Report. Richards, Moorhead & Laing. November 2023.
- Cwm Cynfal Hydro Electric Scheme Green Infrastructure Statement. Richards, Moorhead & Laing. April 2024.
- ES Appendix 6 Cwm Cynfal HEP Ecological Surveys. Gritten Ecology. July 2018.
- ES Appendix 7 Ecological Technical Note – Bat Survey. Richards, Moorhead & Laing. November 2023.
- ES Appendix 8 Cwm Cynfal, Gwynedd Breeding Bird Survey Report. Biome Consulting. August 2023.
- ES Appendix 9A Bryophyte survey and assessment of a proposed HEP scheme at Afon Cynfal, Llan Ffestiniog. Ecostudy. November 2013.
- ES Appendix 9B Afon Cynfal HEP: bryophyte survey and assessment. Dr Des Callaghan. September 2015.
- ES Appendix 9C Afon Cynfal HEP: bryophyte survey and assessment. Dr Des Callaghan. July 2023.

- ES Appendix 9D Cwm Cynfal HEP: response to comments from NRW regarding bryophytes. Dr Des Callaghan. December 2023.
- ES Appendix 16A Construction Method Statement Cwm Cynfal Hydro Scheme. Baileys and Partners. September 2023.
- ES Appendix 16B Cwm Cynfal Hydro Generation Scheme Construction Environmental Management Plan (CEMP). Richards, Moorehead& Laing. December 2023.

## **Screening**

### **Likely significant effect test**

Drawing on the information provided, it is considered that likely significant effects cannot be ruled out for the project alone.

The potential impact pathway for effects on Migneint-Arenig-Dduallt SAC has been identified as pollution affecting the qualifying features of the SAC, in the absence of mitigation.

For Migneint-Arenig-Dduallt SPA, the potential impact pathways for effects have been identified as disturbance during construction (from noise and increased activity if works are undertaken during the bird breeding season) of the qualifying bird species, in the absence of mitigation, and pollution affecting the habitats on which the qualifying features rely, in the absence of mitigation.

The potential impact pathway for effects on Meirionnydd Oakwoods and Bat Sites SAC has been identified as disturbance during construction (in the form of noise and vibration) of lesser horseshoe bat, which due to the proximity of the Site to the SAC may be associated with the SAC bat populations.

As mitigation measures are identified as required by CNC/NRW and the submitted shadow HRA and ES, appropriate assessment is required.

### **Appropriate Assessment & Integrity Test**

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

The screening assessment has already described how the proposed development could result in pathways via pollution and disturbance during construction that could undermine the conservation objectives of the SACs and SPA, of which the scale and magnitude of the impact is sufficient enough to make this an adverse effect.

In this case, CNC/NRW have indicated that these pathways may not result in an adverse effect if the developer adheres to the following:

#### ***Pollution***

*'...further [to the submitted Construction Method Statement] pollution prevention measures are needed which should be set out in a CEMP to be approved by the Local Planning Authority (LPA), in consultation with NRW, as a condition of any planning permission'.*

With suggested wording for a condition:

#### **'Condition: CEMP**

- *No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the LPA. The CEMP should include:*
  - *Construction methods: details of materials, how waste generated will be managed;*
  - *General Site Management: details of the construction programme including timetable; details of site clearance; details of site construction drainage, containments areas,*

*appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.*

- *Species protection: Details of avoidance and mitigation measures (including with respect to bats, otters and Schedule 1 birds), details of bat monitoring, details of ecological compliance audit.*
- *Habitats protection: Details of measures for habitat restoration during the works.*
- *Invasive species: Details of measures to control and eradicate any invasive species on site.*
- *Soil Management: details of topsoil strip, storage and amelioration for re-use.*
- *CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.*
- *Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration activities (informed by blasting strategy if required), for example acoustic barriers; details of dust control measures; measures to control light spill.*
- *Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management;*
- *Traffic Management: details of site deliveries, plant on site, wheel wash facilities,*
- *Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.*
- *Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details*
- *Environmental clerk of works to ensure construction compliance with approved plans and environmental regulations. The CEMP shall be implemented as approved during the site preparation and construction phases of the development.*

*Justification: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction.'*

Furthermore, CNC/NRW stipulated that:

*'In the preparation of the CEMP, we advise the applicant considers the following points in relation to pollution prevention and to protect sensitive habitats on site:*

- *Photos provided in both the geomorphology assessment and the landscape and visual impact assessment show the intake site as being in a secluded gorge with steep sides. Accessing and managing any possible pollution during construction may prove challenging without working in accordance with GPP5. The Meirionnydd area has experienced numerous pollution events related to the construction of hydro schemes, primarily with trenching and the laying of pipes and tracks. The Afon Cynfal has good overall WFD status but is classified as high status for fish and it is therefore important that no pollution from silt or cement should enter the river system. No silt, cement or dirty should be allowed to run-off into any surface water system.*
- *It is possible that the coffer dam of 0.5 m detailed in section 8.7 of the Construction Method Statement will not be high enough to cope with a rainfall event, should it happen. Despite the method statement's clear indication that the intake construction will only be possible in dry weather, summertime weather patterns are too unpredictable to ensure that there won't be any precipitation while work is underway, which would cause river levels to rise rapidly and eventually topple the cofferdam.*
- *Soil stockpiles should not be stored within 10m of the watercourse and should not be located on any steep slopes.*

- *The appointed contractor for the work should provide 24 hour emergency contact details to NRW's Dwyfor and Meirionnydd Senior Environment Officer at timamgylcheddwyforacmeirionnydd@cyfoethnaturiolcymru.gov.uk prior to the commencement of work on site. The contact details would be retained during the construction period and then deleted. The details would be added to a spreadsheet used by duty pollution incident officers and only used if a pollution complaint is received about the site.'*

#### **SPA birds**

*'We advise that detailed mitigation measures should be clearly set out in the CEMP (see Condition 1 above) and should include further detail regarding the following points:*

- *Works should ideally be completed outside the bird nesting season (1 March to 31 August), although it should be noted that the nesting period may extend beyond these dates.*
- *Should an occupied bird nest or a nest in the process of being constructed be encountered during works, clearance must cease in this area and should only re-commence once the birds have fledged, or the nest is abandoned.*
- *If works must be undertaken during the nesting season, surveys to identify any nests which may be impacted will be required prior to any works in habitats with the potential to support nesting birds. This survey should be undertaken by a suitably experienced person. Again, should an occupied nest or nest under construction be found, works must cease in this area until the birds have fledged or the nest has been abandoned.*
- *Habitats adjacent to the site are suitable for breeding Schedule 1 birds/SPA and SSSI qualifying features (notably merlin, hen harrier and peregrine). If works are completed during the breeding season, surveys of all areas where disturbance could occur will be required to ensure any occupied territories (if present) are not impacted.'*

#### **Bats**

*'We advise that detailed reasonable avoidance measures, along with details of construction methods (including with respect to any blasting) should be clearly set out in the CEMP (see condition 1 above). The CEMP should also include details of bat monitoring to evidence that bats have not been affected.'*

To allow a positive outcome, all the mitigation points and advice detailed above must be adhered to and should be secured by condition (as per the suggested wording from CNC/NRW).

**Consequently, with the mitigation proposed above, it is considered that the Authority would be able to conclude that an adverse effect on the integrity of Migneint-Arenig-Dduallt SAC and SPA and Meirionnydd Oakwoods and Bat Sites SAC can be avoided and/or mitigated.**

- *The applicant's attention is drawn to comments from CNC/NRW relating to SSSIs, abstraction and impoundment licences, fluvial geomorphology, flood risk, protected landscape, land contamination, protected species and fisheries but note that these are provided outside of HRA considerations.*
- *Further recommendations within the ES and associated appendices are made in respect of protecting ecological sites, habitats and species. However, these are outside HRA considerations.*
- *This consultation comment is provided on behalf of the National Park Authority in the capacity of Ecological Consultee and should not be considered as the opinion of any other organisation.*

**From:** [North Planning](#)  
**To:** [Cynllunio Planning](#)  
**Subject:** NP5/59/495C - Land Near Pont yr Afon Gam, Llan Ffestiniog (Major) v5 - NRW Response NRW:07744079  
**Date:** 29 October 2025 07:49:55

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Annwyl Aled

Diolch am ymgynghori â Cyfoeth Naturiol Cymru (CNC) ar eich Aseiad Rheoliadau Cynefinoedd ar gyfer y datblygiad uchod, a gawsom ar 08/10/2025.

Dylid ystyried ein hymateb fel cynrychiolaeth ffurfiol CNC, fel y corff cadwraeth natur priodol, i'ch aseiad priodol (AP) (NP5/59/495C A Record of a Habitat Regulations Assessment) o dan Reoliad 63 o Reoliadau Cadwraeth Cynefinoedd a Rhywogaethau 2017, fel y'i diwygiwyd.

O ystyried y mesurau lliniaru a fanylir, rydym yn cytuno â'ch casgliad bod y datblygiad yn annhebygol o gael effaith andwyol ar uniondeb y SAC/SPA.

Os oes gennych unrhyw ymholiadau, peidiwch ag oedi cyn cysylltu â mi.

Cofion Cynnes

Dear Aled

Thank you for consulting Natural Resources Wales (NRW) on your Habitats Regulations Assessment for the above development, which we received on 08/10/2025.

Our response should be taken as NRW's formal representation, as the appropriate nature conservation body, to your appropriate assessment (AA) NP5/59/495C A Record of a Habitat Regulations Assessment) under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, as amended.

In consideration of the mitigation measures detailed we agree with your conclusion that the development is unlikely to have an adverse effect upon the integrity of the SAC/SPA.

If you have any queries please do not hesitate to contact me.

Kind regards  
Rhys Jones

Tim Cynllunio Datblygu / Development Planning Team  
Cyfoeth Naturiol Cymru / Natural Resources Wales

Ffôn / Tel: 0300 065 4603

[www.cyfoethnaturiolcymru.gov.uk](http://www.cyfoethnaturiolcymru.gov.uk) / [www.naturalresourceswales.gov.uk](http://www.naturalresourceswales.gov.uk)

**Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli'r amgylchedd ac adnoddau naturiol yn gynaliadwy / Proud to be leading the way to a better future for Wales by managing the environment and natural resources sustainably.**

**Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi / Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.**



Cymdeithas Eryri  
Snowdonia Society



Ymddiriedolaeth Natur  
**Gogledd Cymru**  
**North Wales**  
Wildlife Trust

Llythyr ar y cyd oddi wrth Ymddiriedolaeth Natur Gogledd Cymru a Chymdeithas Eryri

At: Aled Lloyd, Swyddog achos  
Awdurdod Parc Cenedlaethol Eryri  
Drwy e-bost at: [Aled.Lloyd@eryri.llyw.cymru](mailto:Aled.Lloyd@eryri.llyw.cymru)  
a [cynllunio@eryri.llyw.cymru](mailto:cynllunio@eryri.llyw.cymru)  
CC Jonathan.Cawley@eryri.llyw.cymru

20 Medi 2024

Annwyl Mr Lloyd

**Cais Rhif: NP5/59/495C**

**Cynnig: Cynllun cynhyrchu trydan dŵr i gynhyrchu hyd at (600kW) yn Afon Cynfal, i gynnwys llwybr pibelli, cored mewnlif, pwll echdynnu, llifddor o dan y ddaear (tua 1.2km), adeilad tyrbin, adeilad mesuryddion, newidiadau i'r fynedfa bresennol ac ail-adeiladu. - lleoli mynedfa priffordd bresennol, ardaloedd gosod i lawr, compownd adeiladu dros dro, gwyrriad llwybr troed dros dro a chysylltiad pŵer trydan uwchben ac o dan y ddaear i'r grid cenedlaethol (tua 600m) (Ailgyflwyno)**

**Safle: Tir Ger Pont yr Afon Gam, Llan Ffestiniog**

**GWRTHWYNEBIAD I'R CAIS**

#### **Cyflwyniad a chrynodeb o'r seiliau dros y gwrthwynebiad**

Mae Cymdeithas Eryri wedi gweithio ers 1967 i warchod a gwella rhinweddau arbennig Eryri er budd pawb sy'n byw ac yn gweithio yn y Parc Cenedlaethol neu'n ymweld ag o.

Gweledigaeth Ymddiriedolaeth Natur Gogledd Cymru yw 'byd naturiol ffyniannus, gyda bywyd gwyllt a chynefinoedd naturiol sy'n chwarae rhan werthfawr wrth fynd i'r afael ag argyfyngau hinsawdd a natur a phobl wedi'u grymuso i weithredu dros natur'. Mae'n ymgrychu dros warchod bywyd gwyllt ac yn buddsoddi yn y dyfodol

drwy helpu pobl o bob oed i gael mwy o werthfawrogiad a dealltwriaeth o fywyd gwyllt. Mae'n gofalu am 35 o warchodfeydd natur sy'n ymestyn dros 750 hectar.

Yn wyneb yr Argyfwng Hinsawdd a'r angen i gyrraedd 'Sero Net' mae'r ddau fudiad, mewn egwyddor, yn gefnogol iawn i ddatblygiadau ynni adnewyddadwy. Mae hyn yn cynnwys cynlluniau trydan dŵr bach sydd wedi'u dylunio'n dda mewn tirweddau dynodedig gan gynnwys Parc Cenedlaethol Eryri. Rydym yn ymwybodol o nifer o gynlluniau llwyddiannus yn Eryri.

Serch hynny, mae Cwm Cynfal yn lle sydd wedi ysbrydoli storïwyr, artistiaid a beirdd ers dros fileniwm. Wedi ei leoli'n ddwfn mewn ceunant mae o'n un o raeadrau mwyaf mawreddog Eryri sydd, ar hyn o bryd, heb ei ddifetha o gwbl. Anfarwolwyd ei llifeiriant niwlog yn llun dyfrlliw eiconig y peintiwr tirwedd Fictoraidd David Cox ym 1836, a arddangoswyd yn yr Amgueddfa Brydeinig.

Rhaid asesu pob cynnig ynni dŵr yn ôl ei rinweddau ei hun ac yng ngoleuni'r amgylchiadau penodol. Cymerodd y Gymdeithas ddiddordeb agos yn y ceisiadau blaenorol a thebyg ar gyfer cynllun trydan dŵr ar Afon Cynfal a dynnwyd yn ôl yn y pen draw yn 1995 (NP5/59/495), a wrthodwyd yn 2018 (NP5/59/495A) ac a dynnwyd yn ôl yn 2020 (NP5/59/495B).

Fe wnaethom ysgrifennu at yr ymgeisydd ar 23 Tachwedd 2023 mewn ymateb i ymgynghoriad cyn ymgeisio ar y cynnig presennol, i egluro ein pryderon a oedd yn dod i'r amlwg yn seiliedig ar y wybodaeth a oedd ar gael bryd hynny. Mae'r llythyr hwnnw ynghlwm wrth fy e-bost eglurhaol er gwybodaeth.

Rydym bellach wedi ystyried yr holl ddogfennau ategol ar gyfer y cais presennol. Rydym yn bryderus o ddarllen ar y ffurflen gais fod yr ENPA, mewn ymateb i gais am gyngor cyn ymgeisio, wedi nodi ym mis Ebrill 2023:

*The principle of the scheme considered acceptable [our emphasis] on the basis of additional information which provides more detail and evidence than the previous application which was 'withdrawn'.*

Ar 14 Awst 2024, cadarnhaodd ENPA mewn e-bost:

*The Authority provided advice in relation to the proposal which was dated 25<sup>th</sup> April 2023. The advice was mainly based on the submission of surveys and updated surveys following the withdrawal of the previous application.*

Esbonnir sail ein pryder a'r goblygiadau gweithdrefnol posibl yn Atodiad 1 i'r llythyr hwn.

Rydym drwy hyn yn cofrestru gwrthwynebiad ffurfiol y ddau fudiad. Mae ein rhesymau llawn wedi'u nodi yn Atodiadau 2 i 6, wedi'u crynhoi fel a ganlyn:

- Mae effaith weledol tynnu dŵr ar y rhaeadrau wedi'i thanddatgan oherwydd methodoleg asesu annigonol. Hepgorwyd effeithiau acwstig ac effeithiau synhwyraidd eraill o'r ystyriaeth, yn ogystal â chyfleoedd yn y dyfodol i hyrwyddo'r safle ar gyfer hamdden yn unol â pholisi - cyfle a fyddai'n lleihau pe bai'r rhaeadr yn dod yn brofiad synhwyraidd cyffredinol llai trawiadol. Dylai APCE dynnu'n ôl y safbwynt a gyrhaeddodd ar y materion hyn yn 2016 a mynd ati gyda meddwl ffres ac agored (Atodiad 2).
- Roedd bryoffytau (llysliau'r afu a mwsoglau) a oedd yn bresennol ar hyd y ceunant yn rheswm allweddol dros ddynodiad SoDdGA. Mae cryn ansicrwydd ynghylch a fydd lefel arfaethedig y tynnu dŵr yn niweidio

bryoffytau, felly dylid defnyddio'r Egwyddor Ragofalus, yn unol â'r 'Egwyddorion Cynllunio Allweddol' ar dudalen 17 [Polisi Cynllunio Cymru 12](#), sy'n datgan :

*... a thrwy ddilyn yr egwyddor rhagofalus, sicrheir mesurau cost-ffeithiol i rwystro difrod amgylcheddol.*

- Mae hyn yn arbennig o wir yng ngoleuni adroddiad a gyhoeddwyd gan CNC yn gynharach eleni am safleoedd bryoffyt sy'n dirywio ar hyd ceunant Bontddu yn dilyn cynllun trydan dŵr yno (gweler Atodiad 3).
- Yn groes i honiad yr ymgeisydd ar sail tystiolaeth simsan, ni fydd y cynllun yn darparu Buddiannau Net ar gyfer Bioamrywiaeth (NBB). Mae hyn yn unig yn sail dros wrthod (Atodiad 4).
- Nid oes gan APCE ddigon o wybodaeth i fod yn hyderus na fydd y groesfan bibell yn achosi difrod erydu lleol sylweddol a llygredd gwaddod i'r cwrs dŵr a SoDdGA i lawr yr afon, yn groes i nifer o bolisiau cynllun datblygu perthnasol (Atodiad 5).
- Nid yw'r cynnig ar gyfer 'clwb ynni lleol' i ddarparu trydan rhatach i'r gymuned leol wedi'i sicrhau drwy rwymedigaeth gynllunio neu ddulliau cyfreithiol eraill. Mae'n rhy gymhleth i gael ei sicrhau gan amod cynllunio. Felly nid yw'r cynnig hwn yn ystyriaeth berthnasol ddilys wrth benderfynu ar y cais. Mae'n bosibl bod llawer o ymgyngoreion lleol yn ystod y cam ymgyngori cyn ymgeisio wedi cael eu camarwain (yn anfwriadol yn ddiau), sy'n ei gwneud yn amhriodol rhoi llawer o bwys ar yr ymatebion hynny (Atodiad 6).

Am y rhesymau uchod rydym o'r farn bod y cynnig yn gwrthdaro â nifer o bolisiau perthnasol ym [Mholisi Cynllunio Cymru12](#), [Cynllun Datblygu Eryri statudol](#) (gan gynnwys yn ei 'haen uchaf -) a [Chynllun Eryri](#) – Cynllun Rheolaeth y Parc Cenedlaethol.

Rydym yn cydnabod bod ansicrwydd ynghylch difrifoldeb y niwed unigol y byddai'r datblygiad yn ei achosi. Fodd bynnag, rydym o'r farn y gallai rhai o'r effeithiau niweidiol fod yn arwyddocaol am y rhesymau manwl a nodir yn yr atodiadau. Byddai'n anghywir dod i'r casgliad nad yw'r un o'r effeithiau niweidiol yn debygol o fod yn sylweddol.

Er ein bod yn cefnogi'n gryf yr angen i ddatgarboneiddio'r economi, rhaid pwysu a mesur unrhyw fanteision o ran ynni adnewyddadwy yn ofalus yn erbyn y niwed amgylcheddol. Cymharol ychydig o drydan fyddai'r cynllun hwn yn ei gynhyrchu. Byddai ei gapasiti o 600kW - er enghraifft - dim ond tua 8% o ddim ond un o'r tyrbinau 7.2MW yn fferm wynt arfaethedig Y Bryn rhwng Maesteg a Phort Talbot.

Yn unol â hynny, rydym o'r farn bod y manteision o ran ynni adnewyddadwy - er eu bod yn haeddu pwysau sylweddol - yn cael eu gwrthbwysu'n bendant gan y pwysau mawr y dylid ei roi ar y posibilrwydd cryf o niwed sylweddol o ran dibenion parciau cenedlaethol statudol a pholisiau cenedlaethol cyfatebol, gan gynnwys ar SoDdGA. Gofynnwn felly i'r cais gael ei **wrthod**.

Mae'r ddau fudiad yn cytuno â'r llythyrau oddi wrth Plantlife, Buglife a Save our Rivers. At hynny, rydym wedi archwilio adroddiad ymgyngoriad cyn-ymgeisio'r ymgeisydd ddiwedd y llynedd. Er ei bod yn anodd tynnu'r ffigurau o'r adroddiad hwnnw, cymerodd 359 o unigolion neu sefydliadau ran. Nododd 276 nad oeddent

yn cefnogi'r cais. Roedd 181 o'r gwrthwynebwyr yn lleol i Barc Cenedlaethol Eryri, Gwynedd neu Ogledd Cymru. Dim ond 3 nododd eu bod yn cefnogi'r datblygiad.

Yn wyneb pwysigrwydd y cais hwn o ran pwrpas elusennol y ddau fudiad, fe hoffai Rory Francis annerch y Pwyllgor Cynllunio yn bersonol pan gaiff ei ystyried. Dylech drin y llythyr hwn fel fy nghais ffurfiol i siarad, yn unol â [chyfarwyddyd](#) APCE ar annerch y Pwyllgor.

Yr eiddoch yn gywir

Adrian Lloyd Jones  
Pennaeth Tirwedd Byw - Ymddiriedolaeth Natur Gogledd Cymru  
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07539 322678

A joint letter from the North Wales Wildlife Trust and Cymdeithas Eryri Snowdonia Society

To: Aled Lloyd, case officer  
Eryri National Park Authority

By email to: [Aled.Lloyd@eryri.llyw.cymru](mailto:Aled.Lloyd@eryri.llyw.cymru)  
CC [Jonathan.Cawley@eryri.llyw.cymru](mailto:Jonathan.Cawley@eryri.llyw.cymru)

20 September 2024

Dear Mr Lloyd

**Application Ref: NP5/59/495C**

**Proposal: 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)**

**Site: Land Near Pont yr Afon Gam, Llan Ffestiniog**

## **OBJECTION TO THE APPLICATION**

### **Introduction and summary of grounds for objection**

Cymdeithas Eryri - Snowdonia Society has worked since 1967 to protect and enhance the special qualities of Eryri in the interest of all who live and work in or visit the National Park.

The North Wales Wildlife Trust's vision is of 'a thriving natural world, with wildlife and natural habitats playing a valued role in addressing the climate and nature emergencies and people empowered to take action for nature'. Its campaigns for the protection of wildlife and invests in the future by helping people of all ages to gain a greater appreciation and understanding of wildlife. It cares for 35 nature reserves spanning over 750 hectares.

In view of the Climate Emergency and need to reach 'Net Zero' the both of our organisations are, in principle, strongly supportive of renewable energy developments. This includes small and well-designed hydro-electric schemes in designated landscapes including Eryri National Park. We are aware of several successful schemes in Eryri.

However, Cwm Cynfal is a place that has inspired storytellers, artists and poets for over a millennium. Set deep within the gorge is one of Eryri's most majestic and, at present, completely unspoilt waterfalls. Its mist-shrouded torrent was immortalised in the Victorian landscape painter David Cox's iconic watercolour of 1836, displayed in the British Museum.

Each hydro proposal must be assessed on its own merits and in light of the particular circumstances. The Society took a close interest in the previous and similar applications for a hydro-electric scheme on Afon Cynfal that were eventually withdrawn in 1995 (NP5/59/495), refused in 2018 (NP5/59/495A) and withdrawn in 2020 (NP5/59/495B).

We wrote to the applicant on 23 November 2023 in response to a pre-application consultation on the current proposal, to explain our emerging concerns based on the information available then. That letter is attached to my covering email for information.

We have now considered all the supporting documentation for the current application. We are concerned to read on the application form that, in response to a request for pre-application advice, the ENPA stated in April 2023:

*The principle of the scheme considered acceptable* [our emphasis] on the basis of additional information which provides more detail and evidence than the previous application which was 'withdrawn'.

On 14 August 2024 ENPA confirmed in an email that:

*The Authority provided advice in relation to the proposal which was dated 25<sup>th</sup> April 2023. The advice was mainly based on the submission of surveys and updated surveys following the withdrawal of the previous application.*

The basis for our concern and the possible procedural ramifications are explained in Annex 1 to this letter.

Both organisations hereby register our formal objection. Our full reasons are set out in Appendices 2 to 6, summarised as follows:

- The visual impact of water abstraction on the waterfalls has been understated due to inadequate assessment methodology. Acoustic and other sensory impacts were omitted from consideration, as has future opportunity to promote the site for recreation in line with policy – an opportunity that would be diminished if the waterfall becomes a less impressive overall sensory experience. ENPA should retract the position it reached on these matters in 2016 and approach them with a fresh and open mind (Annex 2).
- Bryophytes (liverworts and mosses) present along the gorge were a key reason for SSSI designation. There is considerable uncertainty about whether the proposed level of water abstraction will harm bryophytes, so the Precautionary Principle should be engaged, in line with the 'Key Planning Principles' on page 17 of Planning Policy Wales 12 (Feb 2024, [PPW](#)), which states:  
*... applying the precautionary principle ensures cost effective measures to prevent environmental damage.*
- This is particularly so in light of a report issued by NRW earlier this year about declining bryophyte colonies along the Bontddu gorge following a hydro-electric scheme there (see Annex 3).
- Contrary to the applicant's assertion based on flimsy evidence, the scheme will not deliver a Net Benefit for Biodiversity (NBB). This alone is grounds for refusal (Annex 4).
- ENPA has insufficient information to be confident that the pipe crossing will not create significant localised erosion damage and sediment pollution of the water course and downstream SSSI, contrary to several relevant development plan policies (Annex 5).
- The proposal for a 'local energy club' to provide cheaper electricity for the local community is not secured by a planning obligation or other legally binding means. It is too complex to be secured by a planning condition. Hence this proposal is not a valid material consideration in determining the application. Many local consultees at pre-application consultation stage may have been (doubtless inadvertently) misled, rendering it inappropriate to give much weight to those responses (Annex 6).

For the above reasons we consider the proposal conflicts with several relevant policies in [PPW12](#), the statutory Eryri Development Plan (including in its 'top tier' - [Future Wales the National Plan 2040](#)) and [Cynllun Eryri](#) - the National Park Management Plan.

We acknowledge there is uncertainty about the severity of the individual harms that the development would cause. However, we consider that several of the harms may be significant for the detailed reasons set out in the annexes. It would be wrong to conclude that none of the harms are likely to be significant.

Though we strongly support the need to decarbonise the economy, any renewable energy benefits must be carefully weighed against the environmental harms. This scheme would produce relatively little electricity. Its 600kW capacity would be - for example - only about 8% of just one of the 7.2MW turbines at the proposed Y Bryn windfarm between Maesteg and Port Talbot.

Accordingly, we consider that the renewable energy benefits - though meriting significant weight - are decisively outweighed by the great weight that should be placed to the strong possibility of substantial harms in terms of statutory national park purposes and corresponding national policies, including on SSSIs. We therefore request that the application is **refused**.

Both our organisations agree with the representations of Plantlife, Buglife and Save our Rivers. Moreover, we have examined the report of the applicant's pre-application consultation at the end of last year. Though the figures are difficult to extract from that report, 359 individuals or organisations took part. 276 noted that they did not support the application. 181 of those opposed were local to the Eryri National Park, Gwynedd or North Wales. Only 3 noted that they supported the development.

In view of the importance of this application in terms of our purpose, we would like Rory Francis to address the Planning Committee in person when it is considered. Please treat this letter as my formal request to speak, in line with ENPA's [guidance](#) on addressing the Committee.

Yours sincerely

Adrian Lloyd Jones

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**Annex 1: Pre-application advice from the ENPA that the principle of the scheme is considered acceptable**

Information relevant to our concern

The application form states that, in response to a request for pre-application advice, ENPA's advice included that:

*The principle of the scheme [is] **considered acceptable** [our emphasis] on the basis of additional information which provides more detail and evidence than the previous application which was 'withdrawn'.*

The form stated that advice was given in April 2023.

On 14 August 2024 ENPA confirmed to us by email that:

*The Authority provided advice in relation to the proposal which was dated 25<sup>th</sup> April 2023. **The advice was mainly based on the submission of surveys and updated surveys following the withdrawal of the previous application** [our emphasis].*

In April 2023, ENPA would indeed have had a substantial body of environmental information. In addition to other documentation submitted with previous but withdrawn or refused applications, by April 2023 the ENPA had the following important evidence:

**Table A**

Current application document number	Document	Date of issue or, where known, date when draft was first sent to applicant
E60 & 61	Bryophyte assessment and update	2013 & 2015
C17	Pipe bridge drawing	February 2016 (Updated November 2018)
E38	Flow Study (updated in 2018)	2018
E57	Ecological Surveys	July 2018
E39	Archaeological Assessment	January 2019
N/A	Breeding bird survey	The original survey in 2019
N/A	Bat survey	The original survey in December 2020
E33	Landscape and visual assessment	September 2019

The ENPA's 'Scoping Response' in September 2020 to the applicant's EIA Scoping Assessment stated:

*The purpose of this Scoping Opinion is for the Authority to provide the Applicant with an outline of the main issues upon which the Environmental Statement (ES) should focus.*

However, in April 2023 ENPA did **not** have the benefit of the following environmental reports & surveys, as they were produced later.

**Table B**

Current application document number	Document	Date of issue or, where known, earlier date when draft was first sent to applicant - who might have shared it with ENPA at that stage
E72 & E42	Heritage Impact Assessment	July 2023
E66	Environmental Statement (main report)	August 2023
C4 et al	Turbine House layout & other diagrams	December 2023
E59	Breeding bird survey (updated)	Summer 2023
E58	Bat survey (updated)	Updated summer 2023
E62 & E63	Bryophytes – second update & annex	July 2023 & December 2023
E31	Habitats Regulations Screening Assessment	November 2023
E66	Green Infrastructure Statement	April 2024
DDM	Design & Access Statement	April 2024

[Grounds for concerns about ENPA procedure & planning judgement](#)

The applicant’s covering letter to ENPA in July 2024 stated:

*As you’re aware, our most recent planning application in 2019 was subsequently withdrawn. Based on the specialist advice available to us at the time along with pre application advice by ENP, we genuinely believed we had provided suitable and sufficient information for the planning application. However, we fully appreciate ENP’s requirement for us to undertake a **full environmental impact assessment (EIA)** [our emphasis] ....*

What concerns us is that ENPA stated the principle of the scheme was acceptable as early as April 2023 (not 2024), when it did not have any of the vital information in Table B, particularly the full Environmental Statement.

We appreciate that Section 6.3 of the Wales [Development Management Manual](#) on pre-application advice from the local planning authority to an applicant states:

*6.3.21 Any assessment of the proposed development by the case officer should be made without prejudice to the formal determination of any subsequent planning application.*

ENPA may have told the applicant in April 2023 that its assessment of the acceptability of the scheme might change in light of further information, correction of errors in earlier information, emerging new national planning policies, planning committee members' changing judgements on the weighting of material considerations (mindful of predetermination) etc, etc.

However, in giving pre-application advice, it is perfectly reasonable for a local planning authority to decline to commit to opining on whether the principle of a proposal is acceptable or not – especially if there is still insufficient information about environmental impacts.

The ENPA telling the applicant that the principle of the scheme was considered acceptable would have raised expectations for planning approval.

We consider that ENPA made an error of judgement in advising the applicant, as they did so without the benefit of vital environmental information, notably:

- The main body of the Environmental Statement
- The Green Infrastructure Statement (which covers measures to achieve Net Benefit for Biodiversity – see our objection in Annex 3)
- The 'Shadow' Habitats Regulations Screening Assessment
- Updated species assessments for bryophytes, birds and bats (i.e. the latest information)
- Design and Access Statement

Particularly surprising in view of the site's SAC and SPA designation, is that ENPA opined before seeing the HRA screening assessment.

Moreover, ENPA knew from opposition to previous applications that this renewed application would be controversial – and that representations would be likely to come from several interested third sector organisations with considerable ecological and other relevant technical expertise who would wish to interrogate the appellant's evidence. Cymdeithas Eryri is left feeling a second-class consultee compared with the applicant's consultants and statutory consultees.

We think there is an appearance of ENPA putting itself under inappropriate pressure to grant permission because it has, in our view prematurely, indicated the development is acceptable in principle despite insufficient information.

## Annex 2: Landscape impacts - waterfall and related recreation & tourism policy matters

### [Information relevant to objection](#)

The landscape and visual impact of the scheme is at Appendix 12 of the ES (*Landscape and Visual Impact Assessment (LVIA)* - document E33, with illustrations and reference docs in 34 - 37).

Most of the LVIA follows well established methodology and its conclusions seem reasonable to us **other than** regarding the waterfalls, considered here, and the pipeline crossing of the river (Annex 5).

Assessment of effects on the waterfall is included only in summary at LVIA para 8.15:

*For a full evaluation of the effects on the waterfall, see document: 'Flow/photo survey for Rhaeadr y Cwm, Cwm Cynfal - Evaluating the effect of the proposed hydroelectric scheme on the amenity value of Rhaeadr y Cwm, Cwm Cynfal' produced by others. In summary the proposed hydro scheme would have an **insignificant effect** [our emphasis] on the visual amenity of Rhaeadr y Cwm since there is no effect on the shape and characteristic of the waterfall and only a small difference in the intensity of white water occasionally.*

Paragraph 9.3 summarising the long-term landscape effects, and 9.6 summarising visual impact, do not specifically mention the waterfall.

The referenced document '*Evaluating the effect of the proposed hydroelectric scheme on the amenity value of Rhaeadr y Cwm*' is Appendix 13 to the ES, dated February 2016 and updated 2018 (Doc E38). This is in fact authored by the current applicants, MED Dafydd after advice from NRW hydrology specialists, not by a qualified landscape architect.

The ES advances no additional evidence to support the conclusions in document E38.

The E38 assessment is cogently written but based only on 8 photos taken from a single roadside viewing point on the B4391, between 400 and 500m distance from the sequence of waterfalls. Each photo shows the waterfalls at a different water flow rate, roughly estimated by a formula linking measured flow on a comparable nearby river with modelled flow on Afon Cynfal.

The report states:

*It can be seen from the photos that once there is a reasonable flow in the river, there is only a small change in the amount of white water visible on the waterfall. The amount of white water visible is not proportional to the volume of water. The deep and narrow channel formation means that there is no significant change in the shape and characteristic of the waterfall regardless of the flow.*

Elsewhere, the report concludes:

*There is a change in the intensity of the white water in the waterfall at low flows, however since the hydro scheme will not operate at low flows, it will not affect the*

*intensity of white water at these low flows. There is a slight reduction in the amount of white water when the hydro scheme is operating at moderate flows; however this does not have a drastic effect of the overall appearance of the waterfall as the intensity of the white water is not proportional to the flow in the river. At high flows, since there is an abundant amount of white water, the change in intensity of the white water wouldn't be detectable.*

More specifically, we would summarise the findings as:

- During low flows, very little if any water would be abstracted, resulting little or no impact on the appearance of white water down the falls.
- During moderate flows, the amount of visible white water slightly decreases, but does not affect *'the overall shape or characteristic of the waterfall'* and there is *'only a small difference in the intensity of white water occasionally'*.
- During high flows (i.e. when the waterfall is in 'spate' after heavy rainfall), there is an *'undetectable'* visual change as the flow increases further. As the maximum abstraction will be 528 l/s, this will have an undetectable visual effect on the waterfall when natural flow rates are high, above say 2,000 l/s.

#### Grounds of objection

No information is available about the proportion of days each year when flows are 'low', 'moderate' and 'high'. However it seems reasonable to assume there will be a high proportion of days when the flow is 'moderate', i.e. other than during periods of drought or sustained wet weather.

We disagree with the E38 conclusion, based on a comparison of photos 3 and 4, that at moderate flows *'the amount of white water has slightly decreased [due to the quantum abstracted], but it hasn't affected the overall shape or characteristic of the waterfall'*. Likewise we disagree with the statement in the ES summary that *'the Flow Assessment demonstrates how sufficient water would remain in the river to maintain the white-water cascades.'*

Close inspection of the photos shows 'whiter', i.e. more visually impressive water in photo 4 (estimated 474 l/s natural flow) compared with photo 3 (estimated flow 160 l/s – being similar to the flow that would be left in the river after abstraction if natural flow is about 474 l/s.). The photos provide only flimsy evidence, taken far away from the falls. As we point out below, decision-making should assume many more visitors to the site in the future than at present, with many of them arriving on foot, and that they will wish to enjoy a close-to experience of the falls from nearby safe vantage points on Public Access Land. Close up video footage by an independent cameraman should have been commissioned, shot at a range of estimated flow conditions (i.e. using the same correlations as for the photos). Without this, a fully informed judgement of impact cannot be made.

But our objection goes much further. E38 does not address acoustic considerations or the sensory impact of spray & mist in varying light, wind and humidity conditions.

People enjoy waterfalls not only for the sight of turbulent falling water, but also and equally for the impressive range of noise and atmospheric effects. Poetry itself is not a material planning consideration, but great poetry about waterfalls confirms that noise and other physical attributes besides water 'shape' are key to the overall sense of wonder that waterfalls engender, and so are also highly material in this case.

Consider the following lines of poetry:

*Nant y Mynydd groyw loyw  
Yn ymdroelli tua'r pant  
Rhwyng y brwyn yn sisial ganu  
O na bawn i fel y nant*

*John Ceiriog Hughes*

*With what deep murmurs through time's silent stealth  
Doth thy transparent, cool, and wat'ry wealth  
Here flowing fall ...*

*From 'The Waterfall' by Welsh poet Henry Vaughan*

*Always in that valley in Wales I hear the noise  
Of waters falling.*

*Welsh poet Vernon Phillips Watkins*

*A hundred waterfalls, whose voices come  
But as the murmuring surge.*

*John Keats*

*... the solid roar...  
Of thunderous waterfalls and torrents hoarse,  
Pouring a constant bulk, uncertain where.*

*Also Keats*

*... which the waterfalls  
Illumining, with sound that never fails ...*

*Percy Shelley*

*Through sounds of foaming waterfalls ...*

*Lord Byron*

Once waterfall noise and other sensory effects besides water flow 'shape' are accepted as important aesthetic factors, then another serious flaw in the E38 analysis arises. This is because visitors are able to get much closer to the

waterfalls than the distant road vantage point from where the photos are taken, and indeed closer than anywhere on the route of footpath PRow 20. Visitors can go anywhere that is safe on the Open Access Land that includes and surrounds the waterfall. There are several places where it is safe to get close to the falls.

It stands to reason that a reduction in flow due to abstraction in the 'moderate flow' scenario of, for example, photo 4 (from 474 to 174 l/s) – a **63% reduction in waterfall flow** – will result in a substantial diminution in pleasing perceptions of noises and sensations arising from spray and humidity changes when experienced at close quarters. The same or even high percentage, up to just short of 70%, will be true across a range of 'moderate' flows'.<sup>1</sup>

It is true that few people currently take the initiative to traverse PRow 20 and even fewer get closer to the waterfalls by descending on safe areas of Open Access Land. Moreover, parking at the roadside viewpoint is (rightly) limited to a handful of cars.

However, an important planning consideration is the potential for more people to enjoy the waterfall at close quarters. Anecdotally, we know that popular social media such as Instagram can lead to a substantial increase in visitors at streamside locations - such as the waterfalls and pools close to the Watkin Path on Yr Wyddfa. The same could happen at Cwm Cynfal, though of course unmanaged access of this type could become problematic. This leads to an important consideration.

ENPA may not have any plans at present to encourage and manage increased visitors to Cwm Cynfal. But that is not the point. ENPA could decide to do so in future, when resources and other priorities permit. That **potential** to do so is a key planning consideration, particularly as it fits with the thrust of policy to manage visitors to Eryri more sustainably in future. In particular:

- Even during periods of only moderate water flow, waterfalls are an important wet weather attraction - as shown by Aber Falls and Dolgoch Falls.
- Waterfalls are an attraction throughout the year, helping to spread visitors to periods outside the main visitor season, in line with policy in *Cynllun Eryri*.
- ENPA need not (and should not) increase parking at or near the B4391 viewpoint. Rather, in line with sustainable transport policy, the aim should be to ensure sufficient parking in Llan Ffestiniog and to waymark and promote a footpath route along attractive rights of way between the village and the waterfalls. The obvious route could incorporate other features of interest and would be a family-friendly ramble of just 2 to 3 miles each way through a

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<sup>1</sup> Doc E38 states the 'Hands off Flow' is only 45 l/s. 70% of flow above that level would be abstracted, up to a maximum abstraction of 528 l/s. So, for example, when natural flow would be 800 l/s, the abstraction would be  $[800 - 45] \times 0.7 = 528$  l/s. This is 66% of total flow. When natural flow would be even higher, at say 1,000 l/s, the percentage abstraction would still be over half of total natural flow (53%) despite the 528 l/s cap.

landscape that is just as renowned in Welsh literature<sup>2</sup> as the literary associations that the ENPA has already championed at nearby Yr Ysgwrn. Such a path would fit well with supporting local tourism-related business in small settlements and spreading visitor numbers away from pressured 'honey pot' locations - also in line with *Cynllun Eryri*.

For reasons above, a substantial increase in visitors to the falls should be welcomed and encouraged. Having set out above why the scheme would damage the sensory attractiveness of the waterfalls for an individual visitor, we underline that the harm becomes multiplied in proportion to the number of visitors in future.

Para 6.3.6. of PPW12 states:

*In National Parks, planning authorities should give **great weight** [our emphasis] to the statutory purposes of National Parks, which are to conserve and enhance their natural beauty, wildlife and cultural heritage, and to **promote** [our emphasis] opportunities for public understanding and enjoyment of their special qualities.*

We consider that promoting the public enjoyment of features such as Cwm Cynfal waterfalls exemplifies how ENPA can aspire to fulfil the statutory purposes. Accordingly, substantial harm to the attractiveness of the waterfalls when experienced safely at close quarters by an increasing number of visitors should be given great weight **against** the planning application.

We make two related observations arising from para 1 of document E38, which states:

*... Having received a response to our pre-application (Ref: WA0650001021) for a water abstraction licence from Natural Resources Wales (NRW), one of their requirements before we submit a formal application is that we conduct a flow/photo survey to submit to the Snowdonia National Park Authority (SNPA) to confirm an abstraction regime which is acceptable to SNPA, NRW and ourselves.*

*After receiving an approval letter from SNPA on 1st April 2016 stating that it considered that under controlled abstraction the impact of the depleted flow **will not adversely affect the visual impact of the falls to the detriment of the visitor experience** [our emphasis], NRW issued an abstraction licence (WA/065/0001/0020) and impoundment licence (WA/065/0001/0021) on 28th September 2017.*

The above extract implies that NRW only issued abstraction and impoundment licences in 2017 following ENPA's 'approval letter' opining no adverse effect on visual amenity to the detriment of the visitor experience. We are astonished that

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<sup>2</sup> A promoted walking route could include listed Cwm Farmhouse and two landmarks explicitly mentioned in the **Mabinogion** - Bryn Cyfergyr (now the site of listed farmhouse Bryn Cyfergyd) and Llyn Morwynion, where Blodeuwedd's maidens drowned.

ENPA took this view, it seems in light of no more than the sparse evidence in E38 and - for our reasons given above - without adequately thinking through the totality of harm to amenity and recreation opportunity. We therefore ask ENPA to disavow the above quoted text highlighted in bold. In consequence, we also ask that no positive weight is given to NRW having issued an abstraction licence.

### Annex 3: Bryophytes (mosses and lichens)

#### [Information relevant to objection](#)

The presence of many 'Atlantic' bryophytes, including rare and declining species, is one of the key features that led to designation of the waterfalls as part of the wider SSSI. Their conservation is therefore of paramount importance. Most of these species are concentrated along the waterfalls and their rocky margins, especially on steep, shady north facing slopes.

'Hydro-electric power schemes are identified as a 'Key Management Issue' in Section 4.12 of the citation notes for the Migneint - Arenig - Dduallt SSSI. These notes state that:

*'Hydro-electric power schemes are identified as a 'Key Management Issue' in Section 4.12 of the citation notes for the Migneint - Arenig - Dduallt SSSI. These notes state that 'Steep rocky gullies containing fast flowing streams are often targeted for potential hydro-electric power schemes. As this habitat is often important for Atlantic and nationally scarce species of moss and liverwort there can be a conflict of interests. By altering the flow and splash pattern of the stream, hydroelectric power schemes may alter the humidity and the delicate micro-climate which could have a negative impact upon these species. **Such proposals should be resisted unless it can be shown that they are of no threat to this special assemblage of mosses and liverworts.'***

The applicant's bryophyte survey was done in 2013 (E60), updated in 2015 (E61) and again in 2023 (E62 & 63 – the latter addressing concerns raised by NRW). These documents repeatedly emphasise the:

- Inaccessibility and therefore difficulty surveying the whole ravine
- Lack of robust research evidence on the impact of hydro-schemes
- Uncertainty about the impact of water abstraction on gorge/waterfall bryophytes for several interacting reasons.

In evidence of this we include the following quotes from E60 – 61. Bold type sections are our emphasis:

*Whilst the pipeline route and non-ravine sections of the river were easily covered, **most of the river channel and adjacent rock faces within the main ravine are inaccessible. Since this is the best part of the site for bryophytes, it is possible that a number of species evaded detection and are missing from the inventory.***

*The bryophyte flora seen along the river channel itself during the present survey was of relatively limited interest, though **much of the channel within the main ravine is inaccessible.***

*However, **large parts of the river channel of the main ravine are inaccessible** and it is possible that species of conservation concern occur in close association*

with the main river hydrology, **where they would be susceptible to the effects of the proposed HEP development.**

*The proposed scheme is unlikely to have any significant impact on any bryophyte features of significant conservation interest within areas that could be accessed during the survey. [but] **Significant lengths of good riverine habitat for bryophytes within the main ravine of Raeadr y Cwm are not accessible for surveying.***

*Demars & Britton (2011) reviewed the literature with regards to the impact of HEP schemes on bryophytes and found nothing of much relevance in the context of small-scale schemes such as the present proposal. Since that publication, nothing further has arisen within the peer-reviewed scientific literature. Evidence within the unpublished literature is very limited and is not considered here because it has not been subject to scientific peer-review. Prediction of effects of small-scale HEP schemes on bryophyte populations is therefore **limited to educated guesswork.** **The situation is complicated by the fact that bryophytes often occupy a dynamic patchwork of habitat patches whose distribution is dictated by many interacting variables.***

*A 2 km length of the Afon Cynfal will have a depleted flow when the proposed HEP scheme is in operation. During the lowest water levels, below Q95, the flow will not be affected and during the highest flows the effect will be negligible. Some possible effects on colonies of bryophytes from reduced flows include: (i) an increase in the frequency, length and severity of desiccation events; and (ii) a reduction in the frequency, length and severity of disturbance events. Such impacts, if they occur, **could cause a reduction in the population of a particular species along the depleted stream length, or even its complete loss. Attempting to predict what may happen to any particular species is clearly very difficult, but in general there will be a higher risk to those that are tied most closely to the river hydrology.***

*Within the depleted length of the Afon Cynfal a nationally important oceanic bryophyte assemblage occurs, concentrated deep within the main ravine. Whilst it is **very difficult to judge**, negative effects on the two main species of conservation interest, *Molendoa warburgii* and *Paraleptodontium recurvifolium*, seem unlikely.*

The 2023 update to the bryophyte assessment (E62) does not amend or withdraw any of the above texts from the 2013 and 2015 documents, and adds:

*There will be no direct impacts from the proposed HEP scheme on the assemblage of oceanic ravine bryophytes because the component species are largely confined to the main ravine, well away from the proposed construction activities. Due to a lack of scientific evidence, **it is not possible to predict with any certainty** what indirect impacts may occur on species from the assemblage due to reduced flows along the depleted reach. **Species most closely tied ecologically to the river hydrology may be at most risk**, for example including *Heterocladium wulfsbergii* and *Rhynchostegium alopecuroides*. Species that are disconnected from the river hydrology and which inhabit seepages on adjacent slopes are unlikely to be affected, for example including *Campylopus setifolius* and *Chionoloma recurvifolium*.*

*Assuming ... mitigation measures are incorporated into the scheme, the only possible adverse residual effect concerns the possibility of indirect effects from reduced flows on some of the species that comprise the oceanic ravine bryophyte assemblage. Two of the most important species from this assemblage, *Campylopus setifolius* and *Chionoloma recurvifolium*, will not be affected because they occupy bankside seepages that are hydrologically disconnected from the river.*

**Residual effects on many of the other species from the assemblage are impossible to predict with any certainty due to a lack of scientific evidence.**

**Commented [JP1]:** Rory, I've increased font size. I suggest this is a key quote - and it's from the 2023 update. One you might read out to Committee??

Document E63 addresses specific issues raised by NRW.

NRW noted that:

*The operational phase involves the abstraction of flow from the Afon Cynfal which would result in a depleted reach for an approximate length of 1.2 km within the river. We consider the SAC feature of interest in this stretch to be the Old Sessile Oakwoods habitat: with an open canopy of birch and the typical Hyperoceanic/Atlantic bryophyte assemblage associated with this habitat.*

The applicant's consultant replied that:

*In fact, there are no vegetation communities dominated by trees. Some scattered trees occur on the steepest slopes, such as birch and rowan, but these are growing within non-woodland vegetation communities ...*

NRW also noted that:

*Abstraction of water from the river, resulting in a depleted reach, has the potential to reduce humidity levels which could consequently impact on desiccation-sensitive bryophytes in the vicinity of the river. We consider that further information and/or clarification should be provided to demonstrate whether the Atlantic Woodland bryophytes identified during the surveys ... are actually associated with mist zones and hence whether they could be affected by reduced flows in Cwm Cynfal, or whether they are genuinely only being buffered from desiccation by seepage and the depth of the ravine.*

The applicant's consultant replied in detail, concluding:

*Given the lack of a woodland canopy, which is often an important aspect of the habitat occupied by these species at other sites, it appears that local topography is particularly important for maintaining a sufficiently humid microclimate for these species in Cwm Cynfal. This is because at the base of the main ravine and in the vicinity of the north-facing rockfaces favoured by the more sensitive species, both solar radiation and air turbulence will be greatly reduced, compared to the free-air macroclimate. Air temperature is a major determinant of humidity, and the cooler air at the base of the ravine will require less water vapour to maintain the same relative humidity. Free moisture available to be absorbed into the air will be provided mostly by the river and direct rainfall. It is therefore my opinion that mist zones do not have any substantial influence at this site on the survival of desiccation-sensitive bryophytes.*

Bryophytes are an issue of particular interest to Plantlife, which has also objected to this scheme. They have greater expertise in this field than we do and we understand that their concerns closely mirror ours.

### Grounds of objection

The Pre-Application Consultation report (E75) repeatedly (e.g. on pages 36 and 40) states that the evidence submitted by the applicants on bryophytes:

*'... concludes no evidence to confirm a negative impact on the bryophytes ...'*

We consider this double negative is economical with the truth. The reports cited above (E60 to E62) include texts we have highlighted above to show considerable scientific uncertainty and a conclusion - variously worded and in our words - that there is at least a distinct possibility of the scheme resulting in permanent harm to rare bryophytes in proximity to the waterfalls.

The applicant's consultant recommends monitoring:

*Given the bryological significance of the site, if the proposed scheme is given approval a suitable monitoring scheme should be put in place that is able to determine effects on the populations of key bryophyte species. Such a scheme should be agreed with NRW and the first monitoring visit conducted before any works on the scheme proceed.*

We welcome the consultant's recommendation that monitoring be done - and we would expect a planning condition or obligation to secure this. Such monitoring could provide valuable evidence for future hydro applications elsewhere. However, if the hydro scheme is constructed and operated, then nothing can be done to remediate any significant harm to bryophytes unless NRW were to commit ahead of permission being granted that they would be prepared to amend the abstraction licence and only permit lower level of abstraction. That could threaten the financial viability of the scheme.

We recognise that the results of post-implementation bryophyte monitoring surveys at other hydro schemes cannot be not directly applied to the unique circumstances at Cwm Cynfal. However, in March 2024 NRW published an evidence report on population trends in hyper-oceanic liverworts in the Bontddu Gorge following a hydro-electric power development there. Bontddu is just 21 miles from Cwm Cynfal. The report's author, Dr Des Callaghan, is the same expert who prepared the reports for the Cwm Cynfal application. He surveyed the Bontddu Gorge before the hydro scheme was built in 2013 and again in 2017 and 2023. His report found a significant change between 2013 and 2023, **with four of the five species having undergone a decline of up to -43%, and a combined all species index showing a decline of -17%**. We consider this report underlines and reinforces the distinct possibility of harm to bryophytes at Cwm Cynfal. The report adds substantial weight to this concern in ENPA's planning decision and strengthens the case for ENPA to follow the Precautionary Principle.

We are dissatisfied with some of NRW's advice on this case. Their first query in E63 indicates a lack of expert focus, as they appear to have misunderstood the type of habitat in which the waterfalls are located. More important, we are astonished that soon after the Bontddu report, they did not contact ENPA again and:

- Outline the environmental similarities and differences between the cases

- Urge ENPA to revisit the advice on bryophytes given when the Bontddu case was determined and whether that advice was, with hindsight, overly-optimistic
- Underline that considerable doubt must now exist about the impacts on bryophytes at Cwm Cynfal
- Advise on what bearing the Precautionary Principle should have in this case.

It is, of course, still open to ENPA to ask for this advice and if necessary to defer determination.

In conclusion, para .4.6.6 of PPW12 was recently strengthened and now states:

*Statutorily designated sites **must** [our emphasis] be protected from damage and deterioration, with their important features conserved and enhanced by appropriate management. The contribution of the designated site to wider resilient ecological networks should be recognised and captured as part of a strategic approach to planning policy **and decision making** [our emphasis, meaning in development management as well as in policy making].*

Para 6.3.6. of PPW12 states:

*In National Parks, planning authorities should give **great weight** [our emphasis] to the statutory purposes of National Parks, which are to conserve and enhance their natural beauty, **wildlife** and cultural heritage, and ...*

In light of the considerable technical uncertainty, the new evidence from Bontddu and the applicability of the Precautionary Principle in this case in line with PPW12, we urge ENPA to place great weight on ensuring no harm to the bryophyte community identified in the SSSI citation.

#### Annex 4: Net Benefit for Biodiversity

##### [Information relevant to objection](#)

Welsh Government planning policy requires development to provide a **net** benefit for biodiversity (NBB), i.e. a **better** outcome than if the site were left undeveloped.

The applicant's Green Infrastructure Assessment (GIA: Docs E67 – 71) recognises the recently updated policy set out in a document issued by Welsh Government in October 2023: [Addressing the Nature Emergency through the Planning System: Updated National Planning Policy for Chapter 6 of Planning Policy Wales](#). This requires that all development must achieve NBB, and that design must follow the 'DECCA framework'. See GIA sections 2.6 & 2.7, also para 5.1.3.

GIA section 2.4 mentions the Eryri Local Development Plan, which was adopted before the updated PPW12 policy on NBB was published. However the GIA omits to mention that in February 2021 Welsh Government published what is now the national tier of the statutory development plan for all planning authorities including ENPA, entitled [Future Wales, The National Plan 2040](#) (NP 2040). Policy 9 entitled '[Resilient Ecological Networks and Green Infrastructure](#)' includes the following (bold is our emphasis), which aligns closely with PPW12:

*'... action towards securing the maintenance and **enhancement** of biodiversity (to provide a **net benefit**), the resilience of ecosystems and green infrastructure assets **must** be demonstrated as part of development proposals through innovative, nature-based approaches to site planning and the design of the built environment.'*

Thus the policy requirement for all development - including hydro electric schemes - to secure NBB carries the statutory force of up to date development plan policy for Eryri.

In 2019, Welsh Government's published the [Chief Planning Officer's letter](#) on [Securing Biodiversity Enhancements](#). This states:

*'The attributes of ecosystem resilience should be used to assess the current resilience of a site, and this must be maintained **and enhanced** [our emphasis] post development. If this cannot be achieved, permission for the development should be refused.'*

##### [Grounds of objection](#)

The GIA contains long extracts from relevant policy & guidance, together with a great deal of environmental information published elsewhere about the site and its context. However, analysis and actual evidence that NBB will be achieved is very sparse. Table 2 on pages 20 - 22 and Table 3 on pages 24 - 25 list measures mainly to ensure - as far as possible - no harm to existing features. That falls short of achieving a net benefit.

Para 5.1.4 states the scheme has been designed taking into a count the 'Step-wise' approach. However, Table 3 on alignment of the scheme with the Step-wise Approach misunderstands and misapplies Figure 12 on page 17 of updated PPW12 Chapter 6. This says that for designated sites including SSSIs, interaction with the Step-wise approach is to be **avoided**. The point is that any harm from development to the ecological features that gave rise to site designation is unacceptable. So NBB must be achieved only by additional positive measures, without any 'offsetting compensation' for harm to irreplaceable features.

Para 5.1.4 also states that the addition of bat boxes and an eel pass enhance the local biodiversity. And Table 3 mentions a measure claimed to 'compensate' (erroneously, as the Step-wise approach is to be avoided), being the planting of 4 locally indigenous alder trees near to the turbine house (shown on C4 layout plan). However, none of these three modest measures are what they are purported to be:

- Two bat boxes on the turbine house are no more than a precautionary mitigation measure in view of local bat records. They may help to prevent further damage to biodiversity that exists now. But they are not biodiversity 'enhancements' as claimed at 6.1.3, as they do not contribute to any '**net benefit**' that would increase overall ecosystem resilience.
- The eel pass is also no more than a mitigation measure, aimed to conserve any eel stocks that may still be present in the river system. Likewise, they may help to prevent further damage to biodiversity but do not contribute to any '**net benefit**' that increases overall ecosystem resilience.
- The four alder trees look like a landscaping measure to help integrate the turbine house into the setting (hence the proposed planting of 'semi-standard' size trees, but note - these often do not grow vigorously because of root/shoot imbalance). In ecological terms, their contribution is marginal and does no more than mitigate for the permanent loss of soil & vegetation arising from construction of the building, its access track and also the track to the weir. These few trees make at most a trivial contribution to overall ecological resilience, unrelated to the ecological features that the waterfall is mainly designated for.

Para 6.1.2 says:

*The baseline biodiversity is high and therefore [there is] limited possibility of enhancing the area with green infrastructure.*

That second part of that assertion is fundamentally incorrect. The gorge and its margins are a degraded former woodland habitat. NRW explained this in Document E63:

*Historic OS maps of the area dating back to 1875–1887 show no evidence of woodland habitat in this area, suggesting it was cleared well over 100 years ago. Woodland has not since re-established because regeneration of trees is largely prevented by sheep grazing.*

In SSSI parlance, land within the applicant's ownership bordering the gorge is in 'unfavourable' condition due to the grazing pressure and also, on inaccessible rock faces, because of the start of seeding by invasive Sitka spruce – a process that will accelerate if left unchecked.

The applicant could have agreed to a substantive measure to genuinely enhance biodiversity and arguably result in NBB despite the uncertainty and concern about harm to bryophytes. An obvious measure would be fencing-off of substantive gorge-side areas to encourage natural colonisation of native tree and shrub species – leading eventually to what NRW described in document E63 as:

*'... the SAC feature of interest ... the Old Sessile Oakwoods habitat: with an open canopy of birch and the typical Hyperoceanic/Atlantic bryophyte assemblage associated with this habitat'*

In terms of wider ecosystem resilience, such an increase in that habitat would serve to extend the remnant Celtic Rainforest woodlands along the Cynfal river system, centred on the nearby [Ceunant Cynfal National Nature Reserve](#).

Any fencing would need to be routed to respect historic landscape features, perhaps by following existing old field boundaries.

However, ENPA must determine the application on the basis of what has actually been proposed, with no positive weight whatsoever attaching to missed opportunities such as that outlined above.

Far from providing **Net** benefit for biodiversity, the scheme will at best 'break even' in terms of net benefit – and only if it turns out there will be no harm to bryophytes or due to the design of pipeline crossing of the river (see Annex 5). More likely, having regard to the outcome at Bontddu there will be at least some harm to bryophytes and other aspects of river ecology - contrary to policy.

Overall and in terms of PPW12, the enhancement of biodiversity to provide a net benefit and increased ecosystem resilience have not been demonstrated as part of development through '*innovative, nature-based approaches to site planning*'.

In line with the Chief Planner's letter, as the current ecological resilience of this designated site would not be enhanced, permission for development should be **refused**.

## **Annex 5: Environmental risk inherent in design of pipeline river crossing**

### Information relevant to objection

The previous proposal for the pipe to cross the river via a visually intrusive bridge has been abandoned. The current proposal is to excavate / 'peck' / blast the river bed and bury the pipe under the river bed, explained at 3.4.3 of the ES (E66):

*A decision was made to amend the design and to bury the pipe under the river bed rather than using a bridge. It is recognised that the cost of avoiding the pipe bridge is disturbance of the riverbed, but by minimising the duration of disturbance and effective construction stage mitigation adverse effects could be reduced.*

The focus of mitigation is the construction phase, with further detail in the Construction Management Statement. However, the information provided does not address the longer-term performance of the pipe crossing, including mitigation of apparently unforeseen consequences with potential for significant environmental damage.

### Grounds of objection

We are aware that Save our Rivers' (SoR) objection to the application expresses concern about the post-construction phase impact of the pipe river crossing. We defer to SoR's considerable technical expertise in this matter and do not repeat the detail of their objection.

They conclude that there is significant risk of one or more of the following:

- the pipeline being uncovered via erosion after construction
- the river diverting into the pipeline trench
- the river eroding ground above where the pipe crosses.

We agree with SoR's concern and think the ENPA has insufficient information to be confident that the pipe crossing will not create significant localised erosion damage and sediment pollution of the water course and downstream SSSI, contrary to the several relevant development plan policies.

The Precautionary Principle applies in view of the SSSI status of the site and the potential for visual eyesores.

We are surprised that NRW has not engaged with this matter.

## Annex 6: Proposal for an Energy Local Club and the benefits arising

### [Information relevant to objection](#)

The applicant's covering letter (E73) states the following (bold is our emphasis):

*Since our previous application, we have been able to confirm the viability of an Energy Local club for the proposed scheme which will enable the generated power to be utilised locally **at a reduced cost to the community**. It would be great to see local natural resources being utilised to benefit the local community. ...*

*To further aid the consultation process, we hosted a local drop in event at Llan Ffestiniog Village Hall for the local community to allow us to further explain the scheme and the potential of the local energy scheme. We were encouraged that local support was strong with further support received from the elected representatives and the Ffestiniog Town Council. ...*

*Given the current need for diversification in the agricultural sector, this proposed scheme will provide security for future generations as well as allowing us as a family to play a part in tackling the current climate crisis by generating electricity from a renewable source **for the local community to use** ...*

The applicant's reference to 'confirming the viability' stems from application document E73 entitled 'Energy Local Ffestiniog Modelling Report', dated Dec 2023 and prepared by Energy Local. The document explains how 700 or more local households could join an 'Energy Local Club' which would enable them to access a secure source of local energy at reduced cost compared with purchasing energy from commercial suppliers. E73 states:

*Energy Local enables a local group of households to form themselves into a new type of organisation, an Energy Local Club (ELC), with the demand consumers and the generators as members, facilitating local balancing. Everyone in the Club must switch to the same supplier. The supplier provides all the billing and licensed responsibilities. All members need half-hourly metering. Every half hour, this system attributes local generation to members using power as it is generated. By establishing an internal price for locally used power the generator can earn more and customers receive **more affordable power**.*

In a recent press [article](#) where the local MP expresses her support for the scheme, the applicant is quoted as saying:

*The proposed hydro scheme **will** [our emphasis] form part of Energy Local, a community interest company based in North Wales that aims to create fair and more sustainable energy systems for communities across the United Kingdom.*

The ES non-technical summary states:

*The Local Energy Club **will** be beneficial to local communities.*

Welsh Government policy is supportive of such schemes, notably in PPW12 at paragraphs 5.9.24 – 28 entitled 'Local Involvement and Community Benefit'. Indeed we are supportive, in principle. However, para 5.9.28 states:

*The Welsh Government supports commercial developers working together with community based organisations to take forward projects on a shared ownership basis. We also support the principle of securing financial contributions for host communities through voluntary arrangements. **Such arrangements must not impact on the decision-making process and should not be treated as a material consideration, unless it meets the tests set out in Circular 13/97: Planning Obligations.** [our emphasis]*

### Grounds of objection

We do not doubt the applicant's sincerity or current intention to implement a scheme such as that explained in E73. However, intentions can and do change for many reasons not material to a planning application - including changing pecuniary interests. This is why, for example, the provision of a proportion of a housing scheme being 'affordable' units does not rest on the applicant simply saying they intend to make this happen. Rather, grant of planning permission is dependent on the signing of a legally robust Planning Obligation document that 'runs with the land' and will secure the relevant planning benefits.

PPW12 para 5.9.28 makes clear that similar arrangements must be in place regarding '*financial contributions for host communities through voluntary arrangements*' such as are promoted by Energy Local.

It would seem impracticable to secure such arrangements by ENPA imposing a planning condition - which is presumably why PPW12 does not mention conditions.

The application documents do not include a draft Planning Obligation document for the ENPA's consideration. It might be possible to produce one, but the applicant has not done so. Accordingly, no planning weight should be ascribed to the applicant's current intention to implement a Local Energy scheme. A local planning authority could find itself in legal jeopardy were it to do so.

We are concerned that, doubtless unintentionally, the applicant has misled many local consultees into thinking that the hydro-scheme will necessarily deliver financial benefit for the members of the local community, and that this may have influenced their expressions of support for the application. This renders it inappropriate to give much weight to those responses.

END OF SUBMISSION



SAVE OUR RIVERS

Plantlife



Aled Lloyd, Case Officer  
Awdurdod Parc Cenedlaethol Eryri  
Via email: [aled.lloyd@eryri.llyw.cymru](mailto:aled.lloyd@eryri.llyw.cymru)  
and [cynllunio@eryri.llyw.cymru](mailto:cynllunio@eryri.llyw.cymru)  
Natalie Parry ENPA  
cc: [jonathancawley@eryri.llyw.cymru](mailto:jonathancawley@eryri.llyw.cymru)

July 2025

Dear Mr Lloyd

**Application Ref: NP5/59/495C**

**Proposal: Hydro-electric generation scheme to generate up to (600kW) at Afon Cynfal**

**Further consultation response regarding:**

- (a) NRW engagement with this case and**
- (b) Technical Note 15414 which appeared on the Planning Portal on 1 April 2025**

The co-signatories to this letter are concerned about serious technical and advisory deficiencies in NRW's engagement on this case, most recently its letter to you dated 30 April. That letter expresses no substantive objections to the scheme (subject to some planning conditions), so we are concerned that ENPA may regard this as a 'green light' from the lead environmental advisory body in Wales to grant planning permission. I attach a joint letter to NRW's Chief Executive from Cymdeithas Eryri, NWWT, Save our Rivers, the North Wales Rivers Trust, Plantlife and the British Mountaineering Council. Our letter sets out serious concerns about NRW's performance in advising ENPA on this case. Please consider each of these concerns, which to some extent overlap with the points I make below.

The joint letter ends by referring to the recent report on NRW's performance by the Senedd's Climate Change, Environment and Infrastructure Committee. We put it to NRW that its handling of this planning application is an illustration of the concern that

the Committee expressed about NRW's overall performance. We have urged NRW to issue additional, technically more rigorous and complete advice to ENPA on this planning application. In view of NRW's unsatisfactory role, we respectfully remind you that our organisations, together, have a great deal of competence in environmental matters relevant to this case. We stand ready to engage with ENPA on these matters, if you feel that would be helpful before you start to draft a committee report on the case.

## **Response to the applicant's Technical Note 15414**

### **The “subsurface river crossing”**

You will recall that the letter from NRW dated 15 October 2024 expressed deep concern about the subsurface river crossing. The letter noted that: “Where a below riverbed pipeline is proposed, we advise that detailed construction methods, along with any necessary mitigation measures, should be provided as part of the planning application to inform on the likely impacts of the work.”

In other words, NRW was requesting that a Construction Environmental Management Plan be submitted, presumably as part of the planning application.

The applicants submitted a technical note which was lodged on the planning portal on 1 April this year. This letter appears to be a response to this note, and of course it has only been available to us since that date.

However, the technical note from the applicants is not, nor does it claim to be, a detailed Construction Environmental Management Plan for constructing a subsurface river crossing.

We note that in their letter dated 30 April 2025 NRW continue to voice concerns regarding the unnamed watercourse crossings at locations 16 and 17, noting:

*“The site conditions at these locations indicate that installing the pipe using an open trench method will weaken the surrounding bed. Adding rock, as suggested in the report, may cause scour and is therefore not advisable. This could lead to the pipe becoming exposed in a relatively short time, causing issues for both the owner and the environment.”*

We have the following additional concerns about the developers' Technical note:

- We don't feel the questions around the trenching versus drilling raised by NRW have been adequately answered
- The assessment by Waterco was carried out during the 4th driest March since 1836. This is not adequate for assessing the water runoff impact of trenching the pipeline, the numerous flushes and small streams that are present during wetter periods, or the likely erosion impact of the river crossing. Especially as we have to consider a future of more frequent, very high water events due to climate change. The crossings N16 and N17 look significantly different in wetter periods. We believe the impact of high flow states on erosion and diverting of the watercourses there has been underestimated.

All of this is sufficient to raise serious concern about this aspect of the plan. **There is one simple solution to this. That is, to require that a full Construction Environmental Management Plan should be presented to the Authority before the planning permission is granted, as NRW has previously suggested.** Until this is done, it is impossible to judge whether or not it is possible to construct the scheme without causing significant damage to an SSSI.

### **Construction of a permanent new road up the Cwm**

We remain deeply concerned about plans by the developers to build a new permanent road up into the Cwm, on top of an ancient trackway. The developers admit that this road would be built and that it would be permanent, saying in EA 9.6.5: “there will be a permanent land take for access” and again in para 8.3 of CMS.

Nevertheless, the Geotec assessment and the Visual Impact Assessment fail assess its impact, as if it wasn't there. This alone is sufficient grounds for rejecting these documents and requiring this work to be redone.

### **Structure of the Road**

The Application claims this road can be created by merely a little tidying up of the scree on the existing “farm track” – i.e., the Slate trail footpath (ES 2.4.5; CMS 8.3). This includes the really narrow part of that path (ES 2.4.11; CMS 8.3). But this road will have to be strong enough, wide enough and safe enough for loaded vehicles and heavy plant, including ready-mix concrete (CMS 8.6), pipe and pipe laying vehicle and welding machine. There is no proper discussion of the construction of the “construction corridor” in the Application other than scattered references:

- The track will be 3.6m wide, within a 6m wide construction corridor and pipe lay-down areas (ES 2.4.13; CMS 8.3)
- The track structure and 3.6m width shown in CYN-60002 rev005
- The track overall route shown in CYN-2001 rev0009, with details in 2002, 2003, 2004 and 2005
- The track extends to Turbine Building CYN-5005 rev 005 - which shows a grasscrete (or replacement as NRW objected to that) area in front of the building suggesting they want parking for maintenance. The track will have a robust surface: the Application admits they will need “aggregate surfacing for temporary or permanent access routes.” para 8.3 CMS

Can I ask, does your analysis of the application recognise that this application will mean building a permanent new road at this location, and if so, how is this compatible with **Development Policy 2**, on the basis that this is within a designated **Area of Natural Beauty**? This policy of course states:

#### *Development Policy 2: Development and the Landscape (2)*

*The scale and design of new development, including its setting, landscaping and integration should respect and conserve the character, qualities and views of the landscape. Unacceptable impacts on the landscape will be resisted and particular regard will be had to the protection of:*

- *The Snowdonia Dark Skies Reserve, in particular Core Areas.*
- *The Dyfi Biosphere Reserve.*

- *Section 3 areas of natural beauty*
- *Undeveloped coast.*
- *Panoramas visible from significant viewpoints.*
- *Sensitive Landscape Character Areas as defined in the Supplementary Planning Guidance documents the Landscapes of Eryri and the Landscape Sensitivity and Capacity Assessment*

### **Landscape Assessment produced the developers**

The Landscape and Visual Assessment produced as part of the Environmental Statement is inadequate, in that it does not even mention the one of the key attributes of the magnificent water of Rhaeadr y Cwm, that is, its impressive sound. If as we know, nearly 70% of the water in is to be diverted around the waterfall, it is clear that the power and sound of the waterfall will be very substantially reduced. Yet the environmental statement does not even mention this as an issue. We referred to this in our letter dated 20 September, but this has still not been addressed. Does the National Park Authority view this issue as insignificant?

Furthermore, as noted above, the Landscape Assessment does not even consider the impact of the permanent new road that will be constructed up the Cwm. That alone is sufficient grounds for rejecting it and requiring this work to be carried out again.

### **Net Benefit for Biodiversity**

As we outlined at length in our letter of 18 September, the scheme does not offer any demonstrable net benefit to biodiversity. A copy is attached. We note that since that date, no further evidence has been submitted by the applicants to demonstrate net benefit for biodiversity. This alone is grounds for refusal of the scheme.

The developers have suggested that they are unable to offer Net Benefit for Biodiversity due to the constrained nature of the site. Green Infrastructure Statement, Table 2, E (p 20) states: "There is limited opportunity within the land take area of the Scheme to allow for species' populations to expand, due to the small size of the areas of habitats within the redline boundary."

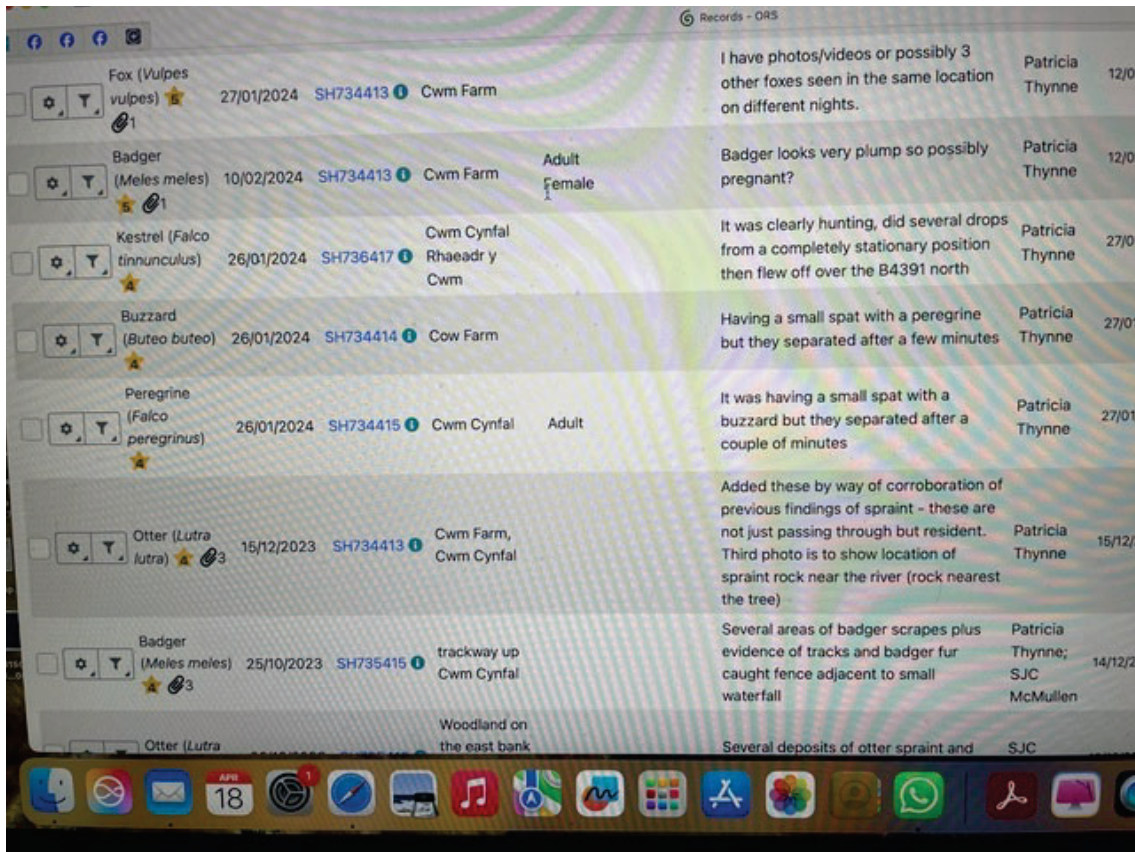
At present, the limit to any net benefit for biodiversity seems to be the planting of three alders around the turbine building and bat boxes on the turbine and metering building.

We point out that their land includes the entire ravine and crag. There is a significant problem of the uncontrolled spread of Sitka spruce, which will become a seed source for the spread of the these trees to the Migneint SSSI. The control of these would constitute a Net Benefit for Biodiversity, but not even this has been offered.

### **Inadequacy of the Environmental Statement**

Since the application was first submitted, we have become aware of one additional inadequacy in Environmental Statement, which states that: "No territories of peregrine, hen harrier or merlin were identified within the site or 500m buffer zone, and no observations of these species occurred during the survey period."

In fact, peregrines nest in a rocky outcrop about 50m to the south west of Hafod Offeriad - grid reference SH733414. This has been recorded on Cofnod and I include a screenshot below.



Indeed, the presence of peregrine nesting is also noted by Caroline Wilson in her report dated 20 November 2018 (p5, 2nd para - appears as Appendix 3, part of E52). It appears therefore that those responsible for drafting the Environmental Statement had not read this.

It is worth noting that Caroline Wilson, who at the time worked for the Eryri National Park Authority, also criticises the adequacy of the report from Gritten Ecology (bottom of p1) and asks that the Applicants clarify which bits of the scheme are permanent and which temporary (2nd & 3rd para, p2).

### Pollution

NRW's letter of 30 April 2025 raises significant questions regarding the risk of pollution. It states, for example:

*“Accessing and managing any possible pollution during construction may prove challenging without working in accordance with GPP5. The Meirionnydd area has experienced numerous pollution events related to the construction of hydro schemes, primarily with trenching and the laying of pipes and tracks. The Afon Cynfal has good overall WFD status but is classified as high status*

*for fish and it is therefore important that no pollution from silt or cement should enter the river system.”*

The developers' current proposals are inadequate to deal with this problem and this constitutes a significant pollution risk. NRW has rightly raised this as an issue, but has suggested that “soil stockpiles should not be stored within 10m of the watercourse and should not be located on any steep slopes”. In reality, there are few if any sites within practical reach of the construction site which meet these requirements. During periods of heavy rain there are considerable volumes of water flowing down the ravine side. Climate change is already making this problem worse.

We fear that the volume of arisings in the plans may have been significantly underestimated and bearing in mind steepness of the site and the frequency of sudden heavy rain events, we fear the risk of serious pollution incidents is high. Within an SSSI, this should surely be a reason to refuse the application.

### **Abstraction regime**

The Environmental Statement says that:

*“Abstraction would only occur when there is sufficient water remaining in the river to maintain what NRW regard as an adequate flow.”*

It does not, however, show or explain how the mechanism of the scheme will ensure that this condition is always assured.

### **In conclusion**

We believe that the above considerations add to the very powerful arguments presented in our previous letter of 20 September 2024, that the proposal conflicts with several relevant policies in [PPW12](#), the statutory Eryri Development Plan (including in its ‘top tier’ - [Future Wales the National Plan 2040](#)) and [Cynllun Eryri](#) - the National Park Management Plan.

As NRW pointed out in their letter of 15 October 2024, Planning Policy Wales now states clearly that there is a presumption against all forms of development in a SSSI as a matter of principle, except for developments necessary for the management of a SSSI and minor developments necessary to secure the SSSI's role as a living landscape. While exceptions are outlined, this development clearly does not meet any of them. They are that the development is:

- necessary for the management of the SSSI; or
- a minor development necessary to secure its role as a living landscape (where effects on the special features for which a site has been designated can be considered to be acceptable); or
- justifiable in the context of wholly exceptional circumstances and only where it is considered to be appropriate and not likely to damage a SSSI and where there is broad and clear agreement for mitigation and enhancement as part of a development plan.

It is clear that this development fits into none of these categories, as this letter and our previous letter of 20 September 2024 clearly demonstrate.

In view of the importance of this application in terms of our purpose, we would like Rory Francis to address the Planning Committee in person when it is considered. Please treat this letter as my formal request to speak, in line with ENPA's [guidance](#) on addressing the Committee.

Yours sincerely

Rory Francis, Director of Cymdeithas Eryri Snowdonia Society

Tom Carrick, Access and Conservation Officer (Wales), British Mountaineering Council

Dan Yates, Save our Rivers

Laura Owen Sanderson, Chief Executive, North Wales Rivers Trust

Lesley Fletcher, Head of Plantlife Cymru

Adrian Lloyd Jones, Head of Living Landscapes, North Wales Wildlife Trust

MED Dafydd  
4 Tai'n Rhos  
Parc  
Bala  
Gwynedd.  
LL23 7YW

16<sup>eg</sup> Gorffennaf 2024

CYF: Cynllun arfaethedig Hydro trydan Cwm Cynfal

Annwyl Parc Genedlaethol Eryri,

Yn gyntaf, hoffem fanteisio ar y cyfle hwn i ddiolch i Awdurdod Cynllunio Parc Cenedlaethol Eryri (PCE) am eu cefnogaeth barhaus yn ystod taith ein teulu i gael caniatâd cynllunio ar gyfer cynllun hydro trydan ar ein tir yng Nghwm Cynfal, Llan Ffestiniog. Rydym wedi buddsoddi swm sylweddol o amser ac arian personol ac rydym yn wirioneddol angerddol y gall y cynllun arfaethedig integreiddio i'r amgylchedd tra hefyd yn diogelu'r holl nodweddion naturiol ac adeiledig, o'r adeiladu hyd at y cam gweithredu.

Fel y gwyddoch, cafodd ein cais cynllunio diweddaraf yn 2019 ei dynnu'n ôl. Yn seiliedig ar y cyngor arbenigol a oedd ar gael i ni ar y pryd ynghyd â chyngor cyn ymgeisio gan PCE, roeddem yn wirioneddol grediniol ein bod wedi darparu gwybodaeth addas a digonol ar gyfer y cais cynllunio. Fodd bynnag, roeddem yn llwyr werthfawrogi gofynion PCE i ni gynnal asesiad effaith amgylcheddol (AEA) llawn ac felly rydym wedi comisiynu Richards, Moorehead & Laing Ltd (RML) o Rhuthun i ddatblygu AEA cynhwysfawr ar gyfer y cais cynllunio hwn.

Mae'r dogfennau AEA llawn ac atodiadau yn cynnwys swm sylweddol o wybodaeth sy'n ystyried yn drylwyr pob agwedd ar y cynllun trwy arolygon arbenigol ac adroddiadau a wneir gan arbenigwyr yn eu meysydd i'w cynnwys yn ein cais cynllunio diweddaraf. Mae'n galonogol i ni fod yr holl dystiolaeth ffeithiol ychwanegol a gyflwynwyd yn yr AEA yn ailadrodd rhinweddau'r datblygiad ac wedi rhoi'r hyder inni symud ymlaen â'r cynllun.

Ers ein cais blaenorol, rydym wedi gallu cadarnhau hyfywedd clwb Ynni Lleol ar gyfer y cynllun arfaethedig a fydd yn galluogi'r pŵer a gynhyrchir i gael ei ddefnyddio'n lleol am gost is i'r gymuned. Byddai'n wych gweld adnoddau naturiol lleol yn cael eu defnyddio er budd y gymuned leol.

Rydym yn cydnabod bod yr Asesiad o'r Effaith ar Gydraddoldeb llawn a'r adroddiadau cysylltiedig yn becyn dogfen sylweddol ei faint gyda dros fil o dudalennau o wybodaeth i gefnogi ein cais ac wrth gwrs yn mynd i gymryd llawer o amser i unrhyw un ei adolygu, ei grynhoi a'i gwblhau'n gywir cyn rhoi adborth dilys. Er mwyn cynorthwyo'r broses ymgynghori ymhellach, fe wnaethom gynnal digwyddiad galw heibio lleol yn Neuadd Bentref Llan Ffestiniog ar gyfer y gymuned leol i'n galluogi i egluro'r cynllun ymhellach a photensial y cynllun ynni lleol. Cawsom ein calonogi bod y gefnogaeth leol yn gryf gyda chefnogaeth bellach gan y cynrychiolwyr etholedig a Chyngor Tref Ffestiniog.

O ystyried yr angen presennol am arallgyfeirio yn y sector amaethyddol, bydd y cynllun arfaethedig hwn yn rhoi sicrwydd i genedlaethau'r dyfodol yn ogystal â chaniatáu i ni fel teulu chwarae rhan wrth fynd i'r afael â'r argyfwng hinsawdd presennol drwy gynhyrchu trydan o ffynhonnell adnewyddadwy i'r gymuned leol ei ddefnyddio. Mae'r cynllun arfaethedig hefyd yn cyd-fynd â bwriad Llywodraeth Cymru o ran cyflawni allyriadau sero net er budd cenedlaethau'r dyfodol.

Diolch yn Fawr

*Mr. Elis Dafydd*  
*Mr. Moi Dafydd*  
*Mr. Dafydd Elis*

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

**Date:** 24/06/2026

**Application No:** NP5/66/273A

**Registration Date:** 05/05/2026

**Community:** Llanfair

**Grid Reference:** 258301 328139

**Case Officer:** Miss Eva Jones

**Location:**  
Garth, Llanbedr. LL45 2HS

**Applicant:**

Mr. Dafydd Roberts,  
Eryri National Park Authority,  
National Park Offices,  
Penrhyndeudraeth,  
Gwynedd. LL48 6LF

**Description:**

Construction of a new curtilage building for temporary use as a bat roost.

**Summary of the Recommendation:**

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

- Commencement within five years
- Accordance with approved plans
- Larch cladding
- Slate
- Mitigation
- Biodiversity enhancements

**Reason(s) Application Reported to Committee:**

Eryri National Park Authority is the applicant.

**Land Designations / Constraints:**

- Grade II listed building in curtilage
- Open Countryside
- Category 1 Aggregate Safeguarding Area: Sand and Gravel
- Landscape of historic interest – Arduwy
- Historic Environment Record – 34161
- Category 1 Protected Species – recorded 2003/2004/2018/2019
- Llanbedr Airfield Safeguarding Zone

## **Site Description:**

The development site is located in Pensarn, some 1.2 miles north of the village centre of Llanbedr. The site is accessible via an unnamed road off the A496.

Garth is a three-storey Victorian property, with a Grade II listed former dwelling within its grounds, referred to as the 'Old Cottage'. The Old Cottage was designated its Grade II status in 2020 primarily due to the rarity of the internal fireplace hood.

The cottage is also host to a lesser horseshoe bat maternity roost and resides some 1.3km to the west of the nearest section of the Meirionnydd Oakwoods and Bat Sites Special Area of Conservation, of which the lesser horseshoe bat is a primary reason for designation.

This application is for planning permission to construct a new curtilage building for temporary use as a bat roost at the site, whilst the works contained in application NP5/66/LB273B are undertaken.

The corresponding Listed Building Consent application (NP5/66/LB273B) is for Listed Building Consent for significant repair works, installation of a warm box for bats, creation of a new entrance for bats, and associated minor alterations.

## **Proposed Development:**

The proposed development is to build a new curtilage building within the grounds of Garth, to be used as a temporary bat habitat whilst works to the Old Cottage (Grade II listed building) are undertaken, thereby providing the lesser horseshoe bats with an alternative roost site.

The proposed outbuilding will be a timber framed shed clad with larch boards, with suspended timber flooring on concrete pads, and finished with a pitched slate roof.

It will be some 3.3 meters in height from floor to apex, 5.4 meters long, and 3.4 meters wide. It will be located to the south-east of the dwelling and listed building. It is designed to have no windows, and a single door will provide access via the north elevation (which will be kept locked), with a bat access hole (300mm wide and 200mm tall) on the east gable. The building will be orientated with one roof elevation facing south to maximise solar gain into the building.

It is understood that the proposed building is sited close to and on the flight line of the colony of lesser horseshoe bats. The outbuilding will be available to bats by March 2027 (in time for the next bat season) and remain available until such time as the existing roost building works (works to the Old Cottage) is complete and there is evidence of bats re-using the roost. Following this, during the winter

period (January/February) the new temporary roost building will be closed up to prevent bats from re-entering the building in future and the building will be repurposed as an ancillary outbuilding for the owners of the building, such as a summer house or similar.

Whilst the building is used as a bat roost, no lighting will be fitted on the interior or exterior of the building. However, once the bats have ceased use of the new outbuilding, it is proposed to fix a single downlight linked to PIR on the north elevation, the specification for which has been submitted in support of this application.

**Development Plan Policies:**

Eryri Local Development Plan 2016-2031

- Strategic Policy A: National Park Purposes and Sustainable Development
- Strategic Policy D: Natural Environment
- Strategic Policy Ff: Historic Environment
- Development Policy 1: General Development Principles
- Development Policy 6: Sustainable Design and Materials
- Development Policy 7: Listed and Traditional Buildings

Supplementary Planning Guidance (SPG):

- SPG 1: Sustainable Design in the National Parks of Wales
- SPG 2: General Development Assessment
- SPG 6: Nature Conservation and Biodiversity

National Policy/Guidance:

- Planning Policy Wales (PPW) (Ed 12) 2024
- Technical Advice Note 24: The Historic Environment 2026 (TAN 24)
- Cadw ‘Setting of Historic Assets in Wales’ (2017)
- Future Wales 2040

**Consultations:**

Llanfair Community Council	Support
Local Councillors	No Response
Adfer Conservation	No objection  The design is appropriate, and size and location are suitable. It is also to be built of the right materials.  The unfinished larch cladding will integrate

	<p>well in this location.</p> <p>There will be no impact on the setting of the listed building.</p>
Heneb (Archaeology)	<p>There appear to be no significant archaeological concerns for the proposed temporary roost building. A small building is marked here on historic mapping, but from site photos in the application, this site appears to have been cleared.</p> <p>As the proposed structure is lightweight and to be built up without requiring notable foundations, there is very limited potential for any evidence of the former building to be affected, and so archaeological mitigation is not merited in this case.</p>
Natural Resources Wales	<p>Have concerns with the application as submitted. However, are satisfied that these concerns can be overcome if the document identified below is included in the approved plans and documents condition on the decision notice:</p> <ul style="list-style-type: none"> <li>• Garth Barn Bat Roost Report by Cartmel Ecology Ltd, dated 28/04/2026</li> </ul> <p>Without the inclusion of this document would object to this planning application.</p> <p>Consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range provided the measures set out in the submitted report are implemented.</p> <p>Advise that the works are carried out under licence.</p>
Ecology	<p>We are in receipt of a report titled 'Garth Barn Bat Roost Report by Cartmel Ecology Ltd, dated 28/04/2026'.</p> <p>Section 9 of the report relates to 'Safe Working Methods and Mitigation for Garth Barn (under</p>

	a Conservation licence)', which details the creation of the new temporary bat roost, detailed on supporting documents. The mitigation/plans listed must be followed and implemented in full as per the ecological report.
Forestry Officer	No Response

### **Response to Publicity:**

The application has been publicised by way of a site notice. At the time of writing this report no letters of objection/support were received.

### **Assessment:**

#### 1. *Principle of Development*

- 1.1 Development Policy 1 (General Development Principles) relates to the general conservation and enhancement of the special qualities of Eryri National Park. Criterion (i) through to (v) apply to this proposal and are primarily concerned with the scale, design, and impact of the development.
- 1.2 Development Policy 6 (Sustainable Design and Materials) and Strategic Policy Ff (Historic Environment) are also of relevance to this proposal. DP6 is primarily concerned with promoting sustainable development within Eryri and maintaining local distinctiveness and character. SPFf prevents developments which would adversely impact historic assets or their settings.
- 1.3 Paragraph 6.1.7 of Planning Policy Wales 12 (PPW12) stipulates that the planning system should protect, conserve, and enhance the significance of historic assets. Any changes that impact an historic asset or their setting should be managed in a sustainable and sensitive manner. For applications affecting a listed building or their setting, the primary material consideration is the building, its setting, or any features of special architectural or historic interest which it possesses (Para 6.1.10).
- 1.4 Chapter 6 of PPW12 places an obligation on planning authorities and developers to ensure that a biodiversity net gain is achieved for every development subjected to the planning system (para 6.4.3). Biodiversity enhancements should be proportionate to the scale and nature of the development proposed.

- 1.5 Strategic Policy D ensures that Eryri's natural resources, biodiversity, geodiversity and 'Special Qualities' are protected from inappropriate development. It is expected that developers will ensure that the natural environment is protected and enhanced.
- 1.6 It is considered that the erection of a building to provide a temporary bat roost whilst repairs are carried out to Old Cottage is wholly justified and acceptable in principle. Notwithstanding the initial purpose of the building, it is also considered that the principle of erecting a curtilage building in this location is acceptable. Given this, it would not be reasonable to impose a condition requiring the building to be removed from the site once its use as a temporary roost comes to an end.
- 1.7 It is therefore considered that the principle of the development is acceptable, providing that the development conforms with the detailed criteria with the policies which will be further discussed below.

## 2. *Assessment*

### 2.1 *Location and Scale*

- 2.2 The outbuilding will be located within the curtilage of Garth, to the south-east of the principal dwellinghouse and the listed building, Old Cottage. The location has been selected to ensure the outbuilding is close to and on the flight line of the colony of lesser horseshoe bats. The development site is not easily visible from the main road (A496) due to vegetation growth and natural tree coverage, though it is partially visible from the unnamed track road which runs immediately south of the site towards Llanbedr.
- 2.3 Nonetheless, DP1 criterion (iii) states that developments should not be unduly prominent in the landscape and should not harm neighbour amenity. Criterion (i) stipulates developments should also be compatible with the capacity and character of the site and locality.
- 2.4 In consideration of the size, massing, and material palette of the proposed outbuilding, it is unlikely to be unduly prominent within the landscape and should integrate, over time, with its surroundings. There are no immediate neighbours who will be impacted by the outbuilding, and therefore no amenity shall be harmed. Furthermore, the size of the proposed building is considerably smaller than the existing outbuilding (Old Cottage) and is located to the rear of the curtilage. The existing stone boundary wall and tree coverage at the site will reduce potential visual impacts from the main road and unnamed track. Consequently, the development satisfies criterion (i) to (iii) of DP1.

2.5 With regards to the setting of the listed building, the proposed structure, by virtue of its location and design, will have a negligible impact on the setting of the Old Cottage which is not considered to be detrimental. Therefore, the development is compliant with SPFF.

## 2.6 ***Design and Materials***

2.7 The proposed outbuilding is a simple shed-like structure; it is rectangular in shape, clad with board-on-board uncoated larch, with a double pitched natural slate roof, set on a concrete pad. There are no windows on the building, but a single, black-painted timber door with no glazing, and a bat access opening that will be approximately 300mm x 200mm.

2.8 DP6 requires new developments to be of a sustainable design standard and should reflect the distinctiveness and character of Eryri. The proposed development is relatively minor; however, it will have a double pitched roof constructed of mineral slate, reflecting the character of the local area. It will also be constructed of uncoated larch, allowing the structure to silver naturally to better integrate with its surroundings. Should planning permission be granted it is recommended that the consent includes a condition to retain the larch in a natural uncoated state.

2.9 Overall, the proposed building is modest in size and appearance. It will utilise materials that are sympathetic to the surroundings and will not detract from the character of the existing dwelling nor the landscape. On this basis, the development complies with DP1 and DP6.

## 2.10 ***Ecological Matters***

2.11 The building will be initially used as a bat roost. As of August 2025, there were approximately 153 lesser horseshoe bats recorded at the Old Cottage in Garth. Due to necessary works to stabilise the Old Cottage (ref NP5/66/LB273B), the bat roost will not be able to return to the listed building during the 2027 season whilst the repair works are underway. Consequently, this proposed outbuilding will be constructed as an alternative bat roost in the interim.

2.12 The development site is some 1.3km to the west of the nearest section of the Meirionnydd Oakwoods and Bat Sites Special Area of Conservation (SAC). The lesser horseshoe bat, a species present at Garth, is a primary reason for the designation of the SAC and bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended).

- 2.13 Works to the Old Cottage are necessary to preserve the listed building and to ensure the long-term conservation of the bat roost. For this work to be undertaken, an alternative (or temporary) bat roost must be constructed due to the projected timescales of the project.
- 2.14 The proposed temporary bat roost has been designed based on recommendations made by the licensed bat ecologist (see submitted bat report). This includes restrictions on external lighting until the bats cease using the structure, at which point a single wall mounted light is proposed to be installed on the building, the specification for which has been received.
- 2.15 Natural Resources Wales have been consulted on the application and have stipulated that they have concerns with the application but are satisfied that these can be overcome provided that the submitted ecology report is included in the approved plans and documents condition on the decision notice (Condition 02). They further note that they consider the development unlikely to be detrimental to the maintenance of population of the species concerned at a favourable conservation status in its natural range provided the measures set out in the submitted report are implemented.
- 2.16 The ENPA ecologist has also requested that Section 9 of the submitted ecology report, which relates to safe working methods and mitigation for Garth, are followed and implemented in full as per the ecological report. It is recommended that this is conditioned accordingly.
- 2.17 In accordance with PPW12, there is an obligation to submit a Green Infrastructure Statement and deliver a net benefit for biodiversity as a part of all planning applications. In this instance, a GIS has been submitted in support of the application, which notes that the objective of safeguarding the bat roost at Garth is the proposed biodiversity enhancement. Whilst the proposed new outbuilding is to be occupied by bats on a temporary basis, the structure will eventually be permanently used by the owners for their own enjoyment, therefore the proposed enhancements are not considered to be sufficient in consideration of the long-term use of the development. It is therefore recommended that, should permission be granted, a condition requiring the submission of a biodiversity enhancement scheme is submitted to the Authority for approval prior to the commencement of works.
- 2.17 **Welsh Language**
- 2.18 ELDP Development Policy 18 sets out that in determining all planning applications within the National Park, the needs and interests of the Welsh language will be taken into account. This would be achieved through:

- i. “Supporting development which maintains or enhances the integrity of the Welsh language.
- iv. ...encouraging all signage by ...commercial and business companies to be bilingual or in Welsh only to protect and promote the distinctive cultural amenity of the National Park
- v. Encouraging the use of Welsh place names for new developments...”

2.19 Given that the proposal seeks to erect a curtilage building within the garden space of an existing dwelling, it is not considered that the proposal will have an impact on the Welsh Language.

### **3. Conclusion**

3.1 The proposed development is a modest outbuilding required for temporary use as a bat roost whilst the listed building on site undergoes extensive repair works and then to be retained as a curtilage structure.

3.2 The development will be built of materials sympathetic to the site’s surroundings and will include a double-pitched mineral slate roof, thereby complying with DP1 and DP6. Moreover, its location, siting, height, form and scale are all compatible with the character and capacity of the site, and the structure is unlikely to detract from the character and form of the principal dwelling and listed building.

3.2 It is therefore concluded that the proposal conforms with the relevant ELDP policies and the application can be supported.

### **Background Papers in Document Bundle No.1: No**

### **RECOMMENDATION: to grant planning permission subject to the following conditions:**

- 1) The development hereby permitted shall commence before the expiration of FIVE years from the date of this decision.
- 2) The works hereby permitted shall be carried out in accordance with the following approved plans:
  - Cartmel, S. 2026. *Garth Barn Bat Roost Report* by Cartmel Ecology Ltd – report by Sarah Cartmel 27/10/2025 – Amended 28/04/2026.
  - 485[3]03A – Proposed Elevations (new structure) dated 28/04/2026
  - 458[3]02 – Proposed site layout – dated 18/03/2026

- 458[1]03B – Existing site layout plan – dated 24/04/2026
  - 458[3]01 – Site location plan – dated 05/11/2025
  - 458adr – Green Infrastructure Statement – f2 – dated 01/05/2026
  - 96700167-AXYL GLOW M DWN 3L927 WB HF BK – Thorn – Specification sheet – submitted 01/05/2026
  - BS: 5837/2012. Tree Impact Assessment, Garth Pensarn, Llanbedr, Gwynedd, LL45 2HS, Bat Mitigation Project – prepared by L O'Connor – dated 29/01/2026.
- 3) The mitigation measures for the site contained in Section 9 of '*Cartmel, S. 2026. Garth Barn Bat Roost Report. Cartmel Ecology Ltd – report by Sarah Cartmel 27/10/2025 – Amended 28/04/2026*' shall be followed and implemented in full as per the report.
  - 4) The larch cladding on the hereby approved outbuilding shall at no time be stained, painted or creosoted.
  - 5) The roof of the outbuilding shall be covered in natural Welsh mineral slate or slates of an equivalent colour, texture and weathering characteristics and maintained as such thereafter.
  - 6) Prior to the commencement of the hereby approved works, a scheme of biodiversity enhancement measures shall be submitted to and approved by means of a formal application to the Local Planning Authority. Such enhancements shall take place within 3 months of the substantial completion of the outbuilding.

**Reasons:**

- 1) To Comply with Section 91 (as amended) of the Town and Country Planning Act 1990.
- 2) To define the permission and for the avoidance of doubt.
- 3) To ensure 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.
- 4) To allow the external timber to weather naturally and to safeguard the character and appearance of the immediate locality, including the setting of the nearby listed building, in accordance with Eryri Local Development Plan Policies and in particular Policies A, Ff, 1, 6 and 7.

- 5) To ensure a satisfactory standard of appearance of the development and the use of appropriate local building materials, in accordance with Eryri Local Development Plan Policies and in particular policies A, 1, 6.
- 6) To secure biodiversity enhancement in accordance with Strategic Policy D of the adopted Eryri Local Development Plan and paragraph 6.4.5 of Planning Policy Wales.

### **Advisory**

#### **Warning: A European Protected Species (EPS) Licence is required for this development.**

This planning permission does not provide consent to undertake works that require an EPS licence.

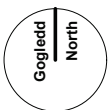
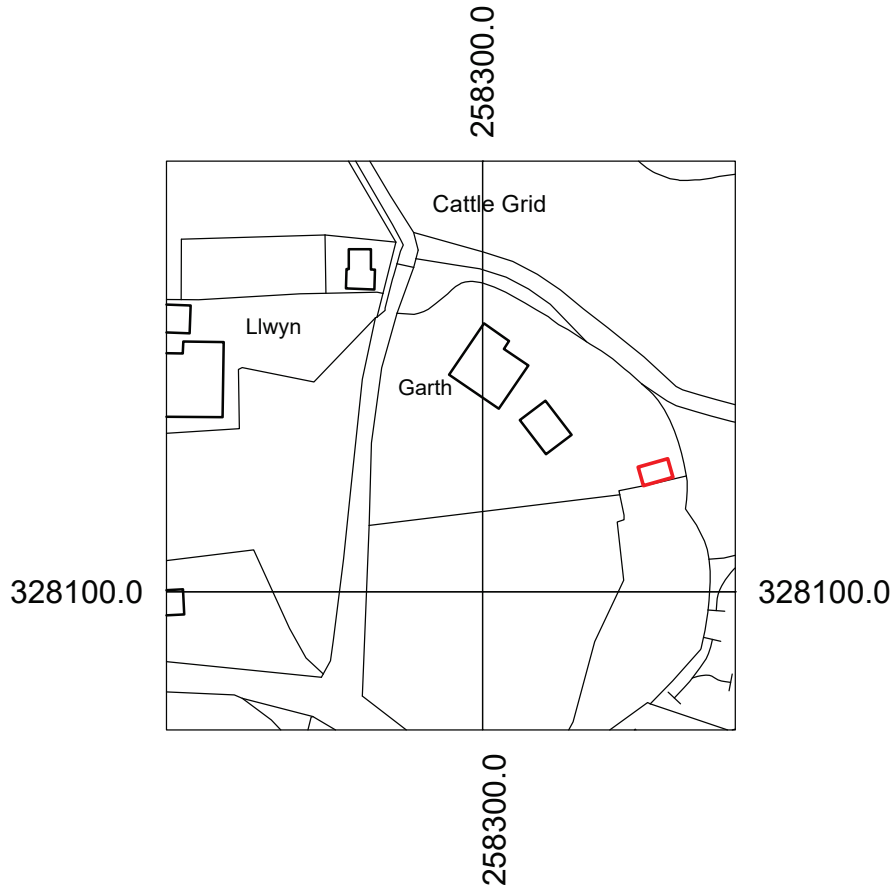
It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at:

[www.naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/?lang=en](http://www.naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/?lang=en)

When submitting any EPS licence application the applicant should include:

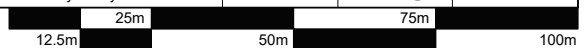
- Defining the internal areas of the building where bats will have long-term sole usage. It appears from the report that the bats will continue to have unrestricted access into the building following the reroofing, which is acceptable. However, defining a bat roosting area would be beneficial, especially, if the usage of the building is likely to change in the future. This is also applicable to any bird nesting areas within the building.  
A lighting plan: This will need to be submitted if there is an intention to add lighting to this building



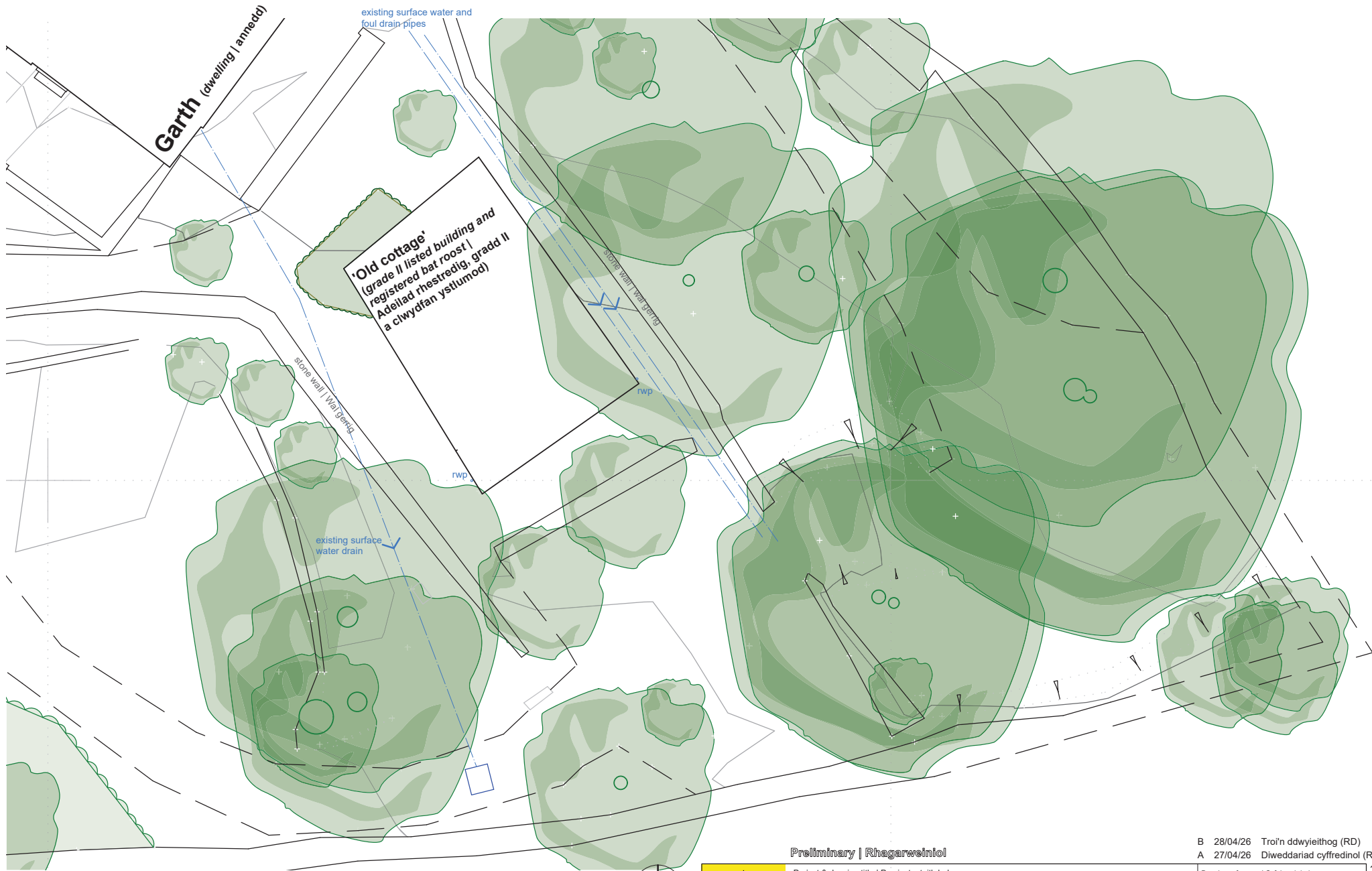
Planning | Cynllunio

<b>Rhys Llwyd Davies</b> Architect   Pensaer	Project & drawing title   Prosiect a teitl darlun <b>Renovation works: Old Cottage, Garth, Llanbedr</b> <i>Site location plan (roost)   Cynllun lleoliad safle (Clwydfan)</i>		Drawing reference   Cyfeirnod darlun 458[3] <b>01</b>	
	Rhys Llwyd Davies - Architect   Pensaer, swyddfa Heulwen, Y Stryd Fawr, Y Bala, LL23 7AG post@rhysllwyddavies.co.uk   01678 521450   www.rhysllwyddavies.co.uk		Date   Dyddiad: 05/11/25 Scale   Graddfa: 1:1250@A4 Drawn   Awdur: CR/RD	

Do not scale from drawing. Use figured dimensions only.  
 Peidiwch a mesur o'r darlun. Defnyddir mesuriadau nodedig yn unig



Rev | Diwygiad →



Preliminary | Rhagarweiniol

B 28/04/26 Tro'i'n ddwyieithog (RD)  
 A 27/04/26 Diweddariad cyffredinol (RD)

**Rhys Llwyd Davies**  
 Architect Pensaer

Project & drawing title | Prosiect a teitl darlun

**Renovation works: Old Cottage, Garth, Llanbedr**

*Existing site layout plan | Cynllun gosodiad safle presennol*

Drawing reference | Cyfeirnod darlun

458[1]**03**B

Rhys Llwyd Davies - Architect | Pensaer, swyddfa Heulwen, Y Stryd Fawr, Y Bala, LL23 7AG  
 post@rhysllwyddavies.co.uk | 01678 521450 | www.rhysllwyddavies.co.uk

© Rhys Llwyd Davies 2025

Date | Dyddiad 25/04/2026 Scale | Graddfa 1:100@A3 Drawn | Awdur CR/RD

Do not scale from drawing. Use figured dimensions only  
 Peidiwch a mesur o'r darlun. Defnyddir mesuriadau nodedig yn unig



**Garth** (tewlling | aneddi)

**'Old cottage'**  
 (grade II listed building and  
 registered bat roost to be  
 renovated by separate  
 consent | Adeilad  
 rhestrdedig, gradd II a  
 clwydfan ystumod, i'w  
 adnewyddu dan ganiatâd  
 ar wahân)

**Proposed new curtilage  
 building** (to be used as temporary  
 bat roost during renovation works)  
**Adeilad cwrtll newydd**  
 clwydfan ystumod tros dro yn ystod  
 gwaith adnewyddu

5400 (approx)

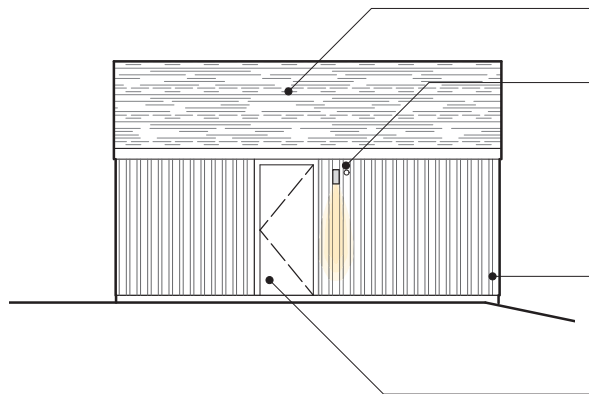
3400 (approx)

Planning | Cynllunio



<b>Rhys Llwyd Davies</b> Architect Pensaer	Project & drawing title   Prosiect a teitl darlun <b>Renovation works: Old Cottage, Garth, Llanbedr</b> <i>Proposed site layout   Gosodiad safle arfaethedig</i>	Drawing reference   Cyfeirnod darlun <b>458[3] 02</b>
	Rhys Llwyd Davies - Architect   Pensaer, swyddfa Heulwen, Y Stryd Fawr, Y Bala, LL23 7AG post@rhysllwyddavies.co.uk   01678 521450   www.rhysllwyddavies.co.uk	Date   Dyddiad 18/03/2026
Do not scale from drawing. Use figured dimensions only Peidwch a mesur o'r darlun. Defnyddir mesuriadau nodedig yn unig		Drawn   Awdur CR/RD





**north elevation (to house)**  
drychiad gogleddol (i'r tŷ)

**Finish (roof):** Double pitched natural slate roof with clay ridge tile. No rainwater goods.

**Gorffeniad (to):** To pig llechi naturiol, gyda teils crib clai traddodiadol. Dim nwyddau dwr glaw.

**External light:** Dark sky approved single downlighter linked to PIR. Fitting to be erected only when temporary use as bat roost has ceased. See product data sheet for details.

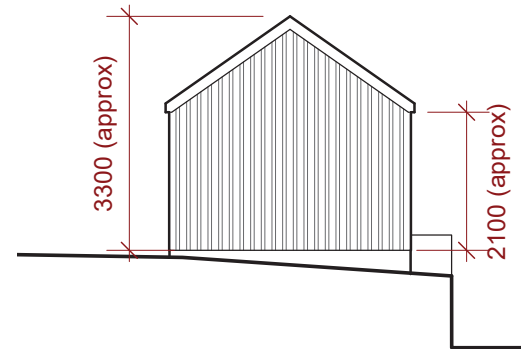
**Golau allanol:** Uned golau wedi eu gymeradwyo ar gyfer ardal Awyr Dywyll, i'w reoli gyda PIR. Uned i'w osod ar ôl i'r defnydd fel clwydfan ystlumod tros dro wedi dod i ben. Manylion pellach ar daflen gwybodaeth yr uned.

**Finish (walls):** Board on board uncoated larch cladding over timber frame. Suspended floor on concrete pads

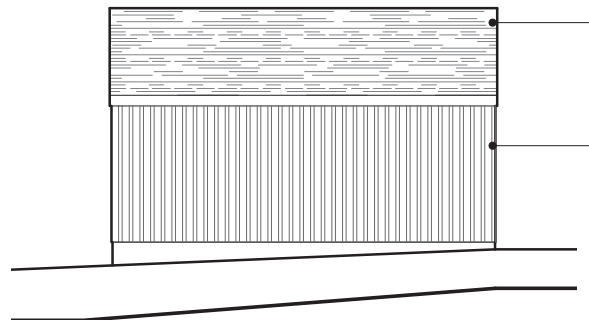
**Gorffeniad (waliau):** Cladin llarwydd 'board on board' wedi ei adael heb orffeniad, tros ffrâm bren, llawr crog a padiau concrit.

**Finish (door):** Painted timber door (black as existing dwelling) without glazing

**Gorffeniad (drws):** Drws pren soled wedi ei baentio (du fel yr annedd) heb wydr.



**west gable elevation**  
drychiad y talcen gorllewinol



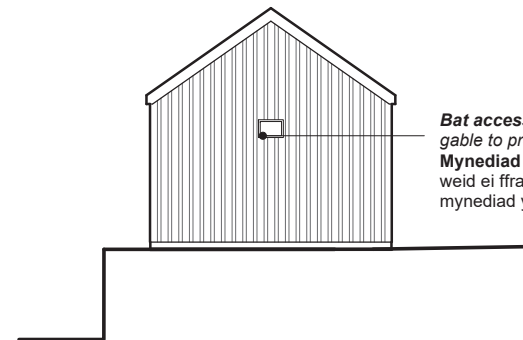
**south elevation (to field)**  
drychiad deheuol (i'r cae)

**Finish (roof):** Double pitched natural slate roof with clay ridge tile. No rainwater goods.

**Gorffeniad (to):** To pig llechi naturiol, gyda teils crib clai traddodiadol. Dim nwyddau dwr glaw.

**Finish (walls):** Board on board uncoated larch cladding over timber frame. Suspended floor on concrete pads

**Gorffeniad (waliau):** Cladin llarwydd 'board on board' wedi ei adael heb orffeniad, tros ffrâm bren, llawr crog a padiau concrit.



**east gable elevation**  
drychiad y talcen dwyreiniol

**Bat access:** Framed 300 x 200mm opening to gable to provide bat access into building  
**Mynediad i ystlumod:** Agoriad 300 x 200mm weid ei fframio gyda pren, er mwyn darparu mynediad ystlumod i'r adeilad

Planning | Cynllunio

A 28/04/26 Extra information |  
Ychwanegu gwybodaeth (RD)

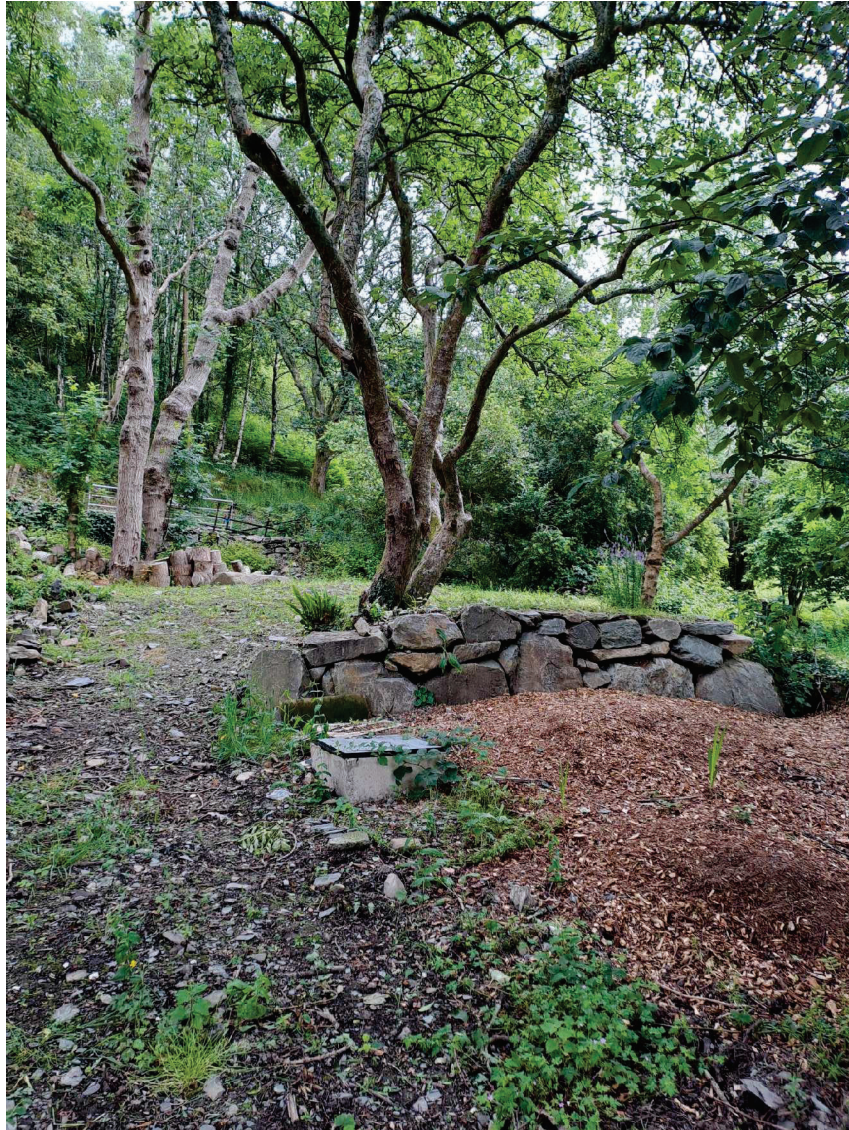
<b>Rhys Llwyd Davies</b> Architect   Pensaer	Project & drawing title   Prosiect a teitl darlun <b>Renovation works: Old Cottage, Garth, Llanbedr</b> <i>Proposed elevations (new structure) / Drychiadau arfaethedig (strwythur newydd)</i>		Drawing reference   Cyfeirnod darlun 458[3] <b>03</b> A	
	Rhys Llwyd Davies - Architect   Pensaer, swyddfa Heulwen, Y Stryd Fawr, Y Bala, LL23 7AG post@rhysllwyddavies.co.uk   01678 521450   www.rhysllwyddavies.co.uk		Date   Dyddiad 28/04/2026	Scale   Graddfa 1:100@A3

© Rhys Llwyd Davies 2026

Do not scale from drawing. Use figured dimensions only  
Peidiwch a mesur o'r darlun. Defnyddir mesuriadau nodedig yn unig



Cais NP5/66/273A



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

**Date:** 24/06/2026

**Application No:** NP5/66/LB273B

**Registration Date:** 04/05/2026

**Community:** Llanfair

**Grid Reference:** 258301 328139

**Case Officer:** Miss Eva Jones

**Location:**  
Garth, Llanbedr. LL45 2HS

**Applicant:**

Mr. Dafydd Roberts,  
Eryri National Park Authority,  
National Park Office,  
Penrhyndeudraeth. LL48 6LF

**Description:**

Listed Building Consent for significant repair works, installation of a warm box for bats, creation of a new entrance for bats, and associated minor alterations.

**Summary of the Recommendation:**

**To delegate the right to the Director of Planning & Partnerships to approve the application subject to the conditions listed below, receipt of a historic building record and approval from CADW.**

- Commencement within five years
- Accordance with approved plans
- Slates
- Mitigation

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

Eryri National Park Authority is the applicant.

**Land Designations / Constraints:**

- Grade II listed
- Open Countryside
- Category 1 Aggregate Safeguarding Area: Sand and Gravel
- Landscape of historic interest – Arduwy
- Historic Environment Record – 34161
- Category 1 Protected Species – recorded 2003/2004/2018/2019
- Llanbedr Airfield Safeguarding Zone

## Site Description:

The development site is located in Pensarn, some 1.2 miles north of the village centre of Llanbedr. The site is accessible via an unnamed track road off the A496.

The building at subject of this application is a Grade II listed building, referred to as 'Old Cottage', and is situated within the grounds of Garth, a non-designated dwellinghouse. The Old Cottage was designated its Grade II status in 2020 primarily due to the rarity of the internal fireplace hood.

The cottage is also host to a lesser horseshoe bat maternity roost and resides some 1.3km to the west of the nearest section of the Meirionnydd Oakwoods and Bat Sites Special Area of Conservation, of which the lesser horseshoe bat is a primary reason for designation.

This application is for Listed Building Consent for significant repair works, installation of a warm box for bats, creation of a new entrance for bats, and associated minor alterations.

Another application (NP5/66/273A) has also been submitted for planning permission to construct a new curtilage building for temporary use as a bat roost, to be constructed in conjunction with this current application.

## Historic Significance

The Old Cottage at Garth (Cadw ref 87811) was designated a Grade II listed building in September 2020 *“as a rare unmodernised example of a small traditional cottage, retaining early fabric and detail, notably its fireplace hood, a rare type in NW Wales”* (Cadw 2020).

The Old Cottage is an abandoned former dwellinghouse, marked on the Llanfair Tithe map of 1839 as 'Garth' (this name is now attributed to the three-storey Victorian residents whose garden the Old Cottage resides in). Cadw suggest that the cottage was built in the early-18<sup>th</sup> century and was likely abandoned upon construction of the new house on site, which is not of special architectural or historic interest.

The building is a simple end chimney two-unit single storey cottage built of rubble stone, with slatestone lintels and lime mortar. Internally is a single space, though it was likely originally of two units, potentially with a crog loft. Of particular interest is the remains of the plasterwork fireplace hood, although only the wickerwork frame survives.

The survival of the fireplace hood is of special interest and contributes highly to the significance of the listed building. Surviving examples of smoke hoods, as

seen at the Old Cottage, are very rare in Northwest Wales. The wickerwork chimney-hood was thought to be used only in Carmarthenshire and West Wales, however, there is increasing evidence to suggest that they were also used widely in Meirionnydd.

On this basis, the evidential value of the site is of importance in informing our understanding of how these fire-hoods were constructed, allowing us to better deduce if they were present in other historic buildings where the hood no longer exists. Beyond the survival of the wicker hood, the site holds limited architectural and/or historic significance.

### **Proposed Development:**

The proposed development can be grouped according to two separate elements:

- 1) Renovation works to the cottage; and
- 2) Alterations for the benefit of bat roosting.

#### 1) Renovation works:

The Old Cottage is at risk of collapse, which would lead to the loss of the rare chimney hood and an important bat maternity roost. To safeguard the building, significant re-building is required.

The south-east gable will be completely taken down, and the chimney and upper section of the north-west gable will also be rebuilt. Re-roofing will be necessary to reduce the structural loading on the building while the end gables are reconstructed, which will also allow the roof alignment to be corrected (there are marks to indicate the former abutment position of the roof). The existing slate will be reused, with additional salvaged slates to match as necessary, with lime torching underneath to resemble the existing finish.

To protect the chimney hood during the works, it is proposed to erect an independent inner scaffold, which would support the chimney hood in position. The inner scaffold would cradle the upper lintel in position, and create a backing structure to install plywood (or similar) protection away from the sides of the hood, to protect from accidental damage. The inner scaffold would need to puncture the existing roof finish, but the proposed works includes renewal of the existing roof, as discussed above.

Re-building the walls as an authentic reconstruction would be impractical in consideration of the general poor quality of the existing stonework. Key stones (such as corner and capping stones) will be identified and reinstated to their original positions during reconstruction. The walls will otherwise be rebuilt using existing material, with additional local stone sourced as required, in a style that resembles the existing stonework to the front and rear elevations. The walls will

be repointed to match the mix and character of the surviving mortar as close as possible. Particular attention will be paid to accurately reinstating the chimney.

The existing gutters and rainwater goods are plastic, thereby unoriginal, and are proposed to be removed and not reinstated upon completion of the works. In lieu of the gutters, it is proposed that a land drain (French drain) is laid along both the base of the front and rear elevations, allowing rainwater to drip from the lower course of slates to the ground, but to be drained away preventing saturation of the ground immediately next to the masonry walls – this will reduce the risk of damp.

## 2) Alterations for the benefit of bat roosting

In addition to the abovementioned repairs, minor alterations are to be carried out to improve the bat roost at the site. These include:

- a) Replacing the damaged front door ('like for like') so that it reaches the ground, preventing predators from entering the building;
- b) Boarding up the inside of one window with black painted plywood to reduce internal light levels;
- c) Constructing a 'hot box' to the ridge at the south end (opposite end to the chimney hood), to provide warmer roosting conditions to a small part of the building;
- d) Securing the main bat access point (window opening) so that it is not accidentally closed; and
- e) Forming a secondary access point at the back of the building using the blocked up former opening, so that bats have an alternative route to avoid possible predators who may target the principal access points.

## **Development Plan Policies:**

### Eryri Local Development Plan 2016-2031

- Strategic Policy A: National Park Purposes and Sustainable Development
- Strategic Policy D: Natural Environment
- Strategic Policy Ff: Historic Environment
- Development Policy 1: General Development Principles
- Development Policy 6: Sustainable Design and Materials
- Development Policy 7: Listed and Traditional Buildings

### Supplementary Planning Guidance (SPG):

- SPG 1: Sustainable Design in the National Parks of Wales
- SPG 2: General Development Assessment
- SPG 6: Nature Conservation and Biodiversity

National Policy/Guidance:

- Planning Policy Wales (PPW) (Ed 12) 2024
- Historic Environment (Wales) Act 2023
- Technical Advice Note 24: The Historic Environment 2026 (TAN 24)
- Cadw 'Managing Change to Listed Buildings in Wales' (2017)
- Future Wales 2040

**Consultations:**

Llanfair Community Council	Support
Local Councillors	No Response
Adfer Conservation	<p>No objection</p> <p>Building is in a poor state of repair, and without intervention, it is likely to collapse. This would result in the loss of the bat roost, as well as the loss of historic fabric of significance, namely the rare chimney hood.</p> <p>Internal and external scaffolding is proposed, along with localised rebuilding, including taking down the chimney and carefully rebuilding. The roof is also proposed to be re-roofed, with new timber elements were required, with any shortfall in slates being made up with matching slates.</p> <p>The extent of work required is extensive but is needed to ensure the future of this building.</p> <p>The proposed works follow accepted conservation principles and does the minimum necessary to ensure the survival of this modest cottage. I would suggest careful recording of the chimney hood in case the worse happens and the hood is lost.</p>
Heneb (Archaeology)	<p>Apparent that while the intent is overall positive towards this vulnerable building, the project does involve significant structural work that will replace or reconstruct much historic fabric and inevitably affect its appearance. As such, historic building recording ahead of work is appropriate.</p>

	<p>The application includes a series of drawings prepared by 'ArchaeoDomus' which would meet technical archaeological record standard. Together with the information in the HIA and the photographs distributed between the HIA, structural report and ecological report, the information presented collectively amounts to an adequate record for the purposes of archaeological mitigation; however, the photographs specifically are not suitable for archiving, as illustrations in a pdf. The original image files, together with the drawings and HIA, need to be collated and submitted to the National Monuments Record of Wales to constitute an archive record of the building pre-renovation.</p> <p>The applicant/agent should contact the archivist at the RCAHMW for instructions on their requirements for archive materials to ensure that the site records are in a suitable format and can be accessioned.</p>
<p>Natural Resources Wales</p>	<p>Have concerns with the application as submitted. However, are satisfied that these concerns can be overcome if the document identified below is included in the approved plans and documents condition on the decision notice:</p> <ul style="list-style-type: none"> <li>• Garth Barn Bat Roost Report by Cartmel Ecology Ltd, dated 28/04/2026</li> </ul> <p>Without the inclusion of this document would object to this planning application.</p> <p>Consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range provided the measures set out in the submitted report are implemented.</p> <p>Advise that the works are carried out under licence.</p>

<p>Ecology</p>	<p>In receipt of document 'Garth Barn Bat Roost Report by Carmel Ecology Ltd, dated 28/04/2026':</p> <p>The report confirms the presence of a significant maternity roost of lesser horseshoe bat. Therefore, a licence will be required in order to proceed with the works</p> <p>Due to the presence of lesser horseshoe bats and the proximity of the Meirionnydd Oakwoods and Bat Site SAC, an HRA will be required for this application.</p> <p>Mitigation for the proposed works are listed in section 9 of the report. The mitigation shall be followed and implemented in full as per the ecological report, please ensure this is secured by condition.</p> <p>The details of the existing roost are shown on submitted drawings. These shall be read in conjunction with the ecological report and must be followed and implemented in full.</p>
<p>Historic Buildings and Places</p>	<p>HB&amp;P note the primary reason for listing Garth is the rare surviving wicker wood fire hood. The section plans show the adjacent masonry to the gable wall is to be removed and rebuilt to a level below the fire hood, which raises concerns about its protection and stability while the works take place.</p> <p>Scaffold is proposed to provide support, but more solid encasement might be needed to protect it as the roof and gable/ chimney are removed to avoid damage from any falling or loose materials, and should be incorporated into a methodology statement or the like for the dismantling works involved.</p> <p>Given the rarity, we also recommend that a full recording is undertaken before works commence.</p>

## **Response to Publicity:**

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

At the time of writing this report no letters of objection/support were received.

## **Assessment:**

### 1. *Principle of Development*

- 1.1 In regard to building conservation, Development Policies 6 and 7 and Strategic Policy Ff of the Eryri Local Development Plan 2016-2031 are of relevance. For ecological matters, Strategic Policy D of the Eryri Local Development Plan 2016-2031 is applicable.
- 1.2 Development Policy 7 states that alterations to a listed building may only be supported where the proposal does not have a detrimental impact on the character of a listed property; any harm posed to the significance of a historic asset, or its setting, must be adequately justified.
- 1.3 Planning Policy Wales (12<sup>th</sup> edition), in particular chapter 6, and Technical Guidance Note 24 (TAN24), direct local planning authorities to prioritise the preservation of historic assets and their settings when determining development applications.
- 1.4 Paragraph 5.14 of TAN24 sets out the key issues the planning authority should consider when determining a listed building consent application, which include:
  - The importance and grade of the building and its intrinsic architectural or historic interest.
  - The physical features of the building which justify its listing and contribute to its significance, (for example its form and layout, materials, construction and detail) including any features of importance such as the interior, which may have come to light after the building's inclusion on the list.
  - The contribution of curtilage and setting to the significance of the building, as well as its contribution to its local scene.
  - The impact of the proposed works on the significance of the building.
  - The extent to which the proposed works would bring substantial community benefits for example, by contributing to the area's economy or the enhancement of its local environment.

## 2. **Assessment**

- 2.1 In the case of the Old Cottage, the survival of the rare chimney hood is a noteworthy feature which contributes substantially to its significance.
- 2.2 The objective of the works, is to safeguard the built fabric, whilst retaining the overall character and built form of the cottage. The structural integrity of the building is currently precarious, and the submitted structural report indicates that the left-side wall and chimney could collapse, leading to the wholesale collapse of the left-side gable and roof structure should no intervention take place.
- 2.3 Undoubtedly the proposed works are extensive in nature; the cottage will undergo substantial rebuilding. However, in the first instance, it is recognised that the scale of the works is considered the minimum necessary to ensure the survival of this modest vernacular cottage. The proposed reconstruction works are limited to elements of the building that are in greater risk of collapse, and that appear to have been previously subjected to rebuilding, and are of overall limited significance with regard to the cottage's designation.
- 2.4 The scheme has been considered as the most suitable option as undertaking only repairs to the masonry would risk collapse during works, putting the construction workers and those elements of the building of highest significance at peril. Moreover, a structural assessment by a suitably qualified person has been undertaken and submitted in support of the application. As the masonry walls and roof are of lesser significance to the listed building, upon balance, partial reconstruction is considered acceptable on the basis that the future of building will be safeguarded and its main features of importance, the wicker hood, will be protected in longevity.
- 2.5 It should be recognised that the proposed works pose a risk to the wicker hood through the construction phase. That said, there is an arguably higher risk of loss should the building be left in its current condition and allowed to continue to deteriorate.
- 2.6 To mitigate the potential loss of the hood during works, an internal scaffold is proposed. The scaffold will protect the chimney hood in position whilst works are undertaken to the property. The outer face of the hood will be protected with plywood, or similar, to prevent accidental damage.
- 2.7 Heneb have stated that the overall intent towards the building is positive, but much historic fabric will be replaced or reconstructed, which will affect the cottage's appearance. They note that the drawings produced by ArchaeoDomus, the contents of the Heritage Impact Assessment,

structural report, and ecological report all amount to an adequate building record. However, the submitted photographs are not suitable for archiving as pdfs. They advise that the original image files, together with the other supporting documents, are collated and submitted to the National Monuments Record of Wales to constitute an archive record of the building pre-renovation. The Authority's heritage advisor and Historic Buildings and Places have similarly recommended that detailed recording of the wicker hood is made prior to the commencement of works. Given the risk to the hood during these works, it is considered reasonable that the record is made and deposited with the National Monuments Record of Wales in Aberystwyth.

- 2.8 In response to these comments, the agent has confirmed that recording is currently underway at the site, Whilst it is possible to condition the submission of this document prior to the commencement of development the applicant is keen to avoid pre-commencement conditions where possible given the urgency of the works and the restrictions as to when the works can be carried out. The recommendation therefore seeks approval of the committee to delegate the right to the Director of Planning & Partnerships to approve the application subject to receipt of the report (to a satisfactory standard) and consent from CADW to approve the application.
- 2.9 Section 96 of the Historic Environment (Wales) Act 2023 stipulates that in considering whether to grant listed building consent, the planning authority must have special regard to the desirability of preserving: the listed building, its setting, and any features of special architectural or historic interest the building possess. This is similarly reiterated in TAN24 and PPW12.
- 2.10 In this instance, whilst the proposed works are relatively extensive in nature, it is recognised that, holistically, they are necessary to conserve the listed building and its special features. A scheme of protection for the wicker hood – the most significant element of the cottage – has been proposed. Additional mitigation in the form of the submission of a detailed record of the hood has been suggested. In consideration of the low significance of the impacted elements (masonry walls) and the potential benefits of the work to the listed building, upon balance, the proposal may be considered acceptable with regard to national policy.
- 2.11 Development Policy 7 of the ELDP states that applications for listed building consent will only be permitted if the proposal conserves the character of the listed building, and that the material and finishes used in the building works are compatible with those of the original structure. In consideration of these matters, the proposed works are to be completed using the existing material (outsourcing only where necessary) and the

rebuilding is to be done in a style resembling the current character of the cottage. The walls will be repointed in a similar mortar.

- 2.12 Furthermore, Eryri's architectural heritage forms part of the National Park's 'special qualities'. Strategic Policy A requires developments to respect and enhance the historic environment, with an overall policy objective of conserving and enhancing these 'special qualities'. The proposal will prevent the further deterioration of a listed building and its special features, aligning with the purposes of Strategic Policy A. However, it is probable that the appearance of the building will be somewhat altered; this is unavoidable due to the nature of the works. Although, it is unlikely that the character of this modest traditional cottage will be adversely impacted as the structure will be rebuilt much the same, and the building's significance will be retained. On this basis, it is considered that the works conform with the requirements of Development Policy 7 and Strategic Policy Ff.
- 2.13 In addition to the desire of preserving the heritage asset, the Old Cottage is currently occupied by a lesser horseshoe bat maternity roost. The lesser horseshoe bat is a primary feature for designating the Meirionnydd Oakwoods and Bat Sites Special Area of Conservation (SAC). As of August 2025, approximately 153 bats were recorded in the cottage (Cartmel Ecology Ltd 2026).
- 2.14 The submitted ecology report, by Cartmel Ecology Ltd, proposes recommendations for the bat roost at the site. As part of these recommendations, minor alterations to the listed building are suggested.
- 2.15 Proposed alterations necessary for the protection and enhancement of the bat roost include installing a new timber front door that extends to the ground (the current door has been cut short at some point); bordering up of one window to reduce light spill into the building; insertion of a hot box; securing the main bat access point (window opening) with a metal bar; and forming a secondary bat access point to the rear elevation through a previously blocked up opening.
- 2.16 These alterations are relatively minor and are all reversible. They also do not have an impact on the significant elements of the listed building. In consideration of the benefits of the proposed works with regard to the conservation of the important bat roost, and its minimal impact on the listed building, these alterations can be supported.
- 2.17 Natural Resources Wales have been consulted on the application. In their response, they stipulated that they have concerns with the application, but are satisfied that these could be overcome should the submitted ecology report be conditioned on any decision notice. To further secure the

implementation of the mitigation set out in the ecology report, a condition stipulating that the recommendations included in Section 9 of the bat report shall be followed and implemented in full. These measures are also shown on the submitted plans.

- 2.18 Furthermore, the ENPA ecologist has provided comments on the application and has requested that a Habitats Regulation Assessment (HRA) is carried out due to the proximity of the development site from the Meirionnydd Oakwoods and Bat Sites SAC and the presence of the lesser horseshoe bats.
- 2.19 A HRA has been conducted with the conclusion that adverse effects on the integrity of the SAC could be avoided with the adoption of mitigation measures laid out in Section 9 of the bat report. Natural Resources Wales have been consulted on the HRA and have confirmed that in consideration of the mitigation measures they agree with the Authority's conclusion that an adverse effect upon the integrity of the SAC can be ruled out.
- 2.20 In consideration of the above, and in light of the requirements of Strategic Policy D, which requires development proposals to protect and enhance the natural environment, it is considered that the policy has been satisfied.

### **3. Conclusion**

- 3.1 It is recognised that a substantial amount of historic fabric is to be rebuilt as a consequence of this proposal. However, adequate information has been provided to show that a partial rebuilding of the masonry walls and the reroofing works are necessary in the interest of preserving this heritage asset. Importantly, the works have been designed with the intent of conserving the building's special interest and will ensure that the lesser horseshoe bat roost will be protected.
- 3.2 I am satisfied that reasonable mitigation and precautionary measures have been proposed to ensure that the significance of the listed building is not adversely affected by the works. The preservation of the Old Cottage will ensure that the lesser horseshoe bat maternity roost will also be protected.
- 3.3 The HRA conducted by the Authority concluded that the integrity of the SAC would not be undermined by the proposed works provided that the mitigation measures listed in the ecology report are adhered to. Natural Resources Wales have confirmed that they concur with the Authority's conclusion.

## Background Papers in Document Bundle No.1: No

### RECOMMENDATION:

**To delegate the right to the Director of Planning & Partnerships to approve the application subject to the conditions listed below, receipt of a historic building record and approval from CADW.**

- 1) The development hereby permitted shall be commenced before the expiration of FIVE years from the date of this decision.
- 2) The works hereby permitted shall be carried out in accordance with the following approved plans:
  - 458[1]02 – Existing floor plan and elevations – dated 16/01/2020
  - 458[3]11 – Site location plan – dated 05/11/2025
  - 458[3]12 – Proposed floor plan – dated 29/04/2026
  - 458[3]13 – Proposed elevations – dated 29/04/2026
  - 458[3]14 – Proposed elevations – dated 29/04/2026
  - 458[3]15 – Proposed section A – dated 29/04/2026
  - 458[3]16 – Proposed section B – dated 29/04/2026
  - AD240-2- Section A-A as Existing – ArchaeoDomus – dated April 2026
  - AD240-3 – Section B-B as Existing - ArchaeoDomus – dated April 2026
  - 458[3]adr – HIA – F1 – Heritage Impact Assessment – dated 30/04/2026
  - Cartmel, S. 2026. *Garth Barn Bat Roost Report* by Cartmel Ecology Ltd – report by Sarah Cartmel 27/10/2025 – Amended 28/04/2026.
  - WE1731/gw/R1 - Wolfenden Engineering – Structural Inspection/Report, Old Cottage in the grounds of Garth, Llanbedr – dated 1<sup>st</sup> December 2025.
- 3) The existing slate shall be retained and re-used wherever possible. Replacement slates shall be of an equivalent colour, texture, size, and weathering characteristics as the existing and retained thereafter.
- 4) The mitigation measures for the site contained in Section 9 of '*Cartmel, S. 2026. Garth Barn Bat Roost Report. Cartmel Ecology Ltd – report by Sarah Cartmel 27/10/2025 – Amended 28/04/2026*' shall be followed and implemented in full as per the report.

## Reasons:

- 1) To comply with Section 98 of the Historic Environment (Wales) Act 2023.
- 2) To define the permission and for the avoidance of doubt.
- 3) To ensure a satisfactory standard of development and to safeguard the character and appearance of the listed building in accordance with policies A, Ff, 1, 6 and 7 of the Eryri Local Development Plan 2016-2031.
- 4) To ensure a satisfactory standard of development and to minimise the risk of unacceptable harm or disturbance to protected species in accordance with Eryri Local Development Plan Policies and in particular Policy D.

## Advisory

### **Warning: A European Protected Species (EPS) Licence is required for this development.**

This planning permission does not provide consent to undertake works that require an EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at:

[www.naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/?lang=en](http://www.naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/?lang=en)

When submitting any EPS licence application the applicant should include:

- Defining the internal areas of the building where bats will have long-term sole usage. It appears from the report that the bats will continue to have unrestricted access into the building following the reroofing, which is acceptable. However, defining a bat roosting area would be beneficial, especially, if the usage of the building is likely to change in the future. This is also applicable to any bird nesting areas within the building.  
A lighting plan: This will need to be submitted if there is an intention to add lighting to this building



**Planning application reference number: - NP5/66/LB273B**

**A Record of a Habitats Regulation Assessment**

- Site Address:** Outbuilding at Garth, Llanbedr, LL45 2HS
- Proposal:** Listed Building Consent for significant repair works, installation of a warm box for bats, creation of a new entrance for bats, and associated minor alterations.

**Summary**

A Listed Building Consent application for a proposal at Garth, Llanbedr, LL45 2HS, (Ref: NP5/66/LB237B) has been considered for the purpose of Regulation 63 of the Conservation of Habitats and Species Regulations 2017 as amended (or the Habitats Regulations) by Eryri National Park Authority (the Authority) as the 'competent authority' responsible for authorising the proposed development (or project).

Having carried out a Habitat Regulations Assessment (HRA) 'screening' of the project, the Authority concluded that likely significant effects could not be ruled out (alone and in-combination) due to the presence of a lesser Horseshoe bat maternity roost and proximity of the Meirionnydd Oakwoods and Bat Sites Special Area of Conservation (SAC or European site).

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

Following the appropriate assessment, the Authority was able to ascertain, beyond reasonable scientific doubt, that an adverse effect on the integrity of the SAC could be avoided. This positive outcome was dependent on the adherence to measures within:

- Cartmel, S. 2026. *Garth Barn Bat Roost Report* by Cartmel Ecology Ltd – report by Sarah Cartmel 27/10/2025 – Amended 28/04/2026.

Because an appropriate assessment has been carried out, Cyfoeth Naturiol Cymru (CNC)/ Natural Resources Wales (NRW) must be consulted, and account taken of its

advice. Should NRW support the outcome of this HRA, and the measures secured by condition, the application may be determined accordingly.

### **Introduction**

This application is for '*Listed Building Consent for significant repair works, installation of a warm box for bats, creation of a new entrance for bats, and associated minor alterations*.' Full details of the proposal may be found in the application submission documentation on the file – NP5/66/LB237B.

The proposed development site is located approximately 1.5km from the Meirionnydd Oakwoods Bat Sites SAC. This European site supports a range of qualifying features comprising types of woodland, heath and aquatic vegetation, and bats. However, the main concern is the Lesser horseshoe bat (*Rhinolophus hipposideros*), a primary reason for the designation of this SAC. Lesser horseshoe bats are known to be present at the site and are potentially at harm from development. Given its proximity to this European site and the potential for the development to disturb protected species and harm the SAC, this HRA was required to assess the impact on the protected site.

The Authority considers that the proposed development is not directly connected with or necessary to the management for nature conservation of the SAC and so rule out the possibility that this proposal could be excluded from the need for an HRA.

### **Screening**

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

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

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

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

### **Likely Significant Effect Test**

Drawing on the information provided it is considered that there is credible risk that the proposed development could cause disturbance to the lesser horseshow bat roost that could undermine the conservation objectives of the SAC and so likely significant effects cannot be ruled out alone.

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

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

### **Appropriate Assessment**

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

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

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

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

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

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

CNC/NRW reviewed the ecological report, *Garth Barn Bat Roost Report* by Cartmel Ecology Ltd, and their comments dated 02/06/2026 state the following “*We consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range provided the measures set out in the submitted report are implemented*”. We support this statement.

Section 9 of the submitted ecology report, *Garth Barn Bat Roost Report* by Cartmel Ecology Ltd, lists mitigation measures for the site which include, but are not limited to, a timing restriction to the works to avoid the sensitive maternity period, the retention and modification of the existing roost, in addition to the creation of a temporary roost structure to facilitate the works.

Details of modifications to the existing roost are shown on drawings ‘458[3]12 – Proposed floor plan – dated 29/04/2026’ and ‘458[3]13 – Proposed elevations – dated 29/04/2026’. The new temporary bat roost forms part of corresponding planning application NP5/66/273A and is shown on drawings ‘485[3]03A – Proposed Elevations (new structure) dated 28/04/2026’ and ‘458[3]02 – Proposed site layout – dated 18/03/2026’.

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

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

### **Integrity Test**

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

The appropriate assessment concluded that with the adoption of the mitigation measures in the form of modifying the existing roost, a timing restriction to the works, construction of a temporary bat roost at the site, and the full adherence to mitigation measures laid out in Section 9 of the report, the Authority could ascertain, beyond

reasonable scientific doubt, that adverse effects on the integrity of the SAC could be avoided (alone).

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

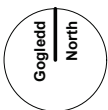
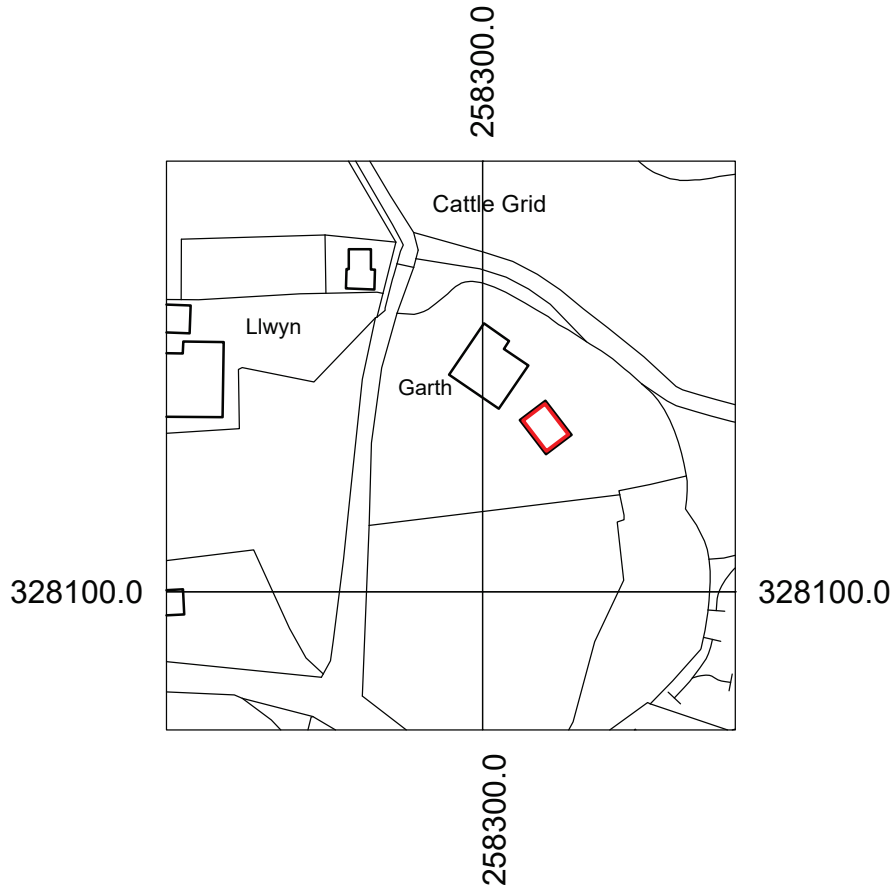
Furthermore, as an appropriate assessment has been carried out, NRW must be consulted, and its views taken account of before Listed Building Consent can be granted. Should NRW agree with the outcome of this HRA in writing, consent may be granted.

**Undertaken by – ENPA**

**Date – 9<sup>th</sup> June 2026**

**Copy sent to NRW on date – 9<sup>th</sup> June 2026**

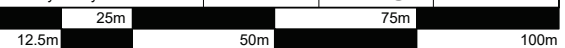
**Written approval on date – N/A**



Preliminary | Rhagarweiniol

<b>Rhys Llwyd Davies</b> Architect   Pensaer	Project & drawing title   Prosiect a teitl darlun <b>Renovation   Adnewyddu: Old Cottage, Garth, Llanbedr</b> <i>Site location plan   Cynllun lleoliad safle</i>		Drawing reference   Cyfeirnod darlun 458[3] <b>11</b>	
	Rhys Llwyd Davies - Architect   Pensaer, swyddfa Heulwen, Y Stryd Fawr, Y Bala, LL23 7AG post@rhysllwyddavies.co.uk   01678 521450   www.rhysllwyddavies.co.uk		Date   Dyddiad 05/11/25	Scale   Graddfa 1:1250@A4

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Rev | Diwygiad ↗

**Chimney hood / Simdde gwaith:** Hood to be carefully supported and protected for duration of works. Upper timber lintel to be supported in position by a scaffold cradle throughout re-building work, with masonry built back up to support ends. Encase outer face of hood with plywood or similar to prevent accidental damage. See section for outline proposals to be finalised by contractor.

*Simnai gwaiail fewnol i gael ei gynnal yn ei safle, a'i warchod yn ystod y gwaith. Lintel bren uchel i gael ei gynnal yn ei lle gyda cryd sgaffald trwy'r cyfnod adeiladu, gyda wal gerrig i gael ei ail-adeiladu at y ddau ben. Gwynebau allanol y simnai i gael eu gorchuddio a pren haenog neu debyg i osgoi difrod damweiniol. Wela'r toriad am fanylion bras, sydd i gael eu ehangu armynt gan yr adeiladwr.*

**Secondary bat access:** Carefully open void in external wall 200mm high and 300mm wide (approx) within former opening.  
*Creu twll (tua) 200mm wrth 300m o led o fewn hen agoriad ffenestr/drws, un union o dan y garreg lintel bresennol*

**Gable masonry / Talcen carret:** Carefully take down and re-build east gable masonry to firm ground in accordance with Structural Engineer's report, recording and re-using corner stones to original position, and correcting masonry lean. Tie back to existing masonry as re-building work progresses.

*Dymchwel ac ail-adeiladu talcen dwyreiniol o dir cadarn yn unol ac adroddiad strythurol. Cofnodi pob cerreg cornel iddynt gael mynd yn ôl i'r un safle, ond cwiro'r osgo. Cerrig newydd i gael eu cloi i mewn i'r rhan sydd yn cael ei gadw wrth i'r gwaith cerrig godi.*

**Hot box (at ridge) / 'Bocs cynnes' (i'r grib):** Construct hot box in accordance with ecologist's report, with timber joists spanning across Purlins. Particle board facings and base.

*Adeiladu bocs cynnes yn unol ac adroddiad ecolegol, gyda trwsiau pren o un trawstlath i'r llall. Gwynebau a gwaelod o fwrdd gronynnau neu bren haenog.*

**Drainage / Draenio:** Lay french drains in ground along both principal elevations, and south gable, and connect into existing surface water drain under slate flag to southern corner of building. Take care to avoid existing drain runs. Provide narrow gravel margin allong front and back building faces with slate edging.

*Gosod draen tir ar hyd dwy brif ochr yr adeilad, a'r talcen deheuol, gan gysylltu i'r system dwr gwyneb presennol i'r de o'r safle. Gofal angen i osgoi draeniau eraill presennol. Ymyl draenio cul yn erbyn wal flaen a chefn yr adeilad, gan greu ymyl gyda llechen*

**Gable masonry / Talcen cerrig:** Carefully take down and re-build west gable masonry to eaves level in accordance with Structural Engineer's report, recording and re-using corner stones to original position, and correcting masonry lean. Internal timber hood to be firmly secured and protected before works are undertaken.

*Dymchwel ac ail-adeiladu talcen gorllewinol yn ofalus hyd at lefel y bondo yn unol ac adroddiad strythurol i gywiro'r gwyr. Cofnodi pob cerreg cornel iddynt gael mynd yn ôl i'r un safle. Strwythur gwaiail mewnlol i gael ei warchod cyn cychwyn (gweler y toriad)*

**Alterations to Windows / Addasiadau i Ffenestr:** Repaired as noted on elevations. Fix plywood board to inner face, to reduce light levels (for bats). Outer face (against glass) to be painted black.

*Trwsio ffenestri fel ar y drychiadau. Gosod bwrdd pren haenog yn erbyn y ffenestr yma, i leihau lefelau golau (i'r ystumod). Wyneb allanol y pren (yn erbyn y gwyr) i gael ei baentio yn ddu*

**Garth**  
(dwelling | annedd)

Planning | Cynllunio



**Rhys Llwyd Davies**  
Architect | Pensaer

Project & drawing title | Prosiect a teitl darlun

**Renovation | Adnewyddu: Old Cottage, Garth, Llanbedr**  
**Proposed floor plan | Cynllun llawr arfaethedig**

Drawing reference | Cyfeirnod darlun

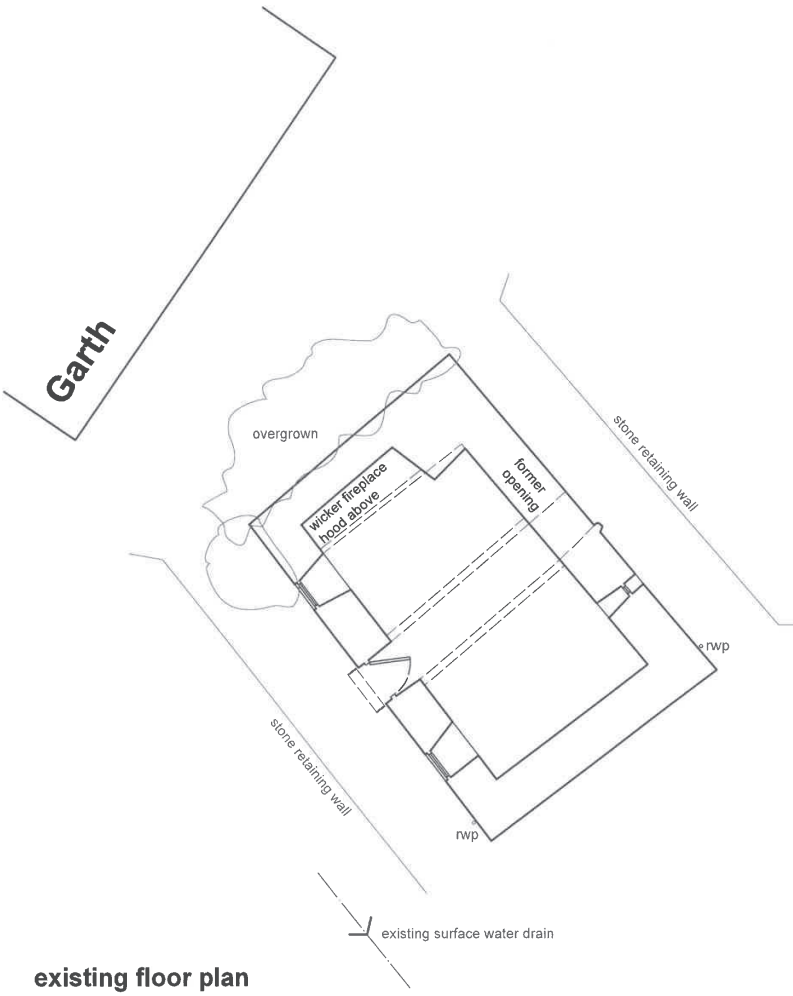
458[3] **12**

Rhys Llwyd Davies - Architect | Pensaer, swyddfa Heulwen, Y Stryd Fawr, Y Bala, LL23 7AG  
post@rhysllwyddavies.co.uk | 01678 521450 | www.rhysllwyddavies.co.uk

Date | Dyddiad | Scale | Graddfa | Drawn | Awdur  
29/04/2026 1:100@A3 CR/RD

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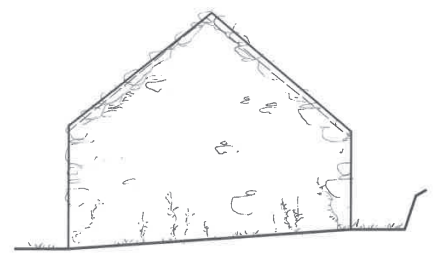




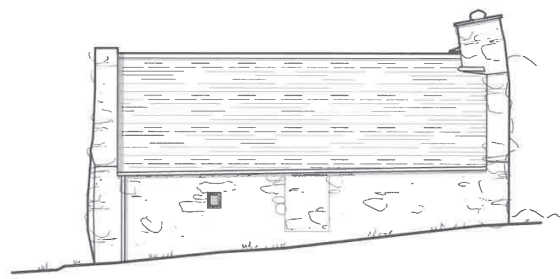
existing floor plan



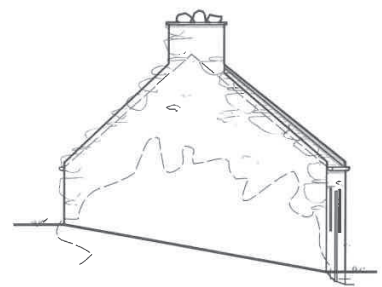
existing front elevation (south-west facing)



existing side elevation (south-east facing)



existing rear elevation (north-east facing)



existing side elevation (north-west facing)

Preliminary | Rhagarweiniol



<b>Rhys Llwyd Davies</b> Architect   Pensaer	Project & drawing title   Prosiect a teitl darlun <b>Renovation works: Old Cottage, Garth, Llanbedr</b> <i>Existing floor plan and elevations</i>	Drawing reference   Cyfeirnod darlun 458[1] <b>02</b>
	Rhys Llwyd Davies - Architect   Pensaer, swyddfa Heulwen, Y Stryd Fawr, Y Bala, LL23 7AG post@rhysllwyddavies.co.uk   01678 521450   www.rhysllwyddavies.co.uk	Date   Dyddiad 16/01/2020

Do not scale from drawing. Use figured dimensions only.  
 Peidiwch a mesur o'r darlun. Defnyddir mesuriadau nodedig yn unig



Rev | Diwygiad →

**Chimney / Simnai:** Carefully record position and arrangement of chimney stones (including 'cerrig diddos') and take down to timber lintel over internal opening, and set aside for re-building as existing but correcting lean following repairs to gable below. Internal timber hood to be firmly secured and protected before works are undertaken.

**Lleoliad a gosodiad cerrig simnai i'w cofnodi yn ofalus, i gynnwys cerrig diddos, cyn tynnu'r corn i lawr hyd at lintel bren fewnol. Simnai i gael ei ail-adeiladu 'fel ac yr oedd' ond gan wiro'r gwyr. Strwythur gwaiail mewnlol i gael ei warchod cyn cychwyn (gweler y toriad)**

**Gable masonry / Talcen cerrig:** Carefully take down and re-build west gable masonry to eaves level in accordance with Structural Engineer's report, recording and re-using corner stones to original position, and correcting masonry lean. Internal timber hood to be firmly secured and protected before works are undertaken.

**Dymchwel ac ail-adeiladu talcen gorllewinol yn ofalus hyd at lefel y bondo yn unol ac adroddiad strythurol i gywiro'r gwyr. Cofnodi pob cerreg cornel iddynt gael mynd yn ôl i'r un safle. Strwythur gwaiail mewnlol i gael ei warchod cyn cychwyn (gweler y toriad)**

**Windows / Ffenestri:** Replace damaged glass pane, and re-putty all glass panes to existing windows. Localised repairs as agreed with architect on site, retaining cast iron opening casements. Renew paint finish on completion

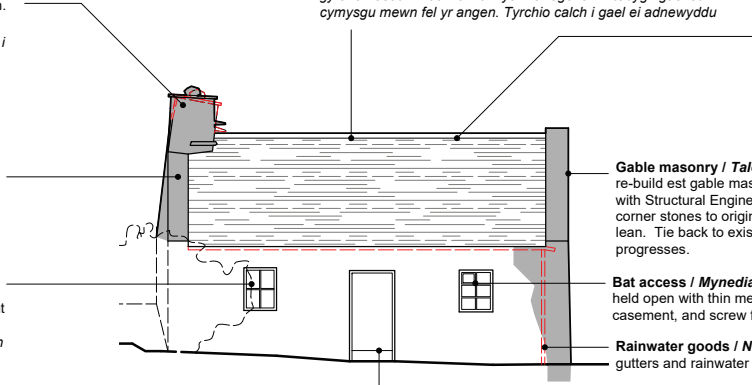
**Amnewid gwydr sydd wedi torri, gan adnewyddu pwti pob paen. Mân waith trwsio i'w gadarnhau gyda'r pensaer ar y safle, gan gadw'r casmenti dur. Adnewyddu gorffeniad paent fel ac y mae wrth offren**

**Roofing (finishes) | To (gorffeniad) :** Carefully strip off ridge tiles and roofing slates, setting aside for reuse. Renew at completion, sourcing replacement second hand slates to mix in as necessary. Renew lime torching to underside

**Tynnu llechi a teils crib presennol yn ofalus, a'i gosod i un llaw ar gyfer ail-osod. Llechi ail-law ychwanegol o liw tebyg i gael eu cymysgu mewn fel yr angen. Tyrchio calch i gael ei adnewyddu**

**Roofing (struture) | To (strwythur):** Take off all roofing battens and rafters, disposing of all material that cannot be re-used. Take down existing roof purlins and ridge beam and set aside for re-use. Prop and support existing A-frame in position. On completion of masonry repairs, reform roof structure, to correct alignment along building centre line. Re-use existing rafters where possible. Splice repair to purlin at western end.

**Tynnu holl estyll a trawstiau to, gan gadw eitemau all gael eu ail-ddefnyddio yn uing. Tynnu trawstlathau, a crib a'u gosod i un llaw ar gyfer ail-adeiladu'r to ar ôl ail-adeiladu'r talcennau. Prif ffram y to i gael ei gynnal yn ei safle yn ystod y gwaith. Aliniad i grib i fgael ei gywiro i fod yn ganolog a'r ddau dalcen wrth ail-adeiladu gan ail-ddefnyddio trawstiau lle'n bosibl, a trwsio pen un trawstlath i'r talcen gorllewinol**



**Gable masonry / Talcen carret:** Carefully take down and re-build east gable masonry to firm ground in accordance with Structural Engineer's report, recording and re-using corner stones to original position, and correcting masonry lean. Tie back to existing masonry as re-building work progresses.

**Dymchwel ac ail-adeiladu talcen dwyreiniol o dir cadarn yn unol ac adroddiad strythurol. Cofnodi pob cerreg cornel iddynt gael mynd yn ôl i'r un safle, ond cwiro'r osgo. Cerrig newydd i gael eu cloi i mewn i'r rhan sydd yn cael ei gadw wrth i'r gwaith cerrig godi.**

**Bat access / Mynediad i ystumod:** Steel casement to be held open with thin metal bar angled against inner face of casement, and screw fixed to timber window frame.

**Casment dur i gael ei gadw ar agor gyda plat dur tennau wedi ei osod yn erbyn y casment a'i sgriwio i'r ffram fenestr bren**

**Rainwater goods / Nwyddau dwr glaw:** Remove plastics gutters and rainwater pipes

**Tynnu nwyddau dwr glaw plastig**

**Door / Drws:** New accoya door leaves, like-for-like but omitting gap at base of door. Localised repair to frame as agreed with architect on site. New paint finish. Fit clasp with heavy duty padlock

**Drws newydd Accoya, tebyg-am-debyg ond i lenwi'r agoriad (ac osgoi bwch i'r gwaelod). Mân waith trwsio i'r ffram i gael ei gytuno gyda'r pensaer ar y safle. Gorffeniad paent, du (fel yr annedd-dy). Clo 'padlock' safonol**

**front elevation (south-west facing)  
drychiad blaen (de-orllewin)**

**Roofing (finishes) | To (gorffeniad) :** Carefully strip off ridge tiles and roofing slates, setting aside for reuse. Renew at completion, sourcing replacement second hand slates to mix in as necessary.

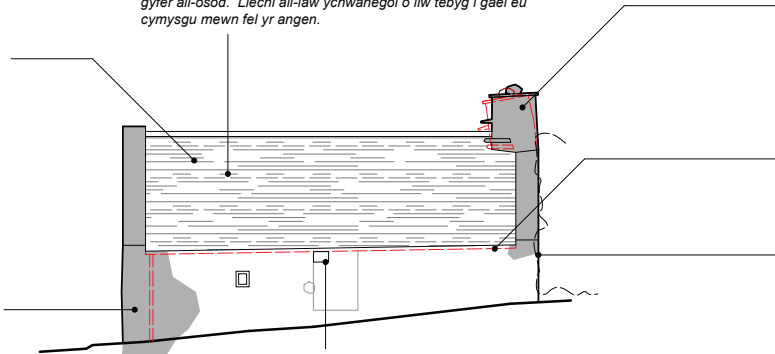
**Tynnu llechi a teils crib presennol yn ofalus, a'i gosod i un llaw ar gyfer ail-osod. Llechi ail-law ychwanegol o liw tebyg i gael eu cymysgu mewn fel yr angen.**

**Roofing (struture) | To (strwythur):** Take off all roofing battens and rafters, disposing of all material that cannot be re-used. Take down existing roof purlins and ridge beam and set aside for re-use. Prop and support existing A-frame in position. On completion of masonry repairs, reform roof structure, to correct alignment along building centre line. Re-use existing rafters where possible. Splice repair to purlin at western end.

**Tynnu holl estyll a trawstiau to, gan gadw eitemau all gael eu ail-ddefnyddio yn uing. Tynnu trawstlathau, a crib a'u gosod i un llaw ar gyfer ail-adeiladu'r to ar ôl ail-adeiladu'r talcennau. Prif ffram y to i gael ei gynnal yn ei safle yn ystod y gwaith. Aliniad i grib i fgael ei gywiro i fod yn ganolog a'r ddau dalcen wrth ail-adeiladu gan ail-ddefnyddio trawstiau lle'n bosibl, a trwsio pen un trawstlath i'r talcen gorllewinol**

**Gable masonry / Talcen carret:** Carefully take down and re-build east gable masonry to firm ground in accordance with Structural Engineer's report, recording and re-using corner stones to original position, and correcting masonry lean. Tie back to existing masonry as re-building work progresses.

**Dymchwel ac ail-adeiladu talcen dwyreiniol o dir cadarn yn unol ac adroddiad strythurol. Cofnodi pob cerreg cornel iddynt gael mynd yn ôl i'r un safle, ond cwiro'r osgo. Cerrig newydd i gael eu cloi i mewn i'r rhan sydd yn cael ei gadw wrth i'r gwaith cerrig godi.**



**Secondary bat access / Ail fynediad ystumod:** Carefully open void in external wall 200mm high and 300mm wide (approx) within former opening.  
**Creu twll (tua) 200mm wrth 300m o led o fewn hen agoriad ffenestr/drws, un union o dan y garreg lintel presennol**

**Chimney / Simnai:** Carefully record position and arrangement of chimney stones (including 'cerrig diddos') and take down to timber lintel over internal opening, and set aside for re-building as existing but correcting lean following repairs to gable below. Internal timber hood to be firmly secured and protected before works are undertaken.

**Lleoliad a gosodiad cerrig simnai i'w cofnodi yn ofalus, i gynnwys cerrig diddos, cyn tynnu'r corn i lawr hyd at lintel bren fewnol. Simnai i gael ei ail-adeiladu 'fel ac yr oedd' ond gan wiro'r gwyr. Strwythur gwaiail mewnlol i gael ei warchod cyn cychwyn (gweler y toriad)**

**Rainwater goods / Nwyddau dwr glaw:** Remove plastics gutters and rainwater pipes  
**Tynnu nwyddau dwr glaw plastig**

**Gable masonry / Talcen cerrig:** Carefully take down and re-build west gable masonry to eaves level in accordance with Structural Engineer's report, recording and re-using corner stones to original position, and correcting masonry lean. Internal timber hood to be firmly secured and protected before works are undertaken.  
**Dymchwel ac ail-adeiladu talcen gorllewinol yn ofalus hyd at lefel y bondo yn unol ac adroddiad strythurol i gywiro'r gwyr. Cofnodi pob cerreg cornel iddynt gael mynd yn ôl i'r un safle. Strwythur gwaiail mewnlol i gael ei warchod cyn cychwyn (gweler y toriad)**

**rear elevation (north-east facing)  
drychiad i'r cefn (gogledd-ddwyrain)**

**Re-pointing works / Gweith ail-bwytyo:**

Re-built masonry and other areas as instructed by architect to be re-pointed with hot-lime mortar in accordance with lime manufacturer's instructions. Remove existing mortar carefully, working down from top of wall, without damaging adjacent masonry or widening joints. Complete an area of work, 2m x 2m and arrange for inspection before proceeding with the remaining surfaces.

**Waliau sydd wedi eu ail-adeiladu, yn ogystal a rhannau eraill sy'n cael eu cyfarwyddo gan y Pensaer, i gael eu ail-bwyntio gyda mortar calch poeth yn unol a cyfarwyddiadau'r cynhyrchwr calch. Mortar presenol i gael ei dynnu allan yn ofalus, gan weithio i lawr o ben y wal heb ddifrodi gwaith cerrig na lleadaenu bylchau. Dylir darparu ardal sampl o 2m x 2m i gael ei archwilio cyn parhau gyda gwaith yn ei gyfarwyddo**

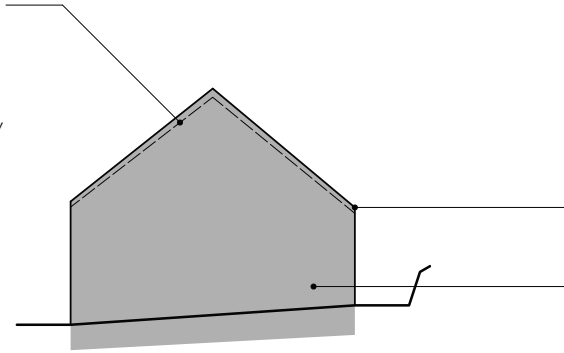
**Planning | Cynllunio**

<b>Rhys Llwyd Davies</b> Architect Pensaer	Project & drawing title   Prosiect a teitl darlun	Drawing reference   Cyfeirnod darlun
	<b>Renovation   Adnewyddu: Old Cottage, Garth, Llanbedr</b> <b>Proposed elevations   Drychiadau arfaethedig (1)</b>	458[3] <b>13</b>
Rhys Llwyd Davies - Architect   Pensaer, swyddfa Heulwen, Y Stryd Fawr, Y Bala, LL23 7AG post@rhysllwyddavies.co.uk   01678 521450   www.rhysllwyddavies.co.uk	Date   Dyddiad   Scale   Graddfa   Drawn   Awdur 29/04/26   1:100@A3   CR/RD	© Rhys Llwyd Davies 2020
Do not scale from drawing. Use figured dimensions only Peidwch a mesur o'r darlun. Defnyddir mesuriadau nodedig yn unig		

Rev | Dwygiad →

**Roofing (struture) / To (strwythur):** Take off all roofing battens and rafters, disposing of all material that cannot be re-used. Take down existing roof purlins and ridge beam and set aside for re-use. Prop and support existing A-frame in position. On completion of masonry repairs, reform roof structure, to correct alignment along building centre line. Re-use existing rafters where possible. Splice repair to purlin at western end.

*Tynnu holl estyll a trawstiau to, gan gadw eitemau all gael eu ail-ddefnyddio yn uing. Tynnu trawstlathau, a crib a'u gosod i un llaw ar gyfer ail-adeiladu'r to ar ôl ail-adeiladu'r talcennau. Prif ffram y to i gael ei gynnal yn ei safle yn ystod y gwaith. Aliniad i grib i fgael ei gywiro i fod yn ganolog a'r ddau dalcen wrth ail-adeiladu gan ail-ddefnyddio trawstiau lle'n bosibl, a trwsio pen un trawstlath i'r talcen gorllewinol*



**existing side elevation (south-east facing)**

**Rainwater goods / Nwyddau dwr glaw:** Remove plastics gutters and rainwater pipes  
*Tynnu nwyddau dwr glaw plastig*

**Gable masonry / Talcen carret:** Carefully take down and re-build est gable masonry to firm ground in accordance with Structural Engineer's report, recording and re-using corner stones to original position, and correcting masonry lean. Tie back to existing masonry as re-building work progresses.

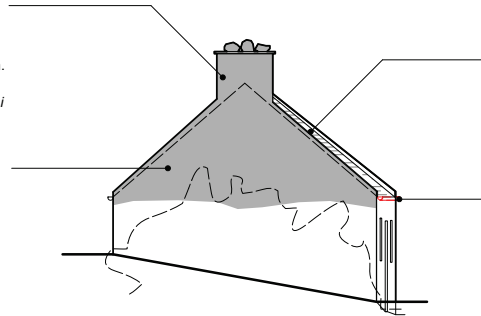
*Dymchwel ac ail-adeiladu talcen dwyreiniol o dir cadarn yn unol ac adroddiad strythurol. Cofnodi pob cerreg cornel iddynt gael mynd yn ôl i'r un safle, ond cwiro'r osgo. Cerrig newydd i gael eu cloi i mewn i'r rhan sydd yn cael ei gadw wrth i'r gwaith cerrig godi.*

**Chimney / Simnai:** Carefully record position and arrangement of chimney stones (including 'cerrig diddos') and take down to timber lintel over internal opening, and set aside for re-building as existing but correcting lean following repairs to gable below. Internal timber hood to be firmly secured and protected before works are undertaken.

*Lleoliad a gosodiad cerrig simnai i'w cofnodi yn ofalus, i gynnwys cerrig diddos, cyn tynnu'r corn i lawr hyd at lintel bren fewnol. Simnai i gael ei ail-adeiladu 'fel ac yr oedd' ond gan wiro'r gwyro. Strwythur gwiall mewnlol i gael ei warchod cyn cychwyn (gweler y toriad)*

**Gable masonry / Talcen cerrig:** Carefully take down and re-build west gable masonry to eaves level in accordance with Structural Engineer's report, recording and re-using corner stones to original position, and correcting masonry lean. Internal timber hood to be firmly secured and protected before works are undertaken.

*Dymchwel ac ail-adeiladu talcen gorllewinol yn ofalus hyd at lefel y bondo yn unol ac adroddiad strythurol i gywiro'r gwyro. Cofnodi pob cerreg cornel iddynt gael mynd yn ôl i'r un safle. Strwythur gwiall mewnlol i gael ei warchod cyn cychwyn (gweler y toriad)*



**existing side elevation (north-west facing)**

**Roofing (struture) / To (strwythur):** Take off all roofing battens and rafters, disposing of all material that cannot be re-used. Take down existing roof purlins and ridge beam and set aside for re-use. Prop and support existing A-frame in position. On completion of masonry repairs, reform roof structure, to correct alignment along building centre line. Re-use existing rafters where possible. Splice repair to purlin at western end.

*Tynnu holl estyll a trawstiau to, gan gadw eitemau all gael eu ail-ddefnyddio yn uing. Tynnu trawstlathau, a crib a'u gosod i un llaw ar gyfer ail-adeiladu'r to ar ôl ail-adeiladu'r talcennau. Prif ffram y to i gael ei gynnal yn ei safle yn ystod y gwaith. Aliniad i grib i fgael ei gywiro i fod yn ganolog a'r ddau dalcen wrth ail-adeiladu gan ail-ddefnyddio trawstiau lle'n bosibl, a trwsio pen un trawstlath i'r talcen gorllewinol*

**Rainwater goods / Nwyddau dwr glaw:** Remove plastics gutters and rainwater pipes  
*Tynnu nwyddau dwr glaw plastig*

**Re-pointing works / Gweith ail-bwyntio:**

Re-built masonry and other areas as instructed by architect to be re-pointed with hot-lime mortar in accordance with lime manufacturer's instructions. Remove existing mortar carefully, working down from top of wall, without damaging adjacent masonry or widening joints. Complete an area of work, 2m x 2m and arrange for inspection before proceeding with the remaining surfaces.

*Waliau sydd wedi eu ail-adeiladu, yn ogystal a rhannau eraill sy'n cael eu cyfarwyddo gan y Pensaer, i gael eu ail-bwyntio gyda mortar calch poeth yn unol a cyfarwyddiadau'r cynhyrchwyr calch. Mortar presenol i gael ei dynnu allan yn ofalus, gan weithio i lawr o ben y wal heb ddifrodi gwaith cerrig na lledaenu bylchau. Dylir darparu ardal sampl o 2m x 2m i gael ei archwilio cyn parhau gyda gwaith yn ei gyfarwyddo*

**Planning | Cynllunio**

<b>Rhys Llwyd Davies</b> Architect Pensaer	Project & drawing title   Proiect a teitl darlun	Drawing reference   Cyfeirnod darlun
	<b>Renovation   Adnewyddu: Old Cottage, Garth, Llanbedr</b> <b>Proposed elevations   Drychiadau arfaethedig (2)</b>	458[3] <b>14</b>
Rhys Llwyd Davies - Architect   Pensaer, swyddfa Heulwen, Y Stryd Fawr, Y Bala, LL23 7AG post@rhysllwyddavies.co.uk   01678 521450   www.rhysllwyddavies.co.uk	Date   Dyddiad 29/04/26	Scale   Graddfa 1:100@A3 Drawn   Awdur CR/RD
Do not scale from drawing. Use figured dimensions only Peidwch a mesur o'r darlun. Defnyddir mesuriadau nodedig yn unig	© Rhys Llwyd Davies 2020 	

Temporary works shown in green  
Gwaith tros dro wedi ei ddangos mewn gwyrdd

**Chimney / Simnai:** Carefully record position and arrangement of chimney stones (including 'cerrig diddos') and take down to timber lintel over internal opening, and set aside for re-building as existing but correcting lean following repairs to gable below. Internal timber hood to be firmly secured and protected before works are undertaken.

*Lleoliad a gosodiad cerrig simnai i'w cofnodi yn ofalus, i gynnwys cerrig diddos, cyn tynnu'r corn i lawr hyd at lintel bren fewnol. Simnai i gael ei ail-adeiladu 'fel ac yr oedd' ond gan wiro'r gwyr. Strwythur gwiall mewnol i gael ei warchod cyn cychwyn (gweler y toriad)*

**Gable masonry / Talcen cerrig:** Carefully take down and re-build west gable masonry to eaves level in accordance with Structural Engineer's report, recording and re-using corner stones to original position, and correcting masonry lean. Internal timber hood to be firmly secured and protected before works are undertaken.

*Dymchwel ac ail-adeiladu talcen gorllewinol yn ofalus hyd at lefel y bonddo yn unol ac adroddiad strythurol i gywiro'r gwyr. Cofnodi pob cerreg cornel iddynt gael mynd yn ôl i'r un safle. Strwythur gwiall mewnol i gael ei warchod cyn cychwyn (gweler y toriad)*

**Scaffold / Sgaffald:** Roofed scaffold to protect building during winter. Engineered detail design by specialist sub-contractor

*Sgaffald gyda to i warchod yr adeilad trwy'r gaeaf. Dyluniad peirfanyddol gan is-gontractwr arbennigol*

**Rainwater goods / Nwyddau dwr glaw:** Remove plastics gutters and rainwater pipes  
*Tynnu nwyddau dwr glaw plastig*

**Alterations to Windows / Addasiadau i Ffenestr:** Repaired as noted on elevations. Fix plywood board to inner face, to reduce light levels (for bats). Outer face (against glass) to be painted black.

*Trwsio ffenestri fel ar y drychiadau. Gosod bwrdd pren haenog yn erbyn y ffenestr yma, i leihau lefelau golau (i'r ystlumod). Wyneb allanol y pren (yn erbyn y gwyrdd) i gael ei baentio yn ddu*

**Drainage / Draenio:** Lay french drains in ground along both principal elevations, and south gable, and connect into existing surface water drain under slate flag to southern corner of building. Take care to avoid existing drain runs. Provide narrow gravel margin along front and back building faces with slate edging.

*Gosod draen tir ar hyd dwy brif ochr yr adeilad, a'r talcen deheuol, gan gysylltu i'r system dwr gwyneb presennol i'r de o'r safle. Gofal angen i osgoi draeniau eraill presennol. Ymyl draenio cul yn erbyn wal flaen a chefn yr adeilad, gan greu ymyl gyda llechen*

**Scaffold / Sgaffald:** Internal scaffold to support hood lintel and plywood protection to hood, to be independent from outer scaffold  
*Sgaffald mewnol yn strwythur i gynnal lintel y simnai fewnol a dal pren haenog i warchod y simnai gwiall. I fod yn anibynnol o'r brif sgaffald*

**Roofing (structure) / To (strwythur):** Take off all roofing battens and rafters, disposing of all material that cannot be re-used. Take down existing roof purlins and ridge beam and set aside for re-use. Prop and support existing A-frame in position. On completion of masonry repairs, reform roof structure, to correct alignment along building centre line. Re-use existing rafters where possible. Splice repair to purlin at western end.

*Tynnu holl estyll a trawstiau to, gan gadw eitemau all gael eu ail-ddefnyddio yn uing. Tynnu trawstlathau, a crib a'u gosod i un llaw ar gyfer ail-adeiladu'r to ar ôl ail-adeiladu'r talcennau. Prif ffram y to i gael ei gynnal yn ei safle yn ystod y gwaith. Aliniad i grib i fgae ei gywiro i fod yn ganolog a'r ddau dalcen wrth ail-adeiladu gan ail-ddefnyddio trawstiau lle'n bosibl, a trwsio pen un trawstlath i'r talcen gorllewinol*

**Chimney hood / Simdde gwiall:** Hood to be carefully supported and protected for duration of works. Upper timber lintel to be supported in position by a internal scaffold cradle throughout re-building work, with masonry built back up to support ends. Encase outer face of hood with plywood or similar to prevent accidental damage.

*Simnai gwiall fewnol i gael ei gynnal yn ei safle, a'i warchod yn ystod y gwaith. Lintel bren uchel i gael ei gynnal yn ei lle gyda cryd sgaffald mewnol trwy'r cyfnod adeiladu, gyda wal gerrig i gael ei ail-adeiladu at y ddau ben. Gwynebau allanol y simnai i gael eu gorchuddio a pren haenog neu debyg i osgoi difrod damweiniol.*

Planning | Cynllunio

**Rhys Llwyd Davies**  
Architect Pensaer

Project & drawing title | Prosiect a teitl darlun  
**Renovation | Adnewyddu: Old Cottage, Garth, Llanbedr**  
**Proposed section A | Toriad arfaethedig A**

Drawing reference | Cyfeirnod darlun

458[3] **15**

Rhys Llwyd Davies - Architect | Pensaer, swyddfa Heulwen, Y Stryd Fawr, Y Bala, LL23 7AG  
post@rhysllwyddavies.co.uk | 01678 521450 | www.rhysllwyddavies.co.uk

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Date | Dyddiad | Scale | Graddfa | Drawn | Awdur  
29/04/2026 | 1:50@A3 | RD

Do not scale from drawing. Use figured dimensions only  
Peidiwch a mesur o'r darlun. Defnyddir mesuriadau nodedig yn unig

0.5m 1m 2m 3m 4m

Temporary works shown in green  
Gwaith tros dro wedi ei ddangos mewn gwyrdd

**Hot box (at ridge) / 'Bocs cynnes (i'r grib):** Construct hot box in accordance with ecologist's report, with timber joists spanning across Purlins. Particle board facings and base.

Adeiladu 'bocs cynnes' yn unol ac adroddiad ecolegol, gyda trwstiau pren o un trawstlath i'r lall. Gwynebau a gwaelod o fwrdd gronynnau neu bren haenog.

**Roofing (struture) / To (strwythur):** Take off all roofing battens and rafters, disposing of all material that cannot be re-used. Take down existing roof purlins and ridge beam and set aside for re-use. Prop and support existing A-frame in position. On completion of masonry repairs, reform roof structure, to correct alignment along building centre line. Re-use existing rafters where possible. Splice repair to purlin at western end.

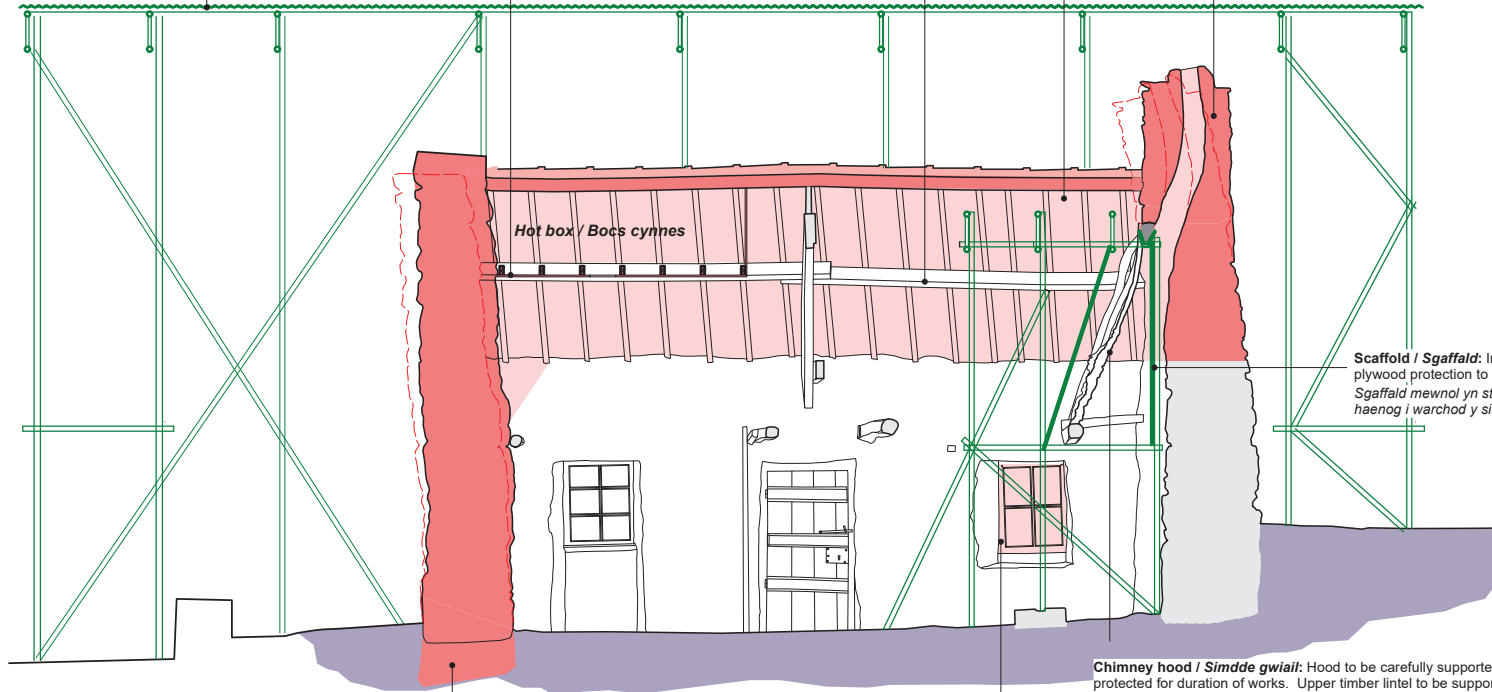
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**Scaffold / Sgaffald:** Roofed scaffold to protect building during winter. Engineered detail design by specialist sub-contractor  
Sgaffald gyda to i warchod yr adeilad trwy'r gaeaf. Dyluniad peiriaryddol gan is-gontractwr arbennigol

**Scaffold / Sgaffald:** Internal scaffold to support hood lintel and plywood protection to hood, to be independant from outer scaffold  
Sgaffald mewnol yn strwythur i gynnal lintel y simnai fewnol a dal pren haenog i warchod y simnai wiall. I fod yn anibynnol o'r brif sgaffald



**Gable masonry / Talcen carreg:** Carefully take down and re-build est gable masonry to firm ground in accordance with Structural Engineer's report, recording and re-using corner stones to original position, and correcting masonry lean. Tie back to existing masonry as re-building work progresses.

Dymchwel ac ail-adeiladu talcen dwyreiniol o dir cadarn yn unol ac adroddiad strythurol. Cofnodi pob cerreg cornel iddynt gael mynd yn ôl i'r un safle, ond cwiro'r osgo. Cerrig newydd i gael eu cloi i mewn i'r rhan sydd yn cael ei gadw wrth i'r gwaith cerrig godi.

**Alterations to Windows / Addasiadau i Ffenestr:** Repaired as noted on elevations. Fix plywood board to inner face, to reduce light levels (for bats). Outer face (against glass) to be painted black.

Trwsio ffenestri fel ar y drychiadau. Gosod bwrdd pren haenog yn erbyn y ffenestr yma, i lleihau lefelau golau (i'r yslumod). Wyneb allanol y pren (yn erbyn y gwyr) i gael ei baentio yn ddu

**Chimney hood / Simdde gwiall:** Hood to be carefully supported and protected for duration of works. Upper timber lintel to be supported in position by a internal scaffold cradle throughout re-building work, with masonry built back up to support ends. Encase outer face of hood with plywood or similar to prevent accidental damage.

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### Planning | Cynllunio

**Rhys Llywyd Davies**  
Architect | Pensaer

Project & drawing title | Proiect a teitl darlun  
**Renovation | Adnewyddu: Old Cottage, Garth, Llanbedr**  
**Proposed section B | Toriad arfaethedig B**

Drawing reference | Cyfeirnod darlun

458[3] **16**

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post@rhysllywyddavies.co.uk | 01678 521450 | www.rhysllywyddavies.co.uk

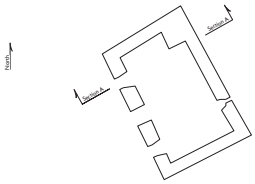
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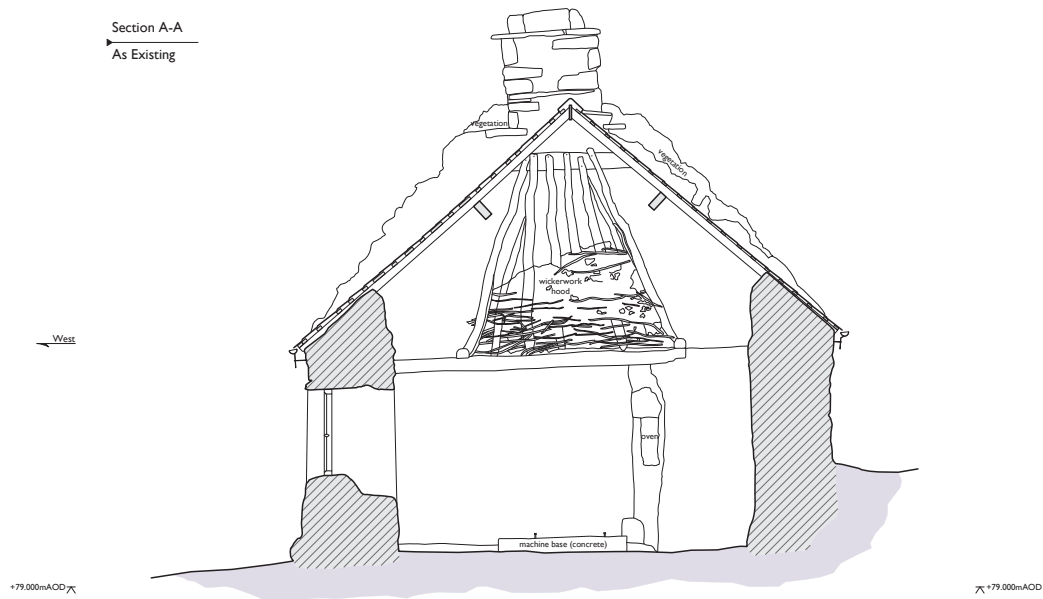
Do not scale from drawing. Use figured dimensions only  
Peidwch a mesur o'r darlun. Defnyddir mesuriadau nodedig yn unig



# Garth Cottage, Pensarn



Section A-A  
As Existing



**Project**  
Survey of Garth, Pensarn, Gwynedd

**Drawing Title**  
Section A-A as Existing

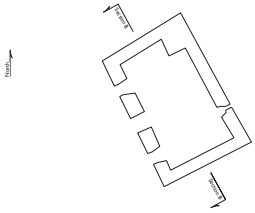
Surveyor	Drawn	Scale
Ross Cook	Ross Cook	1:50 @ A3
Drawing No.	Revision	Date
AD240-2	0	April 2026



**Notes**  
All heights are given over Ordnance Survey Datum Newlyn.  
Derived from point cloud data.



# Garth Cottage, Pensarn



Section B-B  
As Existing

**Project**  
Survey of Garth, Pensarn, Gwynedd

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**Drawing Title**  
Section B-B as Existing

Surveyor	Drawn	Scale
Ross Cook	Ross Cook	1:50 @ A3

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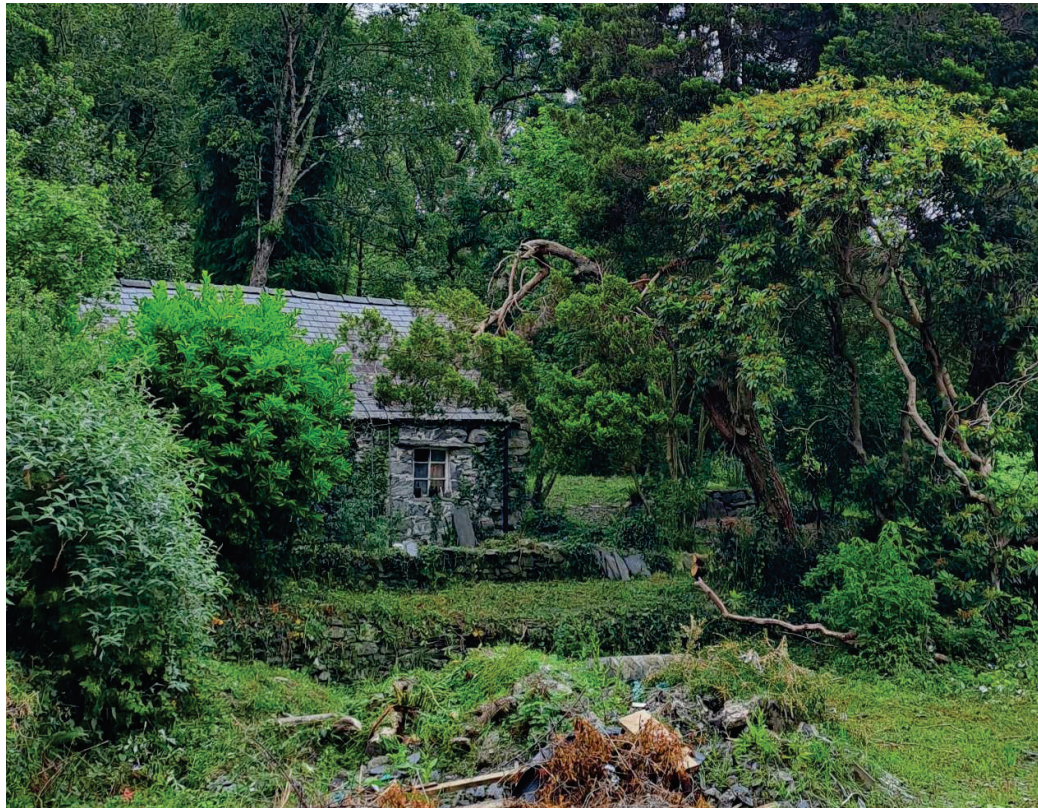
Drawing No.	Revision	Date
AD240-3	0	April 2026



**Notes**  
All heights are given over Ordnance Survey Datum Newlyn.  
Derived from point cloud data.



Cais NP5/66/LB273B



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

**Date: 24- June- 2026**

**Application No:** NP2/11/52T

**Date Application Registered:** 24/04/2026

**Community:** Beddgelert

**Grid Reference:** 264705 355605

**Swyddog Achos:**

Mr. Dafydd Thomas

**Location:**

Pen-y-Pass Car Park, Nant Gwynant. LL55  
4NU

**Applicant:**

EE Ltd,  
One Braham,  
1 Braham Street,  
London, E1 8EE

**Description:**

Removal of Condition 3 (Use of mast by  
emergency services only) attached to  
Planning Permission NP2/11/52L dated  
06/12/2023.

**Summary of the Recommendation:**

To **APPROVE**

**Reason(s) Application Reported to Committee:**

Located on land at which ENPA has an interest.

**Land Designations / Constraints:**

- Open Countryside
- Adjacent to Public Right of Way (Bridleway and Footpath)
- Within SAC (Eryri)
- Within SSSI (Eryri)

**Site Description and Background:**

The site subject to this application is located in proximity to the ENPA car park at Pen y Pass. The area is characterised as rising grassed land enclosed by stock proof fencing with occasional rock outcrops. Rising scree and grassland beyond the stock proof, post and wire fence, is interrupted by telegraph poles and wire running diagonally across.

The site is visited by very large number of visitors each year to access the major routes up to the summit of Y Wyddfa.

Permission was granted with conditions for the “Installation of 15m monopole telecoms mast with associated antennas, ground based apparatus and ancillary infrastructure” through planning committee on the 6<sup>th</sup> of December 2023.

### **Proposed Development:**

The applicant (EE) seeks consent to remove condition 3 of the above planning permission. Condition 3 is noted as the following:-

*“The proposed telecommunication mast hereby approved shall be utilised by the Emergency Services only and for no other mobile telecommunications service provider.”*

The applicant seeks consent to remove the above condition to provide a commercial service from the site.

### **Relevant Planning Policies:**

#### **Eryri Local Development Plan 2016-2031**

- Strategic Policy A: National Park Purposes and Sustainable Development
- Strategic Policy C: Spatial Development Strategy.
- Strategic Policy D: Natural Environment.
- Strategic Policy Ff: Historic Environment.
- Development Policy 1: General Development Principles.
- Development Policy 2: Development and the Landscape.
- Development Policy 18: The Welsh Language and the Social & Cultural Fabric of Communities
- Development Policy 26: Telecommunications.

#### **Supplementary Planning Guidance**

- SPG 2: General Development Considerations.
- SPG 7: Landscape and Seascapes of Eryri.
- SPG 13: Landscape Sensitivity and Capacity Assessment.
- SPG 15: Telecommunications and Masts.

#### **National Policy/Guidance:**

- Planning Policy Wales (PPW), Edition 12, February 2024.
- Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management.

## Consultations:

Beddgelert Community Council	To date, no response received.
Local Councillor	To date, no response received.

## Assessment

### 1. Principle of Development

- 1.1 The principle of development (the siting of a mast) at this location has been established by planning permission granted under reference NP2/11/52L dated 6<sup>th</sup> of December 2023.
- 1.2 The scope for the assessment of this application under section 73 of the Planning Act is restricted to the acceptability of removing condition 3. The condition prevents the use of the telecommunication mast for any purpose other than for emergency services. It is necessary to consider the acceptability of this in planning terms.

### 2. Planning Assessment

- 2.1 It is noted within the officer's committee report for the previously approved application (reference NP2/11/52L) that *"at the outset it should be recognised that this proposal for a telecoms mast, unlike most similar masts, for the exclusive use of the emergency services to provide communication coverage along nearby public highways and adjoining mountainous regions. This mast will not provide an extension to general public access to mobile phone coverage"*.
- 2.2 It is apparent therefore that planning condition 3 was imposed due to the nature of the previous application, with that being an application seeking consent for a proposed new emergency services mast. As per the decision notice for approval NP2/11/52L, the condition of restricting the use of the mast to emergency services only was imposed to define the permission and for the avoidance of doubt only.
- 2.3 The applicant now however proposes to extend the coverage of the existing mast by removing the condition in its entirety. The applicant wishes to have this condition removed to provide a commercial service at the site. As outlined, in this instance, this planning assessment relates not to the principle of development of a mast at Pen y Pass but to the removal of the above condition only. Regardless of type of applications however, of

most relevance when determining applications relating to telecommunication masts is DP1 – General Development Principles and DP26 – Telecommunications which need to be considered.

- 2.4 DP1 notes that development will only be permitted whereby appropriate services and infrastructure can be provided without compromising the quality and character of the landscape and cultural heritage. DP26 notes that telecommunications development will be permitted provided that they do not significantly harm the visual amenity and landscape character of the area or adversely affect the amenity of people living close to the site. The policy also highlights the importance of where possible sharing of existing telecommunication facilities (criteria i).
- 2.5 In assessing this proposal consideration should also be given to Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management. The Circular provides guidance on the power to impose conditions and tests that should be met when imposing conditions. The six tests for the validity of conditions requires that any conditions imposed should be:
- Necessary
  - relevant to planning;
  - relevant to the development to be permitted;
  - enforceable;
  - precise; and
  - reasonable in all other respects.
- 2.6 It should be noted that allowing the use of the existing telecommunication mast for non-emergency services purposes does not require any extensions or modifications to the existing telecommunication mast and as such would not result in any additional impact to the landscape or to the 'special qualities' of the National Park. No modifications or additional antennas are required and the applicant would simply be utilising the existing infrastructure on-site. The proposal is therefore shown to be acceptable in terms of compliance with DP1 in that appropriate services can be provided without compromise to the quality and character of the landscape. The proposal is also shown to be compliant with DP26 in that by extending the usage of the site for commercial purposes this would not result in any additional harm to the visual amenity and landscape character of the area. The proposal also ensures that an existing telecommunication mast is utilised in line with the requirements of DP26.
- 2.7 In support of the application, the applicant has noted "*EE wish to activate their commercial service from the site. This would allow users in the area to use the service and also allow users on other networks to access the network for emergency 999 calls. This is in the interest of safety in this*

*location which currently has a very poor service from all mobile providers. The only other way of doing this would be to install another ground-based mast in the area - contrary to national and local policy. Activating the site for EE commercial services involves no physical development whatsoever.”*

- 2.8 The Authority is fully aware of the need for modern communications in order to fully exploit the social and economic development potential of the area. The Authority is also fully aware of the current poor service within the area and the requirement to improve this.
- 2.9 The Authority consider that by providing additional coverage in this area, will bring benefits to those in the area enjoying the ‘special qualities’ of the National Park, by improving communication capabilities, in manner that is not of detriment to the landscape or special character of the area. As a result of the above, this will no doubt also improve the safety of those at Pen y Pass and surrounding areas and may also reduce calls to the emergency services.
- 2.10 Although it is appreciated why the condition was imposed, having given due consideration to ELDP policies and the tests within circular 01/2014, it is not considered that the imposition of the condition was wholly necessary to make the development acceptable.

## **Other Matters**

### Welsh Language

- 2.11 ELDP Development Policy 18 sets out that in determining all planning applications within the National Park, the needs and interests of the Welsh language will be taken into account. This would be achieved through:
- i. “Supporting development which maintains or enhances the integrity of the Welsh language.*
- iv. ...encouraging all signage by ...commercial and business companies to be bilingual or in Welsh only to protect and promote the distinctive cultural amenity of the National Park*
- v. Encouraging the use of Welsh place names for new developments...”*
- 2.12 Given that the proposal seeks to remove a condition that restricted what service the mast can provide, it is not considered that the proposal will have an impact any different to that of the existing consent.

## Ecology

2.13 The site falls within the catchment of the Eryri Special Area of Conservation (SAC) and Eryri Site of Special Scientific Interest (SSSI). The previous application (NP2/11/52L) concluded that “*whilst the proposed site falls within the Eryri SAC and the Eryri SSSI there was no significant biological or geological matters of interest within the vicinity of the proposal*”. Given that the proposal seeks to simply remove a condition that restricted what service the mast can provide, it is not considered that the proposal will have an impact on the above that is any different to that of the existing consent.

### **3. Conclusion**

- 3.1 Permission was granted with conditions for the “Installation of 15m monopole telecoms mast with associated antennas, ground-based apparatus and ancillary infrastructure” through planning committee on the 6<sup>th</sup> of December 2023.
- 3.2 The application under assessment relates to the removal of condition 3 of the above permission in order to extend the coverage of the existing mast for non emergency purposes.
- 3.3 No modifications or alterations are proposed to the existing mast, and it is considered that the removal of this condition which restricts usage to emergency services, will improve telecommunication service in the area for all in a manner that does not impact the landscape character and visual amenity of the National Park greater than the impacts associated with the existing consent. The proposal is therefore shown to be compliant with DP1 and DP26 of the Eryri Local Development Plan.
- 3.4 The Authority also considers that broadening the service to all which also improve communication and the safety of those at Pen y Pass and surrounding areas.
- 3.5 Therefore, on balance, it is considered that the condition is not necessary to make the development acceptable and therefore it is recommended that the application is approved and the condition removed.
- 3.6 The effect of an application under S73 is to create a new planning consent which sits alongside the original consent, it does not replace it. Conditions from the original consent should therefore be repeated where they are still relevant. Since the original consent, a number of the conditions have been discharged, and the wordings of these have been updated accordingly.

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

## **RECOMMENDATION: To GRANT permission for the removal of condition 3**

### List of Conditions

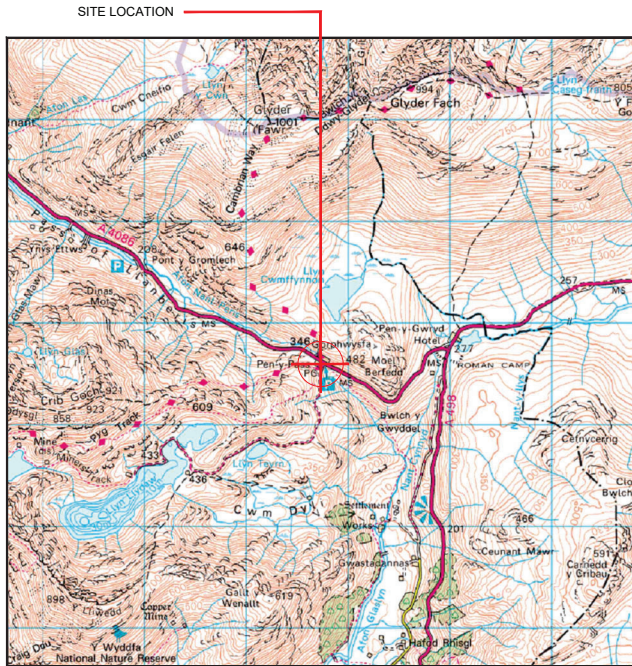
1. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
  - EAS1019F\_78823\_SRN1019\_M001, Rev G Plan 200: Proposed Site Plan
  - EAS1019F\_78823\_SRN1019\_M001, Rev F Plan 002A: Site Location Plan A
  - EAS1019F\_78823\_SRN1019\_M001, Rev F Plan 250: Proposed Site Elevation A
  - EAS1019F\_78823\_SRN1019\_M001, Rev G Plan 251: Proposed Site Elevation B
  - Detailed report on the archaeological works (Heneb, October 2024)
2. If the telecommunication mast and associated equipment become redundant or obsolete, then the mast and equipment must be removed within six months of this telecom facility ceasing to operate and the site restored to its former condition.
3. The applicant shall ensure that the mast is finished in a 'Bitter Chocolate BS4800:08 B29' and thereafter maintained in that colour.
4. The applicant/developer shall ensure that the proposals for any slate (where applicable) and stone façades on enclosures match those, with material typology, at the Pen y Pass Youth Hostel.
5. The stonework of the building shall be built in accordance with the approved sample approved under reference NP2/11/52S dated 19/06/26.
6. Within 3 months of the date of this permission the applicant/developer shall submit and have approved, by means of a formal application to the local planning authority, a Landscape Mitigation Plan. Any such approved Landscape Mitigation Plan shall be implemented in full within six months of approval of such a plan, and shall thereafter be maintained to the entire satisfaction of the Local Planning Authority and shall include:
  - Details of the earthworks and measures to ensure these are sensitively integrated with the existing landform.
  - Details of ground restoration including, storage and protection of any topsoil, remediation of ground, and habitat/vegetation.
  - Details of the aftercare for 5 years following completion of the works to ensure any disturbed areas are fully restored and that the green roofs establish.
  - Specification of green roof systems to be used on enclosures.

- Specification of the proposed top dressing and colour staining for concrete surfaces as outlined in the applicant's LVA, dated 05/12/2022.
7. The approved development shall be followed in strict adherence to the submitted and approved "Written Scheme of Investigation for an Archaeological Watching Brief", Gwynedd Archaeological Trust, December 2023" approved under reference NP2/11/52N dated the 12/12/2023.
  8. The applicant/developer shall ensure that the Best Practice recommended at section 5.1.6 of the Ecology Impact Assessment report (Lizard Landscape Design and Ecology) are followed and implemented in full and to the entire satisfaction of the LPA.

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

1. To define the permission and for the avoidance of doubt.
2. To ensure that the visual impact of the proposed development is minimised if the facility becomes redundant in accordance with Eryri Local Development Plan Policies and in particular Policies 2 and 26.
3. To ensure that the visual impact of the proposed development is minimised in accordance with Eryri Local Development Plan Policies and in particular Policies 2 and 26.
4. To ensure a satisfactory standard of appearance of the development and the use of appropriate local building materials, in accordance with Eryri Local Development Plan Policies and in particular policies A, 1, 6.
5. To ensure a satisfactory standard of appearance of the development and the use of appropriate local building materials, in accordance with Eryri Local Development Plan Policies 2016-2031 and in particular policies A, 1, 6.
6. To ensure a satisfactory standard of appearance of the development in accordance with Eryri Local Development Plan Policies and in particular policies A, 1, 6.
7. To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2021 and TAN24: The Historic Environment.
8. 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.

The application was determined having regard to the following policy(ies) in the Eryri Local Development Plan 2016 – 2031: A, C, 1, 2, D, Ff, 26.



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NGR E: 264696 N: 355585

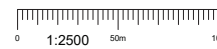
Proposed 46.09m² Access Area

Proposed 8mx8m = 64.6m² Demise Area

SITE AREA PLAN



SITE LOCATION PLAN



SITE PHOTOGRAPH



GOOGLE MAPS QR CODE

GOOGLE MAPS - <https://goo.gl/maps/Y5TSpK95inUg8CyV9>

GOOGLE STREET VIEW - <https://goo.gl/maps/qfDgK4cekW8UsNKY6>

What3Words-///goodnight.saloons.changes

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

DIRECTIONS TO SITE:

From N Wales Expy/A55 to Conway Rd/A470 in Conwy Principal Area. Take exit 19 from N Wales Expy/A55. Head east on MS3 0.7 mile. At Junction 5, take the A41 exit to North Wales/Ferry/Eastham 0.3 mile. At the roundabout, take the 3rd exit onto New Chester Rd/A41 0.6 mile. Slight right onto Welsh Rd/A550 4.6 mile. Use the right lane to merge with A494 via the ramp to North Wales/Queensferry/A550 5.1 mile. Continue onto N Wales Expy/A55 3.5 mile. At Junction 19, take the A470 exit to Betws-y-Coed/Llandudno 0.3 mile. At Glan Conwy Interchange, take the 1st exit onto Conway Rd/A470 404 ft. At the roundabout, take the 3rd exit and stay on Conway Rd/A470 230 ft. Continue straight to stay on Conway Rd/A470 11.0 mile. Turn right onto BS106 0.4 mile. Turn left to stay on BS106 3.1 mile. Turn left to stay on BS106 180 ft. Turn right onto A5 5.2 mile. Turn left onto A4086 4.2 mile. Turn right to stay on A4086 1.0 mile. Turn left 89 ft. Turn right 180 ft. Destination will be on the left.

Demise:



Access Route To Site:



Existing Access Route:



Proposed Access Route:



Master:	MBNL / EE / H3G	Project:	EE EAS	Purpose of Issue:	Issue:
M001	MBNL	EE EAS	Planning	F	
Date:	30/03/2023	Revision / Upgrade Description:	Seventh Issue: Comments Revised		
Drawn:	Naveen B	Checked:	IFB		
Approved:	MITIE DA	Project:	EE EAS	Purpose of Issue:	Issue:
M001	MBNL	EE EAS	Planning	E1	
Date:	23/01/2023	Revision / Upgrade Description:	Sixth Issue: Comments Revised		
Drawn:	AMG	Checked:	ES		
Approved:	MITIE DA	Project:	EE EAS	Purpose of Issue:	Issue:
M001	MBNL	EE EAS	Planning	E	
Date:	20/12/2022	Revision / Upgrade Description:	Fifth Issue: Comments Revised		
Drawn:	AMG	Checked:	ES		
Approved:	MITIE DA				



Site Name:	PEN Y PASS	
EAS Site Reference:	EAS1019	
Address:	PEN-Y-PASS NANT GWYNANT CAERNARFON LL55 4NU	
Title:	002A SITE LOCATION PLAN - A	
Project:	EE EAS	
Purpose of Issue:	GENERAL ARRANGEMENT	
EE Site ID:	78823	SRN Site ID:
Master Drawing No:	EAS1019F_78823_SRN1019_M001	Issue:
		F



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

**Date:** 24/06/2026

**Application No:** NP5/73/287V

**Registration Date:** 02/01/2026

**Community:** Maentwrog

**Grid Referecnce:** 26914 33852

**Case Officer:** Mr. Aled Lloyd

**Location:**

Decommissioning Site, Trawsfynydd. LL41 4DT

**Applicant:**

Mr. Michael Tuke,  
National Grid Electricity Transmission PLC,  
Pentir,  
Bangor,  
Gwynedd, LL57 4ED

**Description:**

Installation of new underground cables, and cable sealing ends, shunt reactor, gantry and the widening of part of the existing access road within the fenced compound at Trawsfynydd substation and associated ancillary works as part of the Pentir to Trawsfynydd Reinforcement Project

### **Summary of the Recommendation:**

To GRANT Permission, subject to the publicity period coming to an end with no objections"

- Commencement within 5 years
- In accordance with approved plans
- Finish of the new gantry
- Submission of Detailed Construction and Environmental Management Plan (DCEMP)
- Submission of a Construction Traffic Management Plan (CTMP)
- Contamination assessment
- Working hours
- Biodiversity Enhancement & monitoring

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

The application is one that requires an Environmental Impact Statement.

### **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.

### **Pre-application Consultation**

As the application is major development, in accordance with Planning Act, it is a requirement to carry out pre-application consultation (PAC) to be undertaken with the local community and stakeholders.

The pre-application consultation in respect of the proposed development commenced on 18<sup>th</sup> September and closed on 16<sup>th</sup> October 2025. The findings of which are contained in a Pre-application Consultation Report

### **Environmental Impact Assessment**

The Environmental Statement (ES) accompanies applications by National Grid Electricity Transmission (plc) (NGET) to seek powers to construct, operate and maintain the Pentir to Trawsfynydd Reinforcement Project. Applications are being made both under The Town and Country Planning Act 1990, and Section 37 of The Electricity Act 1989

An Environmental Statement (ES) and technical appendices accompany the proposal.

### **Screening**

The 2017 TCP EIA Regulations state that development that falls within the categories of Schedule 2 which is either to be carried out in a sensitive area or satisfies a threshold or criterion in column 2 of Schedule 2 requires an EIA as it is likely to have significant effects on the environment.

### **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.

An Assessment under the Habitats Regulations has been undertaken. Natural Resources Wales agreed with the Authorities findings that the development is unlikely to have an adverse effect upon the integrity of the *Pen Llyn a'r Sarnau Special Area of Conservation* (SAC). in consideration of the mitigation measures detailed within.

### **The Site and Surroundings**

The proposed works site is approximately 3.05 ha and mainly consists of the land within the existing Trawsfynydd substation compound. The site has an existing access road which provides dual access to Llyn Trawsfynydd, as well as Trawsfynydd substation. The red line boundary extends approximately 413 metres to the east of the substation boundary to meet the A470.

Trawsfynydd substation is bound on most sides by mature woodland and vegetation, save for the access road to the A470, which provides access to the substation along the southern and eastern boundaries. The proposed works site mainly comprises of hardstanding, although some trees and scrub are scattered across the proposed works site.

Trawsfynydd substation consists of existing transmission infrastructure, which includes the existing overhead 4ZC line that run from the Substation to the north-west, and associated plant. The Substation comprises buildings used as office and welfare facilities, electrical infrastructure such as gantries and insulators, and scattered scrub and scattered trees.

Immediately south of the proposed works site there are two car parks, one which fronts Llyn Trawsfynydd and the other which is further southwest and extends to the front of the former Nuclear Power Station. Llyn Trawsfynydd, approximately 155 m south of the proposed works site is a popular tourist destination used for walking, cycling, fishing, canoeing and kayaking. A fishing centre and café are approximately 420 m south of the proposed works site.

#### **Land Designations / Constraints:**

- Open Countryside
- National Landscape Character Area
- Snowdonia Enterprise Zone
- Flood Risk
- Within 1.08 km of Mignaint-Arenig-Dduallt SAC, SPA and SSSI
- International Dark Skies Reserve

#### **Proposed Development**

The proposed works at Trawsfynydd involves the

- replacement of downleads from Tower 4ZC005,
- installation of new underground cables and cable sealing ends,
- shunt reactor and gantry
- and the widening of part of the existing access road in the fenced compound at and ancillary works.

#### **Documents**

The following documents were submitted as part of the application and are available on the Authority's Website during consideration of the application

- Covering Letter
- Pre-application Report (PAC)
- Design and Access Statement
- Planning Statement
- Community and Linguistic Statement
- Green Infrastructure Statement

## **Planning Legislation and Policy**

### **Eryri Local Development Plan 2016-2031**

- SP A: National Park Purposes and sustainable Development
- SP C: Spatial Development Strategy
- DP 1: General Development Principles
- DP 2: Development and the Landscape
- SP D: Natural Environment
- SP Dd: Climate Change
- DP 3: Energy
- DP 6: Sustainable Design and Materials
- DP 8: Protection of Non-Designated sites
- SP L: Accessibility and Transport
- DP 18: The Welsh Language and the Social & Cultural Fabric of Communities
- DP 27: Snowdonia Enterprise Zone

#### Supplementary Planning Guidance

- SPG 1: Sustainable Design in the National Parks of Wales
- SPG 2: General Development Considerations
- SPG 6: Nature Conservation & Biodiversity
- SPG 7: Landscape and Seascapes of Eryri
- SPG 10: Renewable and Low Carbon Energy

### **National Policy**

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

#### Technical Advice Notes

Technical Advice Note 5:	Nature Conservation and Planning
Technical Advice Note 11:	Noise
Technical Advice Note 12:	Design
Technical Advice Note 15:	Development, Flooding and Coastal Erosion
Technical Advice Note 18:	Transport
Technical Advice Note 23:	Economic Development
Technical Advice Note 24:	The Historic Environment

Former TAN 8 Planning for Renewable Energy was revoked in February 2021 on the basis that amended spatial and technical guidance within it is now provided within FW Policy 17.

## Consultees and Responses

Maentwrog Community Council	No response
Natural Resources Wales	<p>Comments – recommend conditions</p> <p><b>Protected Sites</b></p> <p>Special Area of Conservation (SAC)</p> <p>The Proposals are located upstream of the Pen Llyn a'r Sarnau Special Area of Conservation (SAC). We have identified pollution as a potential impact pathway to these sites.</p> <p>To secure appropriate mitigation measures, we advise that the condition set out below in the environmental management section should be attached to any planning permission for this development. Provided the development is carried out in accordance with this condition, we do not consider that it will adversely affect the integrity of the site.</p> <p>As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), your authority must, before deciding to give consent for a project which is likely to have a significant effect on a SAC, either alone or in combination with other plans or projects, make an appropriate assessment of the implications of the project for that site in view of its conservation objectives. You must for the purposes of the assessment consult NRW and have regard to any representations we make within such reasonable time as you specify. In the absence of that assessment, NRW cannot advise that the proposals would not result in an adverse effect upon the SAC/SPA/Ramsar site.</p> <p>Site of Special Scientific Interest (SSSI)</p> <p>We consider the proposed development has the potential to damage the Coedydd De Dyffryn Maentwrog, Site of Special Scientific Interest (SSSI), the Morfa Harlech SSSI. Providing the impact pathways referenced above for the Special Area of Conservation are adequately addressed, NRW consider the notified features of the SSSI will also be adequately safeguarded.</p> <p>Environmental management</p> <p>The Trawsfynydd works site is located in close proximity to sensitive aquatic environments, including Llyn Trawsfynydd and tributaries of the Afon Tafarn-helyg. Some watercourses lie within 12–40 metres of the site.</p>

	<p>Key water quality concerns include sediment runoff from excavation, chemical pollution from fuels and hazardous substances and the disturbance of potentially contaminated soils near the decommissioned nuclear power station.</p> <p>To address these risks, the project proposes a robust suite of mitigation measures. These include the implementation of Pollution Prevention and Incident Control Plans, use of settlement tanks and interceptors, strict buffer zones around watercourses, and prohibition of direct discharges without regulatory consent.</p> <p>The mitigation strategy and outline CEMP (appendix 2.2.A) is strong, with clear awareness of proximity to sensitive receptors, detailed pollution control measures, and a commitment to monitoring and adaptive management. However, residual risks remain. Construction activities near watercourses inherently carry pollution risks, especially during adverse weather or equipment failure.</p> <p>While the proposed mitigations significantly reduce the risk to water quality, they do not eliminate it entirely. While we are satisfied with the measures presented in the outline documents, the following points should be incorporated in any finalised site specific CEMP.</p>
Ecology	<p><b>Pentir to Trawsfynydd Reinforcement Project, Environmental Statement - November 2025, volume 5 – Trawsfynydd Ecology &amp; Nature Conservation</b></p> <p>Sections 5.8.4 - 5.8.15 inclusive of Table 5-6, and Section 5.9 of the report relate to mitigation and monitoring at the site, these shall be followed and implemented in full, please ensure this is secured by condition.</p> <p><b>5.2.A Outline Construction Environmental Management Plan</b></p> <p>In relation to the CEMP, CNC/NRW (03/02/2026) stated <i>“The mitigation strategy and outline CEMP (appendix 2.2.A) is strong, with clear awareness of proximity to sensitive receptors, detailed pollution control measures, and a commitment to monitoring and adaptive management. However, residual risks remain. Construction activities near watercourses inherently carry pollution risks, especially during adverse weather or equipment failure.</i></p> <p><i>While the proposed mitigations significantly reduce the risk to water quality, they do not eliminate it entirely. While we are satisfied with the measures presented in the outline</i></p>

	<p><i>documents, the following points should be incorporated in any finalised site specific CEMP". CNC/NRW go on to request additional information is provided to that within the existing Outline CEMP (details listed within the Protected Sites section of NRW's letter), and is secured by condition, we are in agreement with this statement and the need for a formal written condition.</i></p> <p><b>5.5.D Net Benefit for Biodiversity and Green Infrastructure Statement</b></p> <p>Section 6.1.2 and 7.17 of the report relate to the stepwise approach, the inclusion of 3 Schwegler bird boxes and 3 Schwegler bat boxes suitable for crevice dwelling species. A monitoring programme, listed in section 7.1.8, is also proposed whereby boxes will be cleaned, repaired or replaced as necessary by appropriately qualified/licenced ecologists. We request, once installed a plan is submitted which clearly shows the location of provision, using annotations where necessary, to enabling any auditing on site. Please ensure this provision for bats/birds along with the proposed monitoring programme is secured by condition.</p> <p><b>CNC/NRW Comments</b></p> <p>We support comments made by CNC/NRW (03/02/2026). With regards to their comment relating to 'Protected Sites', CNC/NRW state "<i>The proposals are located upstream of the Pen Llyn a'r Sarnau Special Area of Conservation (SAC). We have identified pollution as a potential impact pathway to these sites</i>". We are in agreement with this statement and confirm that an HRA will be required for this application.</p>
<p>Welsh Government (Highways Authority)</p>	<p>02/06/26 – I refer to your consultation of and advise that the Welsh Government as highway authority for the A470 trunk road directs that any permission granted by your authority shall include the following conditions:</p> <p>A Construction Traffic Management Plan (CTMP) shall be submitted to the Local Planning Authority, that shall be to the approval of the Welsh Government, as the Overseeing Organisation for the Strategic Road Network (SRN), prior to the commencement of any works on site. As a minimum it shall clarify compliance with the requirements of the Procedure and Advice Guidance (PAG) document "<i>Pulling Together, Best Practice for Transporting Abnormal Loads in Wales</i>", see attached copy. Please note Section 5 regarding "Abnormal loads and Development Control" including</p>

	<p>provision of:</p> <ul style="list-style-type: none"> <li>a. Full route details</li> <li>b. Vehicle weight, length, width and height</li> <li>c. Swept Path Analysis of all SRN junctions</li> </ul> <p>The above condition is included to maintain the safety and free flow of trunk road traffic.</p> <p>02/02/26 – Directs that planning permission is not granted at this time as the applicant has provided insufficient information to determine the application.</p>
Heneb	No Comments

### Responses to Publicity:

The application has been publicised by way of site notice and a press notice as the application is EIA development. The publicity period is still open and observations may be submitted.

At the time of writing this report no observations had been received as a result of the site notice.

### 1.0 Principle of Development

- 1.1 The relevant policies in this case would be ELDP policies which protect against visual or environmental harm. In this case policy DP1 and DP 27 is considered to be relevant as they seek to protect against any visual harm as a result of a development.
- 1.2 The proposed works will support the continued expansion of renewable energy generation in the UK, in particular, the growth of the offshore wind sector in Wales. In turn, this will contribute to the decarbonisation of the power sector as renewables increasingly replace higher carbon generation sources. This aligns with the UK Government's goal of achieving a fossil fuel independent electricity system by 2035 and the Welsh Government's aims of reducing greenhouse gas (GHG) emissions to Net Zero by 2050, with the ambition of collectively reaching net zero by 2030 in the public sector. Local policy also reiterates the need for the provision of service and utilities infrastructure, with Development Policy 1 of the ELDP stating that appropriate services and infrastructure can be provided without compromising the quality and character of the National Park. ELDP Strategic Policy C sets out that spatial development within the National Park will be based on a hierarchy and development in the countryside would include economic development as part of Snowdonia Enterprise Allocation in accordance with Development Policy 27

- 1.3 Development Policy 27, Part C relates to Trawsfynydd, and it states that uses for low carbon energy businesses and energy generation technologies, would be accepted and Strategic Policy A, criterion vi encourages developments to make efficient use of land and infrastructure and criterion xiii, which encourages development of previously developed land in a sustainable location.
- 1.4 The proposed works is in the existing operational Trawsfynydd substation, where adequate infrastructure capacity exists to support the proposed works, so the principle of development has already been established due to the presence of existing electricity infrastructure and would make effective use of land, in accordance with Strategic Policy A.
- 1.5 In conclusion, the principle of the proposed works is in accordance with Development Policies 1 and 27 and Strategic Policy A of the ELDP, Policies 5, 17 and 24 of Future Wales and PPW and NPS EN-1. There is significant need for the proposed works and the principle of developing and upgrading transmission networks to facilitate the connection of 50 GW of offshore wind by 2030, and upgrading grid capacity is supported by both national policy (including the National Plan) and local policy

## **2.0 Assessment**

### ***Landscape and visual effects***

- 2.1 Development Policy 2 of the ELDP requires the scale and design of new development to respect and conserve the character, qualities and views of the landscape, particularly in regard to the protection of The Snowdonia Dark Skies Reserve.
- 2.2 In PPW, section 6.3 sets out that *“All the landscapes of Wales are valued for their intrinsic contribution to a sense of place, and local authorities should protect and enhance their special characteristics, whilst paying due regard to the social, economic, environmental and cultural benefits they provide, and to their role in creating valued places”*.
- 2.3 SPG - Landscapes and Seascapes of Eryri, provides guidance and an evidence base to support the policies in the Eryri Local Plan.
- 2.4 In terms of visual receptors, residential settlement is limited to a small number of scattered farms and individual properties in the vicinity of the proposed works site, with the closest being approximately 315 m north of the proposed works site. The primary transport route in the vicinity of the proposed works site is the A470, off which is the access to the Site and a series of local and minor roads that connect the scattered farms and individual properties. There are four Public Rights of Way (PRoWs) within 500 m of the Site: Maentwrog No 18 footpath, 50 m north; Maentwrog No 5 footpath; Maentwrog No 21 footpath and Maentwrog No 5 bridleway; but none have direct access across the Site.

- 2.5 The results of the LVIA demonstrate that the majority of the potential impacts on landscape character and visual amenity would relate to construction operations. However, these impacts would be temporary, with the impacts limited and localised. Construction compounds would be sited to minimise potential effects, with any areas disturbed reinstated to result in little or no discernible change. The proposed works would be contained within the existing Trawsfynydd substation and therefore, any effects on landscape character would be barely discernible.
- 2.6 In conclusion, the LVIA demonstrates that although there is potential for localised landscape and visual effects during construction, the limited and temporary nature of these elements are unlikely to result in any significant effects on the identified landscape designations, landscape character and visual receptors. During operation, following completion of construction and reinstatement, little or no discernible change and therefore no significant effects are anticipated.

### ***Design***

- 2.7 ELDP Strategic Policy A criterion 'x' requires developments to have good quality, sustainable design, with Development Policy 1 criterion 'iv' supporting this and requiring development to reflect a good sustainable design standard and use materials that are sympathetic to enhance their surroundings. Development Policy 6 requires appropriate materials and sustainable design, and that all forms of new built development will attain at least the national sustainable building requirements, with any new buildings having natural Welsh mineral slate roofing. Future Wales Policy 17 requires the designing of new strategic grid infrastructure to minimise visual impact on nearby communities.
- 2.8 Development Policy 27 states that for development in the Snowdonia Enterprise Zone, the design should be coherent and of a high standard and respond positively to sensitive landscape and visual setting and Special Qualities of the National Park. The siting, height, form and scale, materials and use colour in the development should assist with the landscape integration and minimises significant adverse effects upon the landscape character and visual amenity.
- 2.9 The proposed works will respect the context of the proposed works site and its place in the local landscape as it comprises additional electrical infrastructure, such as the shunt reactor, in an existing substation. There is limited choice in terms of the design of the proposed works as this infrastructure must be functional and serve a purpose but would be reflective of the existing infrastructure on the proposed works site. The siting minimises impacts on nearby settlements as it is in an already established substation. The materials would be appropriate for the proposed works and would be similar to the existing electrical infrastructure on site. There will be no new buildings, The proposed works is in accordance with ELDP Strategic Policy A and Development Policies 1 and 6.

## ***Ecology and Nature Conservation***

- 2.10 ELDP highlights the need for the protection and enhancement of the natural environment and the importance of protecting biodiversity. Development Policy 1 requires that "...development will not have an unacceptable adverse impact on the characteristic biodiversity of Snowdonia, particularly habitats and species protected under national and European legislation." Furthermore, Strategic Policy D states that "...biodiversity... of Snowdonia National Park will be protected from inappropriate development. Where development is deemed acceptable, developers will be expected to ensure that the natural environment is protected and enhanced." This policy further states that development should not adversely affect the National Park's biodiversity resources, including designated sites as well as wider biodiversity resources (e.g. outside of designated sites).
- 2.11 An assessment of the likely significant effects on ecologically sensitive receptors forms part of the submission. This concludes that no significant effects would occur during construction, operation and maintenance of the proposed works.
- 2.12 There are six international statutory designated sites within 10 km of the Site, and a further 15 national statutory designated sites within 5 km. The closest part of both is approximately 1.08 km north of the Site.
- 2.13 The proposed works would be contained within the existing hardstanding area of the Trawsfynydd substation and incorporate suitably sized buffers from nearby habitats. Mitigation measures will be detailed in the CEMP and will be implemented throughout construction. There would be no significant effects on statutory or non-statutory designated sites of nature conservation, notable habitats or protected or notable species. The proposed works would accord with Strategic Policy D and Development Policy 1 of the Eryri Local Plan, SPG6 and national policies relating to biodiversity.

## ***Net Benefits for Biodiversity***

- 2.14 A Net Benefit for Biodiversity (NBB) and Green Infrastructure (GI) Statement has been submitted as part of the planning application. The NBB and GI statement has been produced in response to the approach to delivering NBB and GI in Wales, as mandated in Planning Policy Wales 12. This combined NBB and GI Statement demonstrates how the proposed works have applied the stepwise approach through habitat avoidance, mitigation, creation and/or enhancement to reduce the permanent and temporary impact of habitats within the planning application boundary and provide proportionate compensation where achievable. Mitigation measures are included in the CEMP to reduce the potential effects of on-site important ecological features.
- 2.15 In conclusion, in line with the species-specific enhancements set out within the NBB and Green Infrastructure Statement, the proposed works would result in a net biodiversity benefit

## ***Historic Environment***

- 2.16 The Environmental Statement (ES) summarises the potential Historic Environment receptors that have been reviewed. All assessment of historic environment effects has been scoped out of due to there being no intervisibility between either Scheduled Monuments, and Listed Buildings and the proposed works, and, as the proposed works are in the existing Trawsfynydd substation, any buried archaeological remains would have already been removed. Therefore, the proposed works would not result in adverse harm to the historic environment and would accord with Strategic policy Ff of the Eryri Local Plan and national policies relating to the historic environment.

## ***Traffic and Transport***

- 2.17 The ES presents an assessment of the likely Traffic and Transport effects that could arise from the construction, operation and maintenance of the proposed works.
- 2.18 It is expected that there would be an increase in traffic during construction, but this would be primarily along the access road towards the proposed works site, as it is expected that 140 construction workers vehicles would need to enter and leave the proposed works site on an average day. It is anticipated that there would be a total of up to eight Abnormal Indivisible Load movements associated with the delivery of the shunt reactor and cables to the Trawsfynydd works site which will follow a specific route. There would be minimal increases in vehicle movements along other routes to and from the proposed works site, with increases along the A487 and A470 being below 5%. For HGVs, there would be an average of 16 HGVs entering and leaving the proposed works site on an average day, which would be an increase in traffic of 256%. However, this impact would be temporary and managed through embedded mitigation measures and the measures in the Construction Traffic Management Plan (CTMP). There would be one journey of an abnormal indivisible load (AIL) to and from the proposed works site for the delivery of the shunt reactor and this would be planned and coordinated to minimise impact on traffic.
- 2.19 Overall, it is expected that the proposed works would not result in significant increases in traffic during operation and maintenance and any increase during construction would be temporary and managed during embedded mitigation measures and the CTMP. No significant effects are expected, and no further mitigation required. Therefore, the proposed works would accord with Development Policy L of the ELDP and the PPW and relevant national policy relating to traffic and transport.

## **Amenity**

- 2.20 There are no residential dwellings within 250 m of the Site, but there are recreational activities which would lie within 200 m of the Site. However, it is not expected that there would be significant effects on these receptors or to the air quality of the local area.

## **Noise and Vibration**

- 2.21 There are no receptors that would be sensitive to noise within 300 m of the Site. Whilst there are PRowS within 300 m of the proposed works site, construction noise would only affect the PRow users for a limited amount of time when near a noise source. As the PRowS experience a range of noise impacts from ambient noise and noise from roads, the proposed works would not result in a significant change in noise levels experienced by the PRow users to an extent that would be considered a material change.
- 2.22 The proposed works would not result in any significant impact on noise and vibration in the immediate local area and mitigation measures would help to reduce any impacts during construction, operation and maintenance.
- 2.23 For the reasons summarised above, the proposed works would accord with Development Policy 1 of the Eryri Local Plan in respect of amenity.

## **Welsh Language**

- 2.24 ELDP Development Policy 18 sets out that in determining all planning applications within the National Park, the needs and interests of the Welsh language will be taken into account. This would be achieved through:
- i. "Supporting development which maintains or enhances the integrity of the Welsh language.*
  - iv. ...encouraging all signage by ...commercial and business companies to be bilingual or in Welsh only to protect and promote the distinctive cultural amenity of the National Park*
  - v. Encouraging the use of Welsh place names for new developments..."*
- 2.25 In accordance with ELDP Development Policy 18 and SPG 3, a Community and Linguistics Statement (CLS) has been produced as part of the planning application documents. The CLS demonstrates that the proposed works will not lead to adverse impacts on the character and language balance of local communities. Despite no adverse impacts, it is expected that measures will be implemented to ensure that use of the Welsh language is preserved. Measures may include the use of bi-lingual signage on affected road routes and PRow, and where possible, ensuring local people are employed who may speak or have knowledge of the Welsh language. Additionally, as identified within the Key

Considerations section of the CLS, the Project could provide resources for workers, such as key phrases list, to help those who cannot speak Welsh.

- 2.26 The CLS states that further consultation with stakeholders will continue, with any information being provided to stakeholders in both Welsh and English and any in person events would have a Welsh speaker present. This will ensure language requirements of the local community are catered for and satisfy the standards of national and local policy in relation to the Welsh language.
- 2.27 With the measures mentioned above and in the CLS in place, the protection and enhancement of the Welsh language during the proposed works can be achieved in line with local and national policy.

### ***Dark sky reserve***

- 2.28 In relation to the Snowdonia Dark Skies Reserve, lighting would be limited to specific tasks and low-level lighting to access walkways to ensure safe pedestrian passage from the site welfare facilities to the work face. Low level lighting would also be required for the construction site establishment and compound. However, any works would be carried out during daylight hours only, or where works are started during daylight hours and cannot be halted once started. There will be no additional permanent light sources. An assessment of the Dark Skies designation has been scoped out of assessments included in the ES. Additionally, as the proposed works site is an existing substation, there is already a degree of existing lighting which is screened from the surrounding area by existing trees and vegetation and any proposed lighting during construction would not significantly increase the levels beyond what is already present on proposed works site.

## **3. Conclusion**

- 3.1 This proposed development is required is necessary to support the wider Pentir to Trawsfynydd Reinforcement Project. The Project is a transmission upgrade scheme to increase the capacity of the network between Pentir and Trawsfynydd substations. The Project is part of the wider network transmission upgrades required to facilitate the connection of 50 GW of offshore wind by 2030.
- 3.2 It is recognised that there is a need to maintain and upgrade the existing network as some components are now several decades old, having been installed in the 1960s, and are coming to the end of their operational life.
- 3.3 Planning Policy for Wales outlines in chapter 5 that an effective electricity grid network is required to fulfil the Welsh Government renewable and low carbon ambitions, and furthermore that additional electricity grid network infrastructure should be provided. The proposed works will reinforce the electricity network helping to meet the demand in North West Wales, including through the distribution of electricity from offshore renewable energy projects.

- 3.4 The submission demonstrates that adverse impacts have been minimised with all environmental matters having neutral impacts through the inclusion of embedded mitigation and largely due to the proposed works taking place with the footprint of an existing substation comprising of existing electrical infrastructure and equipment.
- 3.5 In conclusion, developing and upgrading transmission networks to facilitate the connection of new renewable energy generation, and upgrading grid capacity is supported by both by the Eryri Local Development Plan and National Policy.
- 3.6 In consideration of the above the application is recommended for approval

**RECOMMENDATION: 'To delegate authority to the Director of Planning & Partnerships to approve the application subject to conditions contained within the report and subject to the publicity period coming to an end with no objections**

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

PTNO-WSP-SS51-C00484-DRW-CP-000002 Site Location Plan

PTNO-WSP-SS51-C00484-DRW-CP-000004 Trawsfynydd Proposed Overall Layout

PTNO-WSP-SS51-C00484-DRW-CP-000005 Trawsfynydd Proposed Works Above Ground Level

PTNO-WSP-SS51-C00484-DRW-CP-000006 Trawsfynydd Existing and Proposed Elevations

PTNO-WSP-SS51-C00484-DRW-CP-000007 Trawsfynydd Proposed Underground Works Cross Sections

PTNO-WSP-SS51-C00484-DRW-CP-000008 Trawsfynydd Existing Site Layout

PTNO-WSP-SS51-C00484-RP-ODS-000001 Trawsfynydd Outline Surface Water Drainage Statement: November 2025

PTNO-WSP-CONS-TRAW4\_-PLN-CP-000002 Trawsfynydd Outline Construction Traffic Management Plan: November 2025

PTNO-AEC-ZZZZ-ZZZZZZ-RPT-ES-000031 Community and Linguistic Statement: Trawsfynydd Works: November 2025

PTNO-AEC-ZZZZ-ZZZZZZ-RPT-ES-000036 Trawsfynydd Works:  
Planning Statement: November 2025

PTNO-AEC-ZZZZ-ZZZZZZ-RPT-ES-000037 Trawsfynydd Substation:  
Design and Access Statement: November 2025

Pentir to Trawsfynydd Reinforcement Project Environmental  
Statement: September 2025

Section 5.5.D (Environmental Statement) Net Benefit for Biodiversity  
and Green Infrastructure Statement

3. Prior to the installation of the permanent new gantry, a scheme detailing their finish and colour shall be submitted to and approved by means of a formal application to the Local Planning Authority. The development shall be carried out on site in accordance with the approved details.
4. No development shall commence until a Detailed Construction and Environmental Management Plan (DCEMP) and any associated documents, shall be submitted to and approved by means of a formal application to the Local Planning Authority. The development shall be carried out in accordance with the approved Plan unless otherwise agreed in writing by the Local Planning Authority. The (DCEMP) shall include the details as detailed in the consultation response dated 03 February 2026 by Natural Resources Wales
5. No development shall commence until the results of a site investigation, carried out in accordance with BS10175: Code of Practice for the Investigation of Potentially Contaminated Sites, have been submitted to and approved by means of a formal application to the local planning authority. The investigation shall include near-surface soil sampling, with the analytical suite informed by historic and current site activities, and testing for radiological contamination. If contamination is identified, a remediation report setting out the required measures, timescales, methodology, verification and monitoring shall be submitted to and approved in writing by the local planning authority. The site shall then be remediated in accordance with the approved details.
6. No development shall commence until a Construction Traffic Management Plan (CTMP) has been submitted by means of a formal application to the Local Planning Authority. The (CTMP) shall be to the approval of the Welsh Government, as the Overseeing Organisation for the Strategic Road Network (SRN), prior to the commencement of any works on site. As a minimum it shall clarify compliance with the requirements of the Procedure and Advice Guidance (PAG) document *"Pulling Together, Best Practice for Transporting Abnormal Loads in Wales"*, and Section 5 regarding "Abnormal loads and Development Control" including provision of:
  - a. Full route details
  - b. Vehicle weight, length, width and height
  - c. Swept Path Analysis of all SRN junctions

7. The working hours for general construction work shall be limited to between Monday to Friday 7am-7pm (including an hour set up and hour shut down) and 8am-6pm on Saturday, unless otherwise approved in writing by the Local Planning Authority.
8. The biodiversity enhancement measure detailed in Section 6.1.2 and 7.17 of the Net Benefit for Biodiversity and Green Infrastructure Statement in the form of 3 Schwegler bird boxes and 3 Schwegler bat boxes shall be implemented within 3 months following the substantial completion of the development hereby permitted and retained thereafter.
9. A monitoring programme, listed in section 7.1.8, of the Net Benefit for Biodiversity and Green Infrastructure Statement shall be submitted detailing how the installed bird and bat boxes will be cleaned, repaired or replaced as necessary by appropriately qualified/licenced ecologists an approved by means of a formal application to the Local Planning Authority The plan shall be implemented in accordance with the approved.
10. Any signs informing and promoting the development both within and outside the site must be Welsh or bilingual with priority for the Welsh language.

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

1. To Comply with Section 91 (as amended) of the Town and Country Planning Act 1990.
2. To define the permission and for the avoidance of doubt.
3. To safeguard the visual appearance of the overall development and to preserve the amenities of the area in accordance with Eryri Local Development Plan Policies and in particular Development Policy 1.
4. For the avoidance of doubt and in order to protect the biodiversity, the environment of the area and the visual impact on the wider landscape in accordance with Eryri Local Development Plan Policies 2016-2031 and in particular policies 1 and A.
5. To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination.
6. To maintain the safety and free flow of the A470 trunk road traffic.
7. To minimise the loss of amenity to the surrounding area in general in accordance with Eryri Local Development Plan Policies and in particular Policy 1.

8. 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.
9. To identify the precise route of the pipeline in order to protect the Ecology in accordance with the Eryri Local Development Plan and in particular policy D.
10. In order to conform with policy SP A & DP 18 of the Eryri Local Development Plan.

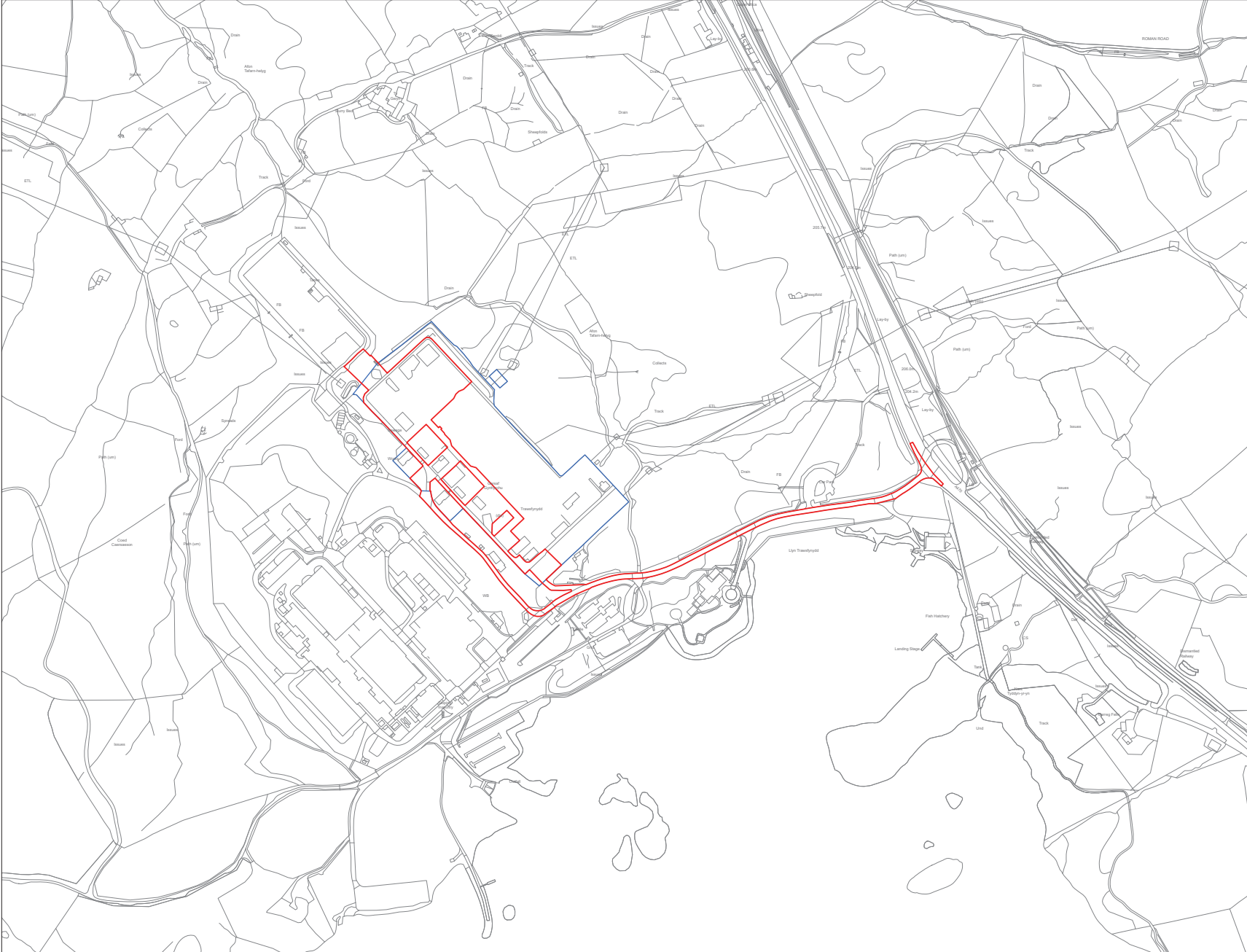
#### **Advisory Notes**

1. To ensure no pollution arises from this proposed development the applicant/developer shall at all times adhere to the standard pollution prevention guidelines as published by Natural Resources Wales in the following publications:
  - GPP 5: Works and maintenance in or near water
  - GPP 6: Working on construction and demolition sites

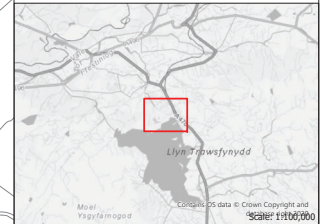


SITE LOCATION PLAN (TCPA)

- Legend**
- Boundary of the Proposed Works
  - Land in control of the applicant



**Notes**  
 This drawing is scaled at paper size A1, therefore any prints taken at smaller sizes will affect accuracy of the measurement units and should not be scaled against.



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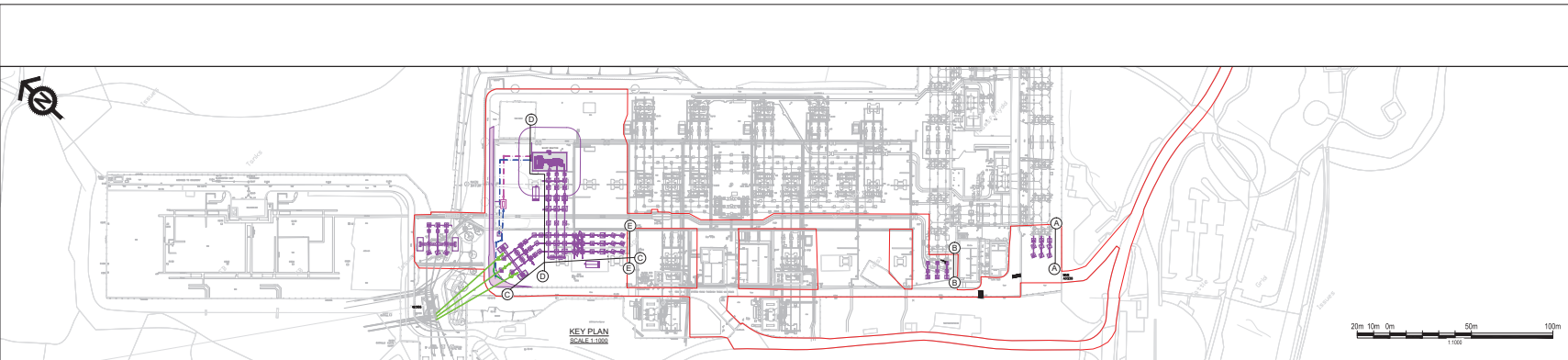
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PD1	SEP 25	FIRST	PN	SB	RW
Issue	Date	Remarks	Drawn	Checked	Approved

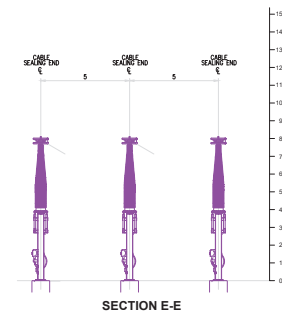
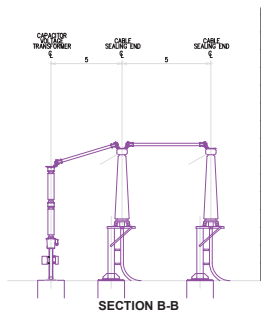
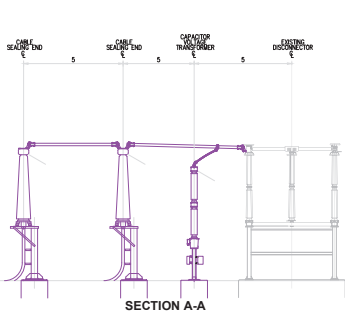
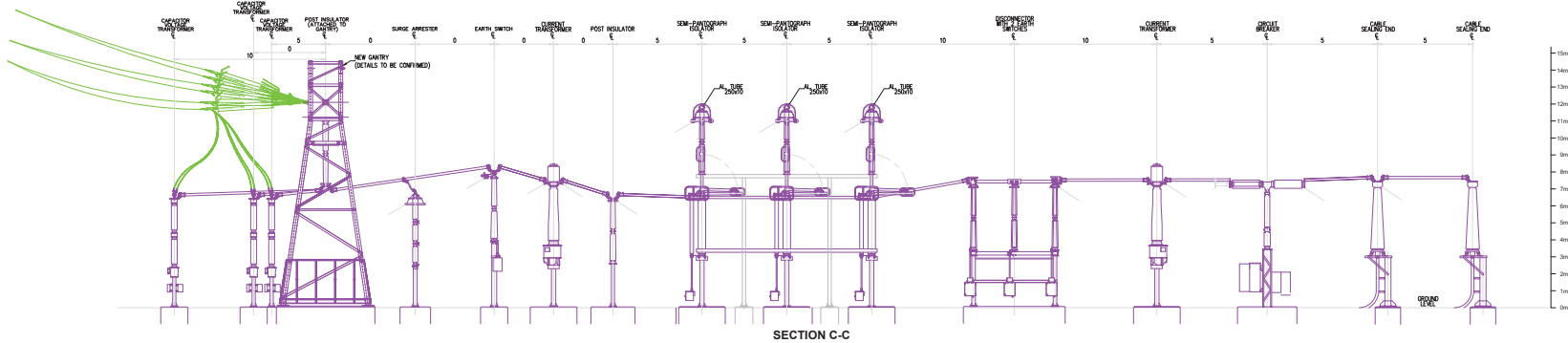
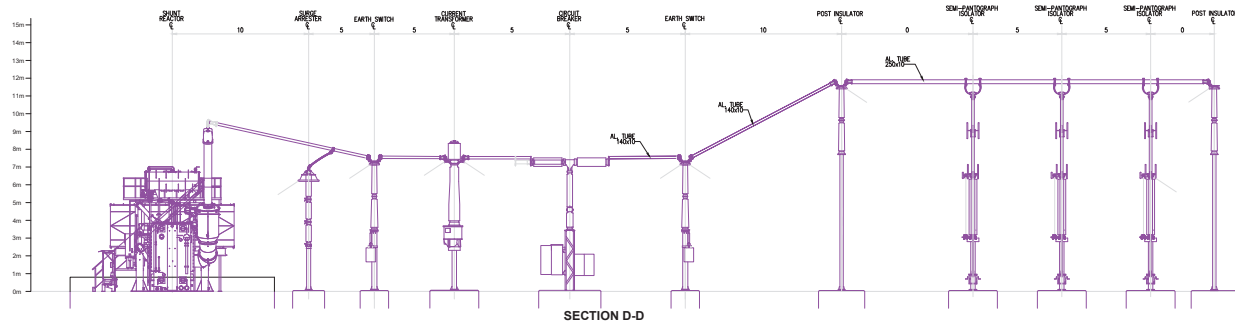
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**SITE LOCATION PLAN (TCPA)**

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PTC1/PTNO - TRAWSFYNYDD			
<b>Drawing Reference</b>			
PTNO-WSP-SS51-C00484-DRW-CP-000002			
<b>Scale</b>	<b>Sheet Size</b>	<b>Sheet</b>	<b>Issue</b>
1:2,500	A1	SHEET 1 OF 1	1



- Legend**
- APPLICATION SITE BOUNDARY
  - PROPOSED ABOVE GROUND EQUIPMENT
  - EXISTING TRANSMISSION SUBSTATION
  - WORKS TO BE CARRIED OUT UNDER SECTION 37 AGREEMENT
  - PROPOSED OIL SUPPLY
  - PROPOSED WATER SUPPLY
  - PROPOSED VEHICLE BARRIER
  - PROPOSED ROAD REALIGNMENT WORKS
  - PROPOSED PLANT FOUNDATIONS



**Notes**  
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001	12/09/23	FIRST ISSUE			
Issue	Date	Remarks	Drawn	Checked	Approved

**Title**  
TRAWSFYNYDD  
EXISTING AND PROPOSED ELEVATIONS  
(FOR TCPA)

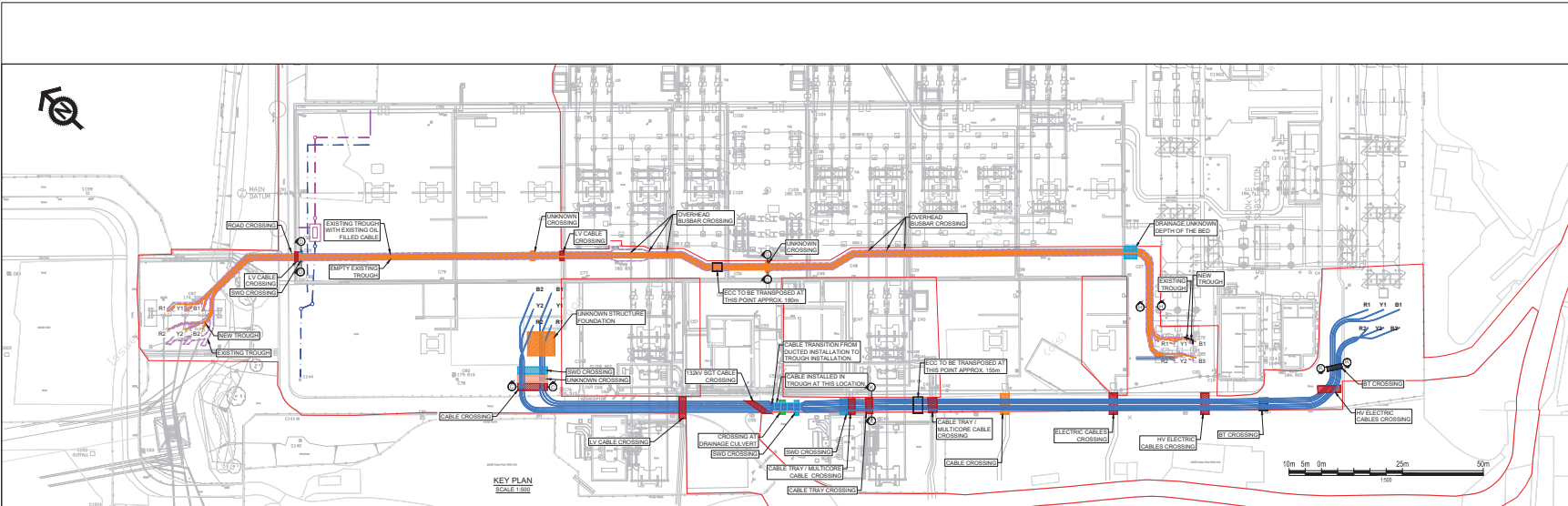
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PTC1 | FTND - TRAWSFYNYDD

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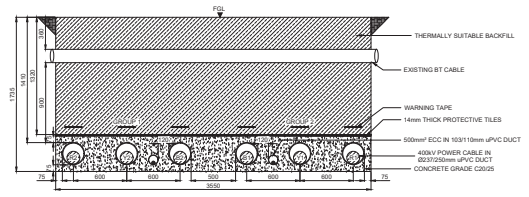
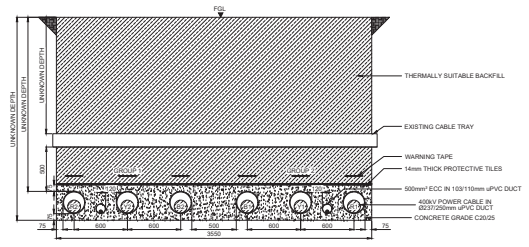
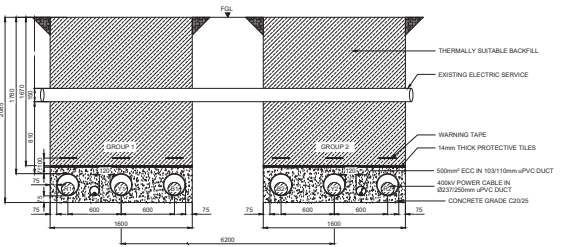




- Legend**
- APPLICATION SITE BOUNDARY
  - EXISTING TRANSFYNYDD SUBSTATION
  - EXISTING UNDERGROUND A26V CABLE TROUGH
  - PROPOSED UNDERGROUND A26V CABLE ROUTES
  - PROPOSED UNDERGROUND 400V CABLE ROUTES
  - PROPOSED OIL SUPPLY
  - PROPOSED WATER SUPPLY
  - PROPOSED VEHICLE BARRIER
  - PROPOSED ROAD REALIGNMENT WORKS
  - PROPOSED PLANT FOUNDATION
  - EXISTING PENTR-TRANSFYNYDD 400V CABLE CIRCUIT
  - PROPOSED ROAD CROSSING
  - PROPOSED SWB BEAMER CROSSING
  - PROPOSED HV ELECTRIC CABLE CROSSING
  - PROPOSED UNKNOWN SERVICE CROSSING
  - PROPOSED BANK OF CABLE CROSSING
  - PROPOSED DRAINAGE CULVERT CROSSING

**GENERAL NOTES:**

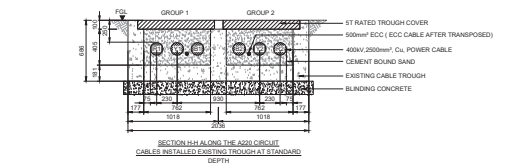
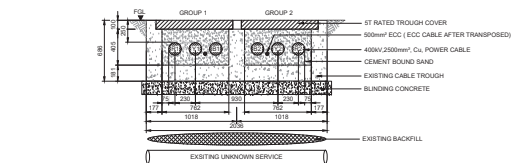
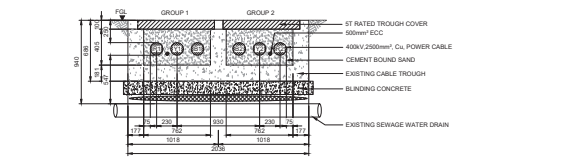
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- ECC IS NOT SHOWN FOR CLARITY.



SECTION C-C ALONG THE A26V CIRCUIT  
CABLE INSTALLATION AT EXISTING ELECTRIC CROSSING  
SCALE

SECTION K-K ALONG THE A26V CIRCUIT  
CABLE INSTALLATION AT EXISTING CABLE TRAY CROSSING  
SCALE

SECTION R-R ALONG THE A26V CIRCUIT  
CABLE INSTALLATION AT EXISTING BT CABLE CROSSING  
SCALE



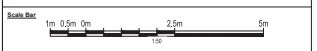
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CABLES INSTALLED EXISTING TROUGH AT SEWERAGE WATER DRAIN CROSSING  
SCALE

SECTION G-G ALONG THE A26V CIRCUIT  
CABLES INSTALLED EXISTING TROUGH AT UNKNOWN SERVICE CROSSING  
SCALE

SECTION H-H ALONG THE A26V CIRCUIT  
CABLES INSTALLED EXISTING TROUGH AT STANDARD DEPTH  
SCALE

**Notes**

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NO	DATE	REVISION	BY	CHKD	APPD
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**Title**

TRANSFYNYDD  
PROPOSED UNDERGROUND WORKS CROSS SECTIONS  
(FOR TCPA)

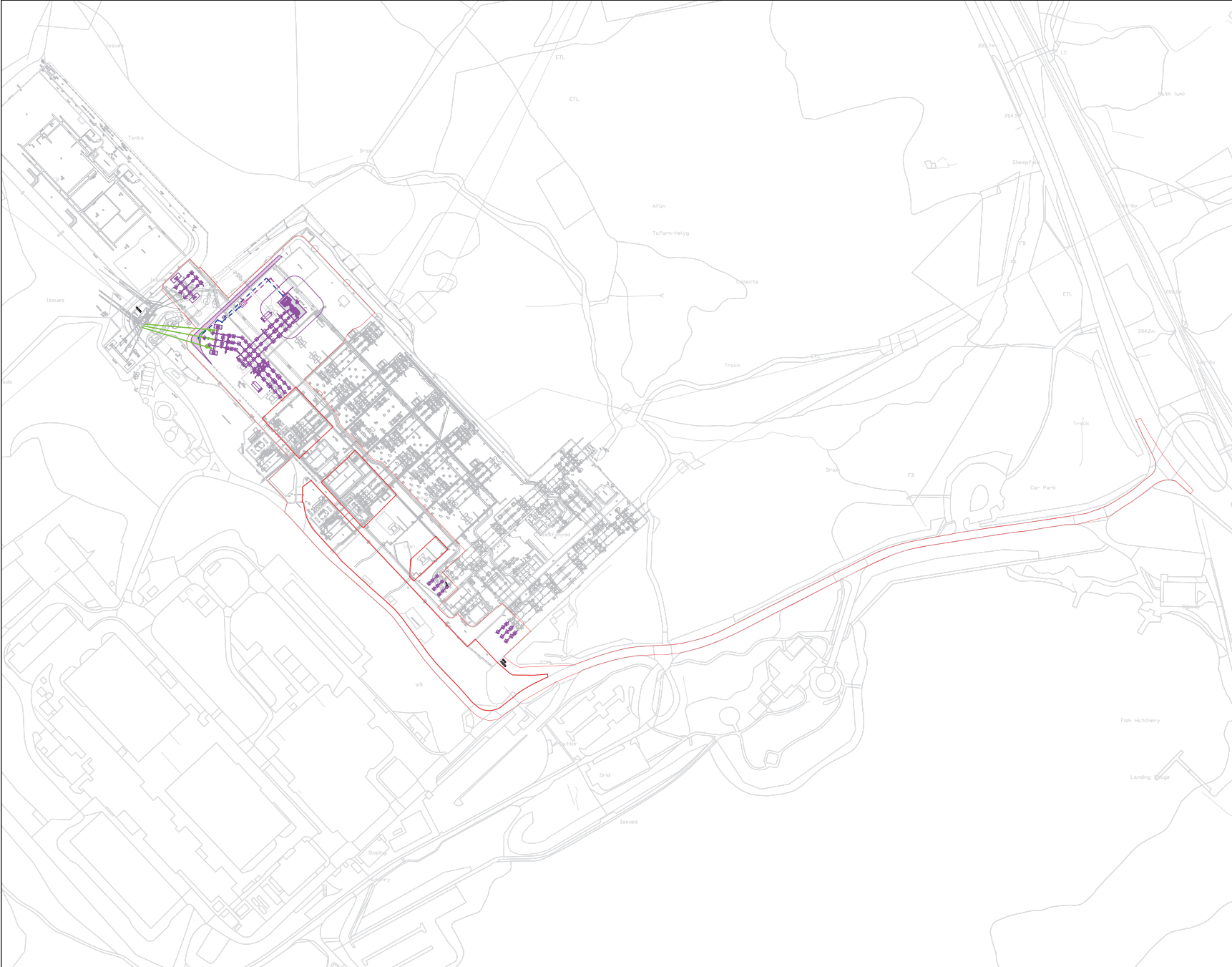
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Drawing Reference: FTND-WSP-BSS1-C0448-DRW-CR-000007

Scale: 1:50

Sheet No.	Sheet	Total
40	SHEET 1 OF 1	1



**Legend**

- APPLICATION SITE BOUNDARY
- PROPOSED ABOVE GROUND EQUIPMENT
- WORKS TO BE CARRIED OUT UNDER SECTION 37 AGREEMENT
- EXISTING TRAWSPFYNYDD SUBSTATION
- - - PROPOSED OIL SUPPLY
- - - PROPOSED WATER SUPPLY
- - - PROPOSED VEHICLE BARRIER
- PROPOSED ROAD REALIGNMENT WORKS
- PROPOSED PLANT FOUNDATIONS

**Notes**

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**Scale Bar**

20m 10m 0m 50m 100m  
1:1000

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001	12/09/23	FIRST ISSUE			
Issue	Date	Remarks	Drawn	Checked	Approved

**Title**

TRAWSPFYNYDD  
PROPOSED WORKS ABOVE GROUND  
(FOR TCPA)

**nationalgrid**

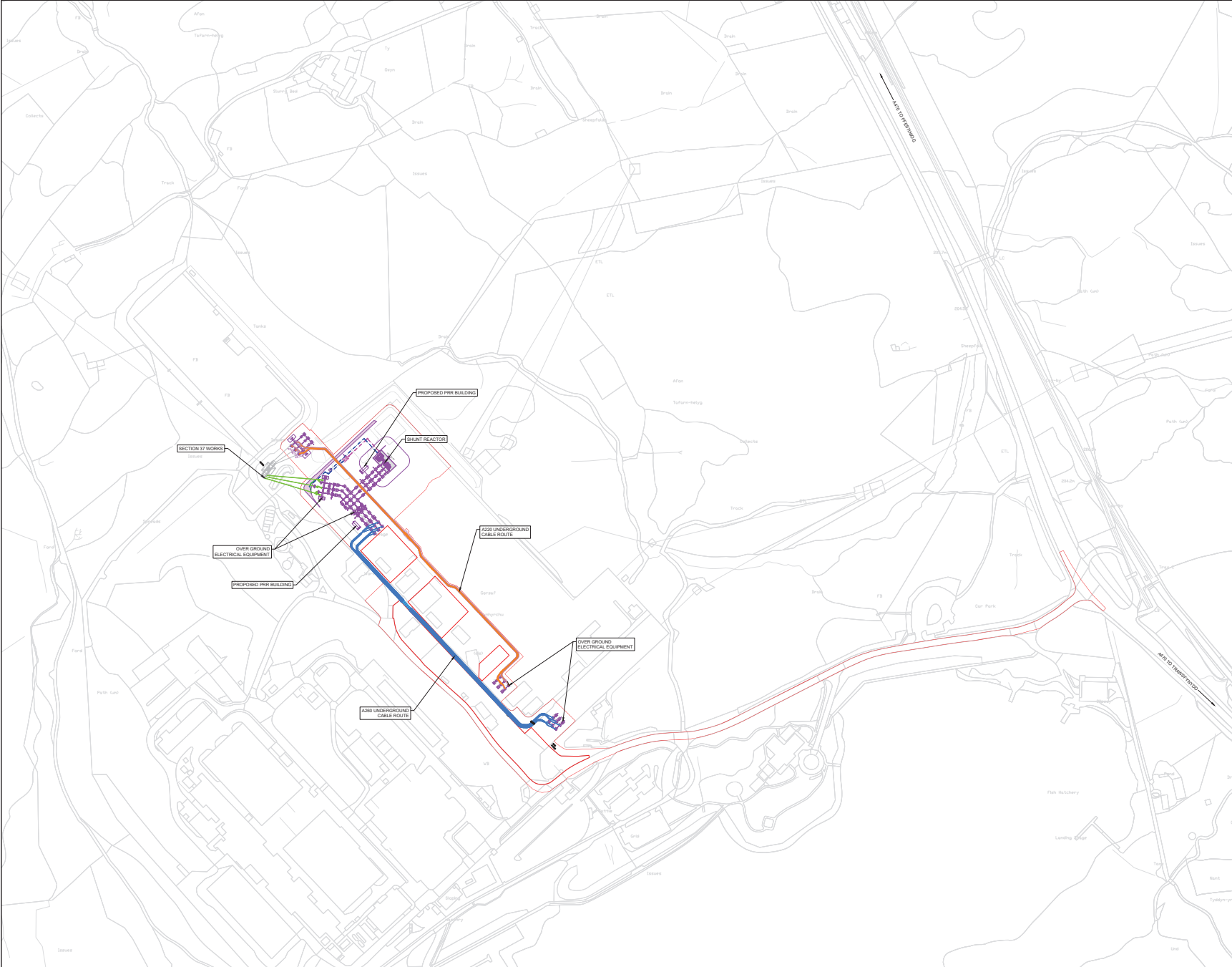
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PFC1 | FTND - TRAWSPFYNYDD

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- Legend**
- APPLICATION SITE BOUNDARY
  - PROPOSED ABOVE GROUND EQUIPMENT
  - WORKS TO BE CARRIED OUT UNDER SECTION 37 AGREEMENT
  - EXISTING TRAWSPYNYDD SUBSTATION
  - EXISTING UNDERGROUND A220 CABLE TROUGH
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  - PROPOSED UNDERGROUND A300 CABLE ROUTES
  - PROPOSED DL SUPPLY
  - PROPOSED WATER SUPPLY
  - PROPOSED VEHICLE BARRIER
  - PROPOSED ROAD REALIGNMENT WORKS
  - PROPOSED PLANT FOUNDATIONS

**Notes**  
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NO	120625	FIRST ISSUE	DR	MT	RW
Issue	Date	Remarks	Drawn	Checked	Approved

**Title**  
 TRAWSPYNYDD  
 PROPOSED OVERALL LAYOUT  
 (FOR TCPA)



**Figure Number**  
 PFC1 | FTND - TRAWSPYNYDD

**Drawing Reference**  
 FTND-WSP-BSS1-C04484-SRW-CP-000004

Scale	Sheet Size	Sheet	Sheet
1:1250	A3	SHEET 1 OF 1	1

**Rhif cais NP5/73/287V / Application No.**





**PLANNING AND ACCESS COMMITTEE**  
**24 JUNE 2026**

**SECTION 106 AGREEMENTS**

**SNOWDONIA NATIONAL PARK AUTHORITY  
PLANNING AND ACCESS COMMITTEE 24 JUNE 2026**

**SECTION 106 AGREEMENTS**

<b>Rhif</b>	<b>Application No.</b>	<b>Date application was received</b>	<b>Location</b>	<b>Development</b>	<b>Present Position</b>
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)	Applicants in the process of selling their property so that they can pay the commuted sum
2.	NP4/32/L205A	15/12/2025	Former Primary School, Trefriw. LL27 0RX	Conversion of former primary school into a single dwelling (C3 use class)	Draft agreement sent 18/5/2026
3.	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).	Applicants in the process of purchasing the property they rent so that only they will need to sign the agreement.

Number of applications on committee list 13 May 2026 = 2

**APPLICATIONS SUBJECT TO A SECTION 106 AGREEMENT AND WHICH HAVE BEEN COMPLETED SINCE  
PLANNING & ACCESS COMMITTEE 13 MAY 2026**

<b>Application No.</b>	<b>Location</b>	<b>Development</b>

**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 13 MAY 2026**

<b>Application No.</b>	<b>Location</b>	<b>Development</b>



**PLANNING AND ACCESS COMMITTEE**

**24 JUNE 2026**

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

**SNOWDONIA NATIONAL PARK AUTHORITY**

**PLANNING AND ACCESS COMMITTEE 24 JUNE 2026  
OUTSTANDING APPLICATIONS WHERE MORE THAN 13 WEEKS HAVE ELAPSED**

**Awaiting Ecology Information / Response / Resolutions**

NP2/11/679H	30/09/25	Cae Du Camping Site, Beddgelert. LL55 4NE.	Enhancement to tourist accommodation and facilities through creation of additional touring/camping pitches, erection of new toilet blocks, and improvements to landscaping and biodiversity enhancement together with associated works
NP4/11/45G	26/02/26	Nant Bwlch Yr Haearn Outdoor Education Centre, Trefriw. LL27 0JB	Installation of solar panels on roof,
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**

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.
NP5/50/LB59F	29/08/25	14 Glandyfi Terrace, Aberdyfi. LL35 0EB	Listed Building Consent to replace existing dormer windows, internal alterations, removal of existing rear structure, and replace with new single and two storey extensions.
NP5/53/T154N	17/06/24	National Westminster Bank Buildings, 44-46 High Street, Bala. LL23 7NE	Change of use of the ground floor from A2 use (Financial and professional services) to A1 use (Retail shops and stores), omit the previously consented semi-detached dwellings (2) and omit the previously consented single storey extension to the rear of the existing building.
NP5/56/153D	13/11/24	Dyfi Bike Park, Pantperthog. SY20 9AS	Retrospective application for the construction of café/admin block, erection of uplift shelter, additional tracks and associated jumps and amendments to opening hours,
NP5/56/153E	12/02/25	Dyfi Bike Park, Pantperthog. SY20 9AS	Re-instatement of track and extension to existing site boundary
NP5/57/494W	10/11/25	Coleg Meirion Dwyfor, Ffordd Ty'n y Coed, Dolgellau. LL40 2SW	Construction of a educational building and associated development, including access tracks and walkways, solar PV panels, external plant including air-source heat pumps, retaining walls, drainage, an allotment area and landscaping,
NP5/58/227E	23/10/24	Tan-y-Foel, Dyffryn Ardudwy.	Erection of 3 detached dwellings (1 affordable and 2 open market), Land adjoining
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/T187B	05/11/25	The Drum House, Croesor. LL48 6SP	Conversion of building to a self-catering holiday let (C6 Use) as part of a rural enterprise scheme together with the insertion of solar panels, and installation of new septic tank.
NP5/71/LB272M	27/02/25	Ty'n-y-Ffridd, Llanuwchllyn. LL23 7UN	Discharge Condition 9 (Ventilation fans) attached to Planning Consent NP5/71/LB272J dated 29/01/2024
NP5/73/LB27S	24/11/25	The Grapes Hotel, Maentwrog. LL41 4HN	Change of use of land to create additional car parking area, together with a new vehicular entrance from the existing car park and relocation of existing bins compound,
NP5/73/LB27T	24/11/25	The Grapes Hotel, Maentwrog. LL41 4HN	Listed Building Consent for formation of car park, together with the formation of a new vehicular entrance in the boundary wall of the existing car park,
NP5/73/440	05/09/25	Land opposite 1 & 2 Cefn Lllys, Gellilydan.	LL41 4ED Outline application for the erection of a single detached dwelling (open market dwelling) with all matters reserved,

#### Awaiting Amended Plans

NP2/11/53A	22/08/25	Eryri National Park Authority Car Park, Pont Bethania, Nant Gwynant.	Installation of package treatment plant, campervan cartridge disposal tank, construction of gabion retaining walls and associated works
NP4/13/258A	04/04/25	Land at Coed Bryn Engan, Capel Curig. LL24 0ES	Installation of a 27.5m high lattice tower to be finished with a non-reflective matt green (RAL6009) installed on a 3000 x 2500mm concrete base, 9 no. antennas, 2 no. Å600mm transmission dishes and associated ancillary development including installation of ground equipment which includes 1. no meter cabinet, 1 no. generator, 1 no. viper cabinet, 1 no. M35 cabinet, 1 no. primary AIRO with IP rated sub-enclosure cabinet, 1 no. MK4 link AC cabinet, 1 no. Ericsson 6130 cabinet, 1 no. PSC cabinet, 3 no. GPS nodes and access track.

#### Awaiting Response from Consultee's on recent submitted details

NP2/11/31P	10/07/25	Forest Holidays Campsite, Beddgelert. LL55 4UU	Replacement of 85 caravan and camping pitches with 22 year-round, self-contained, self-catering holiday cabins. Erection of a new reception and café building, provision of ancillary facilities, landscape planting and biodiversity enhancement.
NP2/16/472	30/01/26	Aberdunant Hall Holiday Park, Prenteg. LL49 9SR	Erection of a new wellness building, and minor amendments to an existing access
NP3/15/246	02/10/25	Barn adjacent to 1 Mur Mawr, Llanberis, LL55 4TG	Conversion and alteration works to an existing outbuilding in order to form new self-contained holiday accommodation (falling under Use Class 6)
NP4/11/73H	19/12/24	Gwydyr Hotel, Betws y Coed. LL24 0AB	Retrospective application for erection of detached summer house, new landscaping and re-surfacing of parking area.
NP4/11/AD383H	20/02/26	Alpine Coffee Shop, Station Approach, Betws y Coed. LL24 0AE	Advertisement Consent to display non-illuminated external signage.
NP4/11/383G	24/02/26	Alpine Coffee Shop, Station Approach, Betws y Coed. LL24 0AE	New shop front.
NP4/26/348A	23/12/25	Land adjoining A470, near Hendre Wen, Llanrwst.	Proposed cattle and manure store & associated works.
NP5/50/LB59G	29/08/25	Replacement of existing dormer windows,	14 Glandyfi Terrace, Aberdyfi, LL35 0EB

NP5/53/576D	18/12/25	Land at Bala.	Discharge Conditions 2 (Planned improvements to Bala Wastewater Treatment Works), 7 (CEMP / Method Statement), 11 (Construction Traffic Management Plan), 12 (Scheme of remediation in relation to highway work) & 15 (Detailed lighting plan) attached to Planning Permission NP5/53/576B dated 03/09/2025
NP5/57/LB406B	23/12/25	Bryn Mair, Dolgellau. LL40 1SR	Conversion of outbuilding into annexe accommodation in connection with the Bed and Breakfast use, internal and external alterations and the installation of an air source heat pump, engineering works to the vehicular access, including resurfacing (AMENDED PLANS RECEIVED).
NP5/58/629A	26/02/26	Land between Plas Meini & Swyn y Môr, Dyffryn Ardudwy. LL42 2BH	Outline Application for the erection of 3 dwellings with integral garages (2 open market and 1 affordable), and formation of new vehicular access on to the A496
NP5/62/LB297B	05/10/22	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.
NP5/67/352	07/08/25	Coed y Fedw, Abergynolwyn.	Vehicular access to public highway and construction of access track for forestry purposes.
NP5/70/6H	19/12/25	Maesyfallen, Rhosygwalliau. LL23 7EY	Construction of an agricultural storage building
NP5/71/83C	23/01/26	Y Bryn, Cynllwyd, Llanuwchllyn. LL23 7DE	Construction of cattle and feeding store with underground slurry store.
NP5/71/140A	22/12/25	Weirglodd Ddu, Llanuwchllyn. LL23 7SU	Conversion of outbuilding to form annexe accommodation and installation of package treatment plant
NP5/71/145B	14/01/26	Craig-y-Tan, Llanuwchllyn. LL23 7TA	Construction of rural enterprise dwelling.
NP5/73/LB74W	17/02/26	Plas Dol-y-Moch, Maentwrog. LL41 3YT	Listed Building Consent for the erection of single storey infill extension within existing kitchen wing courtyard along with minor alterations, and minor alterations to internal arrangement of dormitory and bathroom facilities on upper floors.
NP5/73/LB74X	17/02/26	Plas Dol-y-Moch, Maentwrog. LL41 3YT	Erection of single storey infill extension within existing kitchen wing courtyard and minor alterations.

#### **Holding On To Whilst Processing Planning Application.**

NP5/57/LB406A	18/08/25	Bryn Mair, Dolgellau. LL40 1SR	Listed Building Consent to convert the outbuilding into an annexe accommodation in connection with the Bed and Breakfast use, internal and external alterations and the installation of an air-source heat pump
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#### **Awaiting Applicants Response to S.106 Request Letter**

NP4/12/228C	01/10/24	Ysgol Tal-y-Bont, Tal-y-Bont. LL32 8QF	Demolition of former classroom cabin and conversion of former school and headmaster's lodge into two dwellings and new double garage / workshop (Repeat Application).
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#### **Awaiting Response Re Affordable Housing**

NP5/55/60L	14/11/25	Land at Ffordd-y-Felin, Brynchrug. LL36 9NT	Residential development (comprising 8 open market dwellings and 4 affordable dwellings) and associated development, including open space, parking, access and drainage infrastructure (amended plans & supporting Information).
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Total applications on list = 40

Total applications on list Committee 13 May 2026 = 36



**PLANNING AND ACCESS COMMITTEE**  
**24 JUNE 20026**

**DELEGATED DECISIONS**

**SNOWDONIA NATIONAL PARK AUTHORITY**

**PLANNING AND ACCESS COMMITTEE 24 JUNE 2026**

**DELEGATED DECISIONS**

**Applications Approved**

	<b>Application No.</b>	<b>Proposed</b>	<b>Location</b>	<b>Decision Date</b>	<b>Case Officer</b>
1.	NP4/11/398E	Variation of Condition 6 (Works to A5 Trunk Road) attached to Planning Consent NP4/11/398 dated 17/01/2022	Land to rear of Medical Surgery, Betws-y-Coed. LL24 0BP	28/04/26	Mr. Dafydd Thomas
2.	NP4/26/334D	Extension to existing agricultural outbuildings	Moel-yr-lwrch Uchaf, Nebo, Llanrwst. LL26 0TF	23/04/26	Mr. Dafydd Thomas
3.	NP4/32/371A	Mass concrete slurry store and roof over	Tan-yr-Eglwys, Llanrhychwyn. LL27 0YJ	27/04/26	Mr. Dafydd Thomas
4.	NP5/50/743A	Discharge Conditions 5 (Details of the finish of the proposed driveway area and hardstanding) & 6 (External lighting details) attached to Planning Consent NP5/50/743 dated 29/07/2023 Braich Gwyn, Aberdyfi. LL35 0RD	Braich Gwyn, Aberdyfi. LL35 0RD	23/04/26	Mr David Jones
5.	NP5/50/L435B	Replacement window	Flat 1, Bryntegwel, Balkan Hill, Aberdyfi. LL35 0NH	21/04/26	Mr David Jones
6.	NP5/52/LU212B	Certificate of Lawfulness of Use or Development (Existing) for the use of the building as an independent dwellinghouse (Use Class C3) and dwellinghouse other than as sole or main residence (Use Class C5) in contravention of Condition 4 attached to Planning Permission NP5/52/212A dated 19/06/1997	The Barn, Y Waen, Islawr'dref, Dolgellau. LL40 1TS	20/04/26	Mr David Jones
7.	NP5/53/106S	Commercial development comprising B2 and B8 uses inclusive of a) Storage Facility b) External Storage/Service Yard c) proposed access road and car parking; and d) boundary treatments and soft landscaping.	Plot C1, Bala Enterprise Park, Bala. LL23 7NL	30/04/26	Mr Ben Jones

8.	NP5/54/459B	Discharge Conditions 3 (Specification for archaeological work), 14 (Ecological Clerk of Works details) & 15 (Method statement for the restoration of ground disturbed by the development) attached to Planning Permission NP5/54/459A dated 10/06/2024	Cefn Ceunant Isaf Forest, Brithdir.	05/05/26	Mr Ben Jones
9.	NP5/59/644E	Installation of 2 no. replacement antenna and ancillary radio equipment at the existing lattice mast and the installation of 1 no. GPS Module, and 1 no. replacement equipment cabinet within compound along with ancillary development	Llety Fadog, Llan Ffestiniog. LL41 4PS	20/04/26	Mr Aled Lloyd
10.	NP5/61/678B	Erection of slate roofed front porch, rear veranda & 1.7m high stone wall between the dwelling and the existing side boundary	17 Parc Bron-y-Graig, Harlech. LL46 2SR	28/04/26	Mr Aled Lloyd
11.	NP5/71/L277B	Retrospective application for installation of boiler flue and replacement cladding [AMENDED FLUE]	2 Pont Afon Fechan, Llanuwchllyn. LL23 7DE	23/04/26	Mr. Gavin Roberts
12.	NP5/73/444A	Pitched roof extension replacing existing flat roof extension	The Old Tannery, Maentwrog. LL41 4HU	01/05/26	Mr Ben Jones
13.	NP5/74/5D	Replacement windows and new external emergency exit doors, installation of air source heat pump, and external lighting	Ormiston Forge Mountain Centre, Dinas Mawddwy. SY20 9LU	28/04/26	Mr Ben Jones
14.	NP5/75/68E	Discharge Condition 7 (Stone sample) attached to Planning Permission NP5/75/68B dated 21/12/2023	Land opposite Maesteg, Pennal. SY20 9DL	28/04/26	Mr David Jones

### Applications Refused

	App No.	Proposed	Location	Reason for Refusal	Case Officer
1.	NP2/11/LU111E	Certificate of Existing Lawful Use or Development for the stationing of three mobile units.	Land opposite Bistro Hebog, Caernarfon Road, Beddgelert	04/06/26 The structures, by reason of their degree of permanence, constitute operational development.	Mrs Alys Tatum
2.	NP5/58/100F	Conversion of redundant outbuilding to a self-catering holiday let (Use Class C6) and associated external alterations	Coed y Bachau, Dyffryn Ardudwy. LL44 2EP	22/04/26 Oherwydd bod yr ymgeisydd wedi methu â dangos y byddai'r trawsnewidiad a'r newid defnydd arfaethedig o'r adeilad allanol yn rhan o gynllun menter wledig presennol, mae'r cais hwn yn gwrthdaro â pholisïau C, 9 a CCA 8 y Cynllun Datblygu Lleol.	Mr Aled Lloyd