ERYRI NATIONAL PARK AUTHORITY

CONSULTATION REPORT:

CONSERVATION AREAS FIT FOR THE 21ST CENTURY

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1 BACKGROUND

The Policy Context

1.1 The National Park purposes provide a clear statement of the statutory responsibilities and role of National Park Authorities. These are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of the area,
- To promote opportunities for the understanding and enjoyment of the 'Special Qualities' of the area, by the public.

In addition to these purposes, the Authority has a duty in taking forward these purposes to:

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

1.2 As stated, conservation and enhancement of the cultural heritage is a factor of primary importance when considering development within or adjacent to these special areas. Established within the primary legislation the Planning (Listed Buildings and Conservation Areas) Act 1990, and as amended by the Historic Environment (Wales) Act 2016, the designation of a Conservation Area and the conservation and enhancement of the special architectural and/or historic interest is the responsibility of the Local Planning Authority.

1.3 Eryri has 14 Conservation Areas, designated for their special architectural or historic interest and home to a large proportion of the National Park's 1900 listed buildings.

Conservation Areas	Year of Designation
Aberdyfi	1979
Abergwyngregyn	1978
Bala	1971
Beddgelert	1974
Betws y Coed	1974
Cymmer Abbey (near Llanelltyd)	1992
Dolbenmaen	1989
Dolgellau	1978
Harlech	1979
Llanllechid	1977
Maentwrog	1975
Nantmor	1974
Nant Peris	1974
Pandy'r Odyn	1974

1.4 The Authority is committed to ensuring that Conservation Areas are protected from inappropriate development and that where possible the area and setting are enhanced. However, two of the major challenges facing our Conservation Areas today are the Climate Change Agenda and the lack of understanding the function and significance of the buildings within these designated areas.

1.5 Regarding the Climate Change agenda, much of the building stock in these

Conservation Areas are traditional buildings which are identified as not very energy efficient. Energy efficiency may be further constrained by the additional planning regulatory requirements relating to home improvements such as solar panels and double-glazing. These additional constraints can lead to confusion among property owners regarding improving the efficiency of properties, which can lead to no action or inappropriate action being taken. It can also lead to inconsistent advice from officers. Local builders may occasionally also make inappropriate home improvements that can have an adverse effect on the Conservation Areas but can also make a building more inefficient.

1.6 A conservation area appraisal is the foundation for positive management of these areas to ensure appropriate as well as sustainable development. However, due to resourcing issues, appraisals and conservation management plans for these areas have not be produced since their designation.

The need for the Conservation Area Appraisals and Management Plans

1.7 In establishing an ambitious and long-term programme of sensitively enhancing the Conservation Areas by offering advice and grant funding with regard to actions that would contribute to the statutory function of both protecting and enhancing the Conservation Areas, but also with regards to making them more energy efficient, would require the appraisal of each of the Conservation Areas which would include (in addition to the general objective of preserving and enhancing) the objective of making specific recommendations on the potential for energy efficiency improvements. These Appraisals would lead to a Conservation Management Plan for each Conservation Area which would include specific recommendations, some of which would relate to energy efficiency.

1.8 To secure sustainability and decarbonisation for the future of Eryri National Park's Conservation Areas, the key output is the appraisal of the 14 Conservation Areas, and subsequently the creation of 14 Conservation Management Plans with recommendations for action in terms of maintenance, repair, and energy efficiency retrofitting.

Key Objectives and Structure of the Appraisals and Management Plans

1.9 A multi-disciplinary appraisal of the Historic Character and Interest for each of the 14 Conservation Areas. These disciplines would include architecture, archaeology, history and local history studies, environmental features and may be best produced through a consortium. This assessment should follow Cadw's criteria of assessing significance in terms of Evidential Value, Aesthetic Value, Historic Value and Communal Value with a hierarchy of significance established for the different/comprising features.

1.10 Community Involvement: Public engagement with each of the Conservation Areas local communities to promote understanding the designation, to gain local knowledge, and secure local ownership of the Conservation Management Plans.

1.11 The objective of the Conservation Management Plans is to understand and articulate in a clear manner why the area is significant and what features within the area contribute to its significance, and which do not, conveyed succinctly and that is accessible to all users in both the Welsh and English language. Communities and developers should be alerted to the cumulative effects of minor change on an area's character and how they can contribute to maintaining and enhancing that character through development that is both appropriate and sustainable.

1.12 Provide detailed advice and guidance regarding the importance and methods of repair and maintenance of the traditional and listed buildings within the Conservation Areas, including information regarding energy efficiency retrofitting. This will highlight and inform the functional differences between modern, new buildings and traditional, historic buildings.

1.13 Develop a SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis of each Conservation Area with recommendations informing an Action Plan to be included within the Management Plan for the second phase of the project.

2 PUBLIC CONSULTATION

2.1 To ensure success for the project, input from local communities is key due to their local knowledge and understanding of the areas and their history. The aim of the community consultation programme was therefore be to:

- Engage with the local community to understand and appreciate the historic significance of the built environment to these communities
- Gain an understanding of what are the current local issues, particularly in relation to climate change
- Discuss the development and impact of Conservation Management Plans
- Develop an increased awareness of the importance and benefits of Conservation Area designation to local communities.

2.2 With the project starting in September 2021, on October 7th, 2021, correspondence was sent to all relevant Community Councils informing them of the project and asking to attend their Community Council Meetings to workshop and inform the Appraisals and Managements. As part of the Chambers Conservation Team, a Community Liaison Officer was appointed in facilitating these workshops, which took place between November 9th, 2021 and March 3rd, 2022. However not all relevant Community Councils responded, possibly due to the timetable of the project.

2.3 A draft version of the Appraisals and Management Plans was discussed with Member in Members Working Group on June 29th, 2022, with draft versions approved for public consultation by the Authority's Planning and Access Committee on September 7th, 2022. The draft documents were prepared by experts in the field of Sustainable Building Conservation who have a background in drafting Conservation Area Appraisals and Management Plans along in consultation with officers from the Authority, such as the Development Management Department and Conservation, Woodlands and Agriculture Department.

2.4 The approved draft documents were the subject of a 6 week public consultation between the September 30th 2022 and 11th November 2022.

2.5 Details of the public consultation were available on the Authority's website, and emails/letters were sent to all Councillors, Community Councils, and those on the Authority's Contact Database. Hard copies of the documents were also available to view at the National Park Office in Penrhyndeudraeth.

2.6 Interested parties were informed to respond to the consultation through submitting comments by emailing CAfit4C21@Eryri.gov.wales or by post to the Authority's Office address in Penrhyndeudraeth.

2.7 A total of 72 comments were received.

2.8 Appendix 1(a) of this report, summarises the comments received, the Authority's response to the comments and, where appropriate, recommends any changes required to the relevant documents.

2.9 Appendix 1(b) of this report includes an Assessment of the Impact on the Characteristics of Equality, the Welsh Language and Socio-Economic Disadvantage.

Appendix 1(a): Conservation Areas Project: Summary of Comments Received and Officer's Response and Changes

Resp ID	Rep ID	Organisation	Document	Page No.	Para No.	Officer Summary	Officer Response	Changes Proposed
001	001		Harlech	6	1.2.3	Grammatical Error: slit and sandy beds (silt)	Noted and will be amended	*'…silt and sandy beds..'*
001	002		Harlech	7		Grammatical Error: under photo Pentre'R Efail (Pentre'r Efail)	Noted and will be amended	*'Pentre'r Efail'*
001	003		Harlech	7	1.2.4	Grammatical Error: St David's Golf Course (Royal St David's Golf Course)	Noted and will be amended	*'…Royal St David's Golf Course…'*
001	004		Harlech	11	3.1.4	Grammatical Error: roman (Roman)	Noted and will be amended	*'…Roman…'*
001	005		Harlech	12	3.1.10	Grammatical Error: The David's Golf Club (The Royal St David's Golf Club)	Noted and will be amended	*'…Royal St David's Golf Course…'*
001	006		Harlech	13	4.1.2	Grammatical Error: Pentre'R Efail (Pentre'r Efail)	Noted and will be amended	*'Pentre'r Efail'*
001	007		Harlech	19	5.3.6	Externally they are pebbledashed windows?	Has been reviewed and will be amended	*'Externally, they are pebbledashed and windows have been replaced in UPVC.'*
001	008		Harlech	19	5.3.6	Grammatical Error: Ty Eiddew (Ty'r Eiddew)	Noted and will be amended	*'…Ty'r Eiddew…'*
001	009		Harlech	22	5.3.24	The stonework of the building is for articulated than the ?	Grammatical error and will be amended to reflect the wording in the Welsh version.	*'Its stonework features more joints than that of more traditional buildings, with regular coins to the corners, string courses and arched heads to the windows being prominent features.'*

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001	010		Harlech	38	63	Grammatical Error: Bronheudog (Bronheulog)	Noted and will be amended	*'…Bronheulog…'*
001	011		Harlech	39	99,100, 101,10 3	all say Pen y Graig. This is incorrect. These properties are on Ffordd Uchaf.	Has been reviewed and will be amended	*'99 – Pen-y-Garth, Ffordd Uchaf* 100 – Terrace including Bronwylfa /& Hafod, Ffordd Uchaf 101 - Arfryn, Ffordd Uchaf * 103 – Pencerrig, Ffordd Uchaf **
001	012		Harlech	39	102	is 1-5 Penygraig, Ffordd Uchaf	Has been reviewed and will be amended	*102 – 1-5 Pen y Graig, Ffordd Uchaf **
001	013		Harlech	38	73-81	Grammatical Error: Pentre'R Efail (Pentre'r Efail)	Noted and will be amended	*'Pentre'r Efail'*
001	014		Harlech	39	98	Grammatical Error: Pengraig (Pencraig)	Noted and will be amended	*'98 – Pencraig, Ffordd Uchaf'*
001	015		Harlech	41		Grammatical Error: ty - eiddew (Ty'r Eiddew)	Noted and will be amended	*'…Ty'r Eiddew…'*
001	016		Harlech	42		The photo is of Noddfa not Y Wern	Has been reviewed and will be amended	*'60 Noddfa'*
001	017		Harlech	48		Photo captioned Historic house on Pen y Graig. This historic house is on Ffordd Uchaf not Pen y Graig	Has been reviewed and will be amended	***67** Historic house on Ffordd Isaf.*
001	018		Harlech	38		I was rather surprised that the Old Vicarage on Ffordd Isaf was not included in the Undesignated Assets of Special Local Interest section. It is a significant building and has many noteable features as can be observed in its construction plans which are held in Dolgellau Archives. Bryn Teg which has been	It has been reviewed and will be included on the list of Undesignated Assets of Special Local Interest.	*95 – The Old Vicarage, Ffordd Isaf**

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						recorded, however has been rebuilt fairly recently.		
002	009	Betsi Cadwaladr	Energy Efficiency		1.3.2	Agree that all of the factors listed within this paragraph do have potentially harmful impacts on people's well-being in the context of the aforementioned Wider Determinants of Health. We understand that the Park Authority recognises this in their policies and is already working with relevant partners to address these issues. The overall contribution to mitigating the impacts on Climate Change is another element for consideration in this area of work.	Noted.	No changes proposed.
002	010	Betsi Cadwaladr	Energy Efficiency		3.1.2	Support. Educating proprietors and residents on factors that influence the use of energy in buildings is beneficial and we are aware that work is already underway as described in the Park's Five Year Strategy – Cynllun Eryri and includes the work done by the Dark Skies project officer with the agricultural community as an example upon which further work can build.	Noted.	No changes proposed.
002	011	Betsi Cadwaladr	Energy Efficiency		3.1.4	Support. Educating proprietors and residents on cost effective solutions would be beneficial and work may already be underway.	Noted.	No changes proposed.
002	012	Betsi Cadwaladr	Energy Efficiency		3.1.6	Support. Educating proprietors on cost effective solutions is beneficial. We are aware that the Park Authority is drawing upon the knowledge and expertise available	Noted.	No changes proposed.

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						to them via Natural Resources Wales' Carbon Positive Project and others to shape the narrative around this area of work and continuing to do so will bring benefits over time.		
002	013	Betsi Cadwaladr	Energy Efficiency		7.2	Support. These are useful sections as an individual's health is determined not only by their own behaviours, but also strongly impacted upon through the environment, buildings, street design, natural spaces and social networks, known as the wider determinants of health which are influenced by planning.	Noted.	No changes proposed.
002	001	Betsi Cadwaladr	Introduction		1.2.1	Consider a separate section on the benefits of historic environments on the health and wellbeing of the population and inclusion of the narrative regarding the benefits of green and blue spaces to the physical and mental health and wellbeing of the population. Green and blue spaces benefit both the environment and human health. Protective landscapes are part of local identity and support a sense of belonging and resilience. Evidence demonstrates that improving the infrastructure around walking and cycling can lead to health gains including an increase in physical activity, improved mobility among children, adults and older adults, and improvements in weight status. The Active Travel (Wales) Act and the Placemaking Charter in Wales both strongly advocate and provide the evidence for and design	The importance of these areas have been identified within each individual Appraisal and Management Plan. It is not considered necessary to elaborate on this within these documents further as it would be beyond the remit of the Plans, and are more appropriately subject to LDP assessment, being assessed against the LDP policies.	No changes proposed.

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						guidance for good quality cycle and walking routes which are segregated from traffic, well lit and connect to existing routes and facilities.		
002	002	Betsi Cadwaladr	Introduction		1.2.3	Important to emphasise the value of the Welsh Language as part of Eryri's cultural heritage and history. The need to provide bilingual translations of communication material, signage etc. It is equally about taking every opportunity to actively promote the language, and that this is done in a way that both supports the use/visibility of the language, and benefits the businesses in terms of profile / image / marketability / sustainability. For example, this could include seeking innovative ways of engaging with and educating people of all ages (local and tourists) who do not speak Welsh about the language and Welsh culture, building relationships with local schools, colleges and community groups, utilising information technology in engaging ways etc. It	Agree. To emphasise the importance and value of the Welsh Language as part of Eryri's cultural heritage and Special, the following is proposed in para 1.2.3; 'It is also recognised that, as well as being tangible sources of Snowdonia's cultural heritage and history, the historic assets are also a significant foundation for the prosperity of the economy, employment and tourism within Snowdonia National Park, especially as tourism is one of the main employers. The 'Special Qualities' of the Park are the main attraction, and it is vital to protect and ensure that the Snowdonia National Park Authority continues to consider these	Changes proposed to para 1.2.3 as follows; 'It is also recognised that, as well as being tangible sources of Snowdonia's cultural heritage and history, the historic assets are also a significant foundation for the prosperity of the economy, employment and tourism within Snowdonia National Park, especially as tourism is one of the main employers. The 'Special Qualities' of the Park are the main attraction, and it is vital to protect and ensure that the Snowdonia National Park Authority continues to consider these Special Qualities as a priority. Included in this are also the intangible features of significance, such as the Welsh Language. The Authority is committed to conserving and enhancing the Welsh Language and

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						also relates to positive policies about recruiting and retaining Welsh speaking staff.	Special Qualities as a priority. Included in this are also the intangible features of significance, such as the Welsh Language. The Authority is committed to conserving and enhancing the Welsh Language and the Social and Cultural fabric of communities.'	the Social and Cultural fabric of communities.'
002	003	Betsi Cadwaladr	Introduction		2.1.1	Suggest including something that promotes the opportunities for outdoor activities that are cost free and so important for public to access during the cost of living crisis and to support their physical and mental health & wellbeing. All 14 communities that have been identified to be part of the Conservation Area plan should have access to green spaces and areas for recreation. Public Health recognises that poor quality environments with poorly maintained public spaces and lack of parks and green spaces can have a detrimental effect on the quality of life, and on individual's health and well-being.	The importance of these areas have been identified within each individual Appraisal and Management Plan. It is not considered necessary to elaborate on this within these documents further as it would be beyond the remit of the Plans, and are more appropriately subject to LDP assessment, being assessed against the LDP policies.	No changes proposed.

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002	004	Betsi Cadwaladr	Introduction		2.1.2	Suggest a reference to the wider determinants of health: An individual's health is determined not only by their own behaviours, but also strongly impacted upon through the environment, buildings, street design, natural spaces and social networks. These are known as wider determinants of health, and are influenced by planning. All of the elements referred within wider determinants play a part in determining the health and well-being of the population and therefore are all important in creating healthy places. Substantial health inequalities exist within our communities, and planning and development plays a key role in addressing these inequalities. A development in an area where inequities exist can have a positive influence on addressing some of these, for example through providing new services or facilities, or access to green space or play areas.	It is not considered necessary to elaborate on this within these documents further as it would be beyond the remit of the Plans, and are more appropriately subject to LDP assessment, being assessed against the LDP policies.	No changes proposed.
002	005	Betsi Cadwaladr	Introduction		3.2.4	The importance of outdoor facilities like playing fields, recreation grounds and woodland can provide significant health, and environmental benefits for the community. Suggest that if undertaking any developments within any of the 14 communities listed within the Conservation Area Appraisals and Management Plans that an Open	The importance of these areas have been identified within each individual Appraisal and Management Plan. It is not considered necessary to elaborate on this within these documents further as it would be beyond the remit of the Plans, and are more appropriately subject to LDP assessment,	No changes proposed.

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						Space Assessment plan should be conducted, in order to identify areas of recreational and open space value that require protection.	being assessed against the LDP policies.	
002	006	Betsi Cadwaladr	Introduction			It is important to ensure that planning applications and subsequent advertisements do not contravene Public Health messages to support healthy lifestyles, e.g access to fast food outlets. Increased access to unhealthier food retail outlets is associated with increased weight status and unhealthy eating behaviours among children in low income areas.	It is not considered necessary to elaborate on this within these documents further as it would be beyond the remit of the Plans, and are more appropriately subject to LDP assessment, being assessed against the LDP policies.	No changes proposed.
002	007	Betsi Cadwaladr	Introduction		3.2.12	Welcome the reference on the left to protect trees and woodlands. As a means of responding to climate change, trees can help maintain reasonable local temperatures, improve local air quality in urban areas, and may be useful in reducing surface water runoff. Tree planting can offer shade and can contribute to biodiversity. In addition to their environmental role they can also offer health and well-being benefits, and opportunities for community engagement. Trees may also contribute to a	Noted.	No changes proposed.

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						sense of identity linking people to their local landscape and history supporting wellbeing and resilience.		
003	010	Adra	Bala			Support. Would also welcome expanding the Conservation Area designation to include buildings such as Coleg Y Bala, Ysgol Beuno Sant and other notable buildings, in consultation with building owners of course.	The request to extend the Conservation Area boundary to include Coleg Y Bala and Ysgol Beuno Sant has been considered. Coleg Y Bala and its curtilage already benefit from statutory protection through the building's listed status and are relatively separate from the existing Conservation Area. Ysgol Beuno Sant is a good example of a National School dating from 1873; however, it is physically and visually detached from the Conservation Area and its immediate setting. Extending the Conservation Area boundary to include either property is therefore not considered appropriate. Other notable buildings within the Conservation Area boundary has already been included in section 6.2 Undesignated Historic	No changes proposed

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							Assets of Special Local Interest. No change to the proposed boundary or further changes is recommended.	
003	007	Adra	Conservation Management Appraisals and Management Plans in general			Support. Provides a good understanding of the local area and will be useful to review prior to undertaking any development and retrofitting work on properties within the conservation areas noted.	Noted.	No changes proposed.
003	006	Adra	Energy Efficiency			Support. Advice on Energy Efficiency Measures in Conservation Areas, a Planning & Practical Guide provides practical advice on how to improve energy performance of traditional and locally significant buildings without harming their special character or technical performance. It concentrates on the fabric of the building and provides key considerations for each element i.e. roofing, walls, windows and doors etc. The document also notes	The comments are noted and the support for the guidance is welcomed. The Authority recognises the increasing importance of renewable energy technologies and emerging energy efficiency measures. However, the guidance intentionally uses terms such as *"likely"* and *"unlikely"* when referring to the need for planning permission, as each proposal must be assessed on its individual merits. Consideration will	No change proposed. The current guidance provides an appropriate level of flexibility to reflect the case-by-case assessment required for renewable energy proposals within Conservation Areas.

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						renewables, it would be good if there was more guidance around renewables and new emerging technologies in regard to permitted developments. The current document uses words such as 'likely and unlikely' to require permissions.	depend on a range of factors, including the location of the development, the presence of other designations in addition to Conservation Area status, the scale and nature of the proposal, and the potential impact on heritage significance. Given the wide range of possible technologies and circumstances, together with ongoing changes to national legislation, permitted development rights and planning guidance, it would be neither practical nor appropriate for the document to prescribe every potential scenario. Detailed advice on specific proposals can be obtained from the Authority through the pre-application process.	

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003	001	Adra	Energy Efficiency			Support. Overall, the document provides 'food for thought' and things to consider whilst retrofitting. Combining this document with area-based appraisal and management plan will help Adra when planning our decarbonisation strategy on homes within the SNPA / conservation areas.	Noted.	No changes proposed.
003	002	Adra	Energy Efficiency			Support. Adra believe that these documents highlight the challenge that we are facing as a housing sector when it comes to decarbonise our housing stock. There is a clear skills gap and supply chain issue within Gwynedd specifically around retrofitting traditional / historic buildings. Adra and other key partners are in the process of developing a decarbonisation hub in Penygroes. Our vision is that this hub is utilised to train local contractors, surveyors, installers in the correct retrofitting techniques that are specific for the building. Adra would be more than happy to work with the SNPA on identifying the skills gaps whilst utilising these document s to help source grant funding to support local	Noted.	No changes proposed.

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						communities whilst ensuring a strong foundation economy.		
003	003	Adra	Energy Efficiency			Support. The document provides a good understanding of how traditional building work and the importance of maintenance and undertaking retrofitting measures in the correct way. It also provides further links to other organisations that can help when planning / designing retrofit.	Noted.	No changes proposed.
003	004	Adra	Energy Efficiency			Support. The documents do provide awareness of enhancing energy performance of traditional and historic buildings.	Noted.	No changes proposed.
003	005	Adra	Introduction			Support. The document introduces planning policy and links to various other planning related forums. Adra would welcome the opportunity to be part of any future consultation in relation to the LDP and associated documents.	Noted.	No changes proposed.

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003	008	Adra				Adra would note that the Welsh and English versions should be published at the same time, and the English version should include reference that a Welsh version is available. Any guidance that will be published with the standards should also be available in both Welsh and English at the same time, with all English versions including a statement that they are also available in Welsh. Welsh-speaking communities should be able to receive any retrofit installation information / engagement on decarbonisation in Welsh	All Plans and / or publications will be published in both the Welsh and English languages by the SNPA, in accordance with the Authority's language policy.	No changes proposed.
003	009	Adra				To achieve positive effects on the Welsh language be increased, or negative effects be mitigated? Opportunity to develop Welsh speaking surveyors and contractors given adequate time. Unless the upskilling of the local workforce is done in a timely manner it may lead to an in-direct negative effect on the Welsh language being spoken during our business and liaison with communities as there will be a requirement to bring in labour from further afield i.e. Without the sufficient skills in Wales to decarbonise, it may be that contractors outside the SNPA area fill the space.	A Welsh Language Impact Assessment has been prepared as part of the Conservation Areas Project and is included in Appendix 1(b) of the Consultation Report. Within the remit of Planning Policy and the Local Development Plan, the Authority promotes and encourages the use of the Welsh Language, as well as assessing the impact on the Welsh Language. However, the aim of this project and the production and adoption of these documents is to assist in the upskilling of local people, as well as professionals, including the Authorities' Officers, and as	No changes proposed but will continue to be a priority for the project and the Authority.

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						We must upskill local people and provide traditional buildings retrofitting training in Wales, through the medium of Welsh as well as English.	part of the project has provided traditional buildings retrofitting training in Wales, through the medium of Welsh as well as English.	
004	001		Betws Y Coed			Support. The consultation has been well written and reflects the historic built environment and bio diversity and strengths and weaknesses of the village of Betws Y Coed.	Noted.	No changes proposed.
004	002		Betws Y Coed			Extend the conservation area (area 2) Mill Street approximately 1000meters North in the direction of Gwydr Castle Llanrwst (B5106) to include the Agricultural land and Ancient woodland , protected individual trees and groups of trees adjacent to the Afon Llugwy . (Noted in your report : page 35 map 45) : (Highlighted yellow screenshot map attached) Report (4.3.1) The green space within the conservation area varies from the early setting of St. Michael's church, to more formal landscaped areas of the 19th century and the remaining agricultural areas alongside the Afon Llugwy and Afon	This would represent a substantial extension to the conservation area. The current boundary is quite strict to the settlement boundary on Pentre Felin, which makes sense - to include this area would suggest including other areas to boundaries, especially those above the A5 which have a more direct impact on the character of the conservation area. Whilst we can see some justification, there are areas of similar quality adjoining other boundaries which could (therefore) also be considered and	No changes proposed.

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						Conwy Report :(4.3.4) Alongside the Afon Llugwy, part of the southern bank is within the conservation area, which retains an agricultural character, with a dry stone wall lining the road)	Conservation Areas are usually (if not always) based around defined or settlement boundaries. There is protection conferred by the tree protection orders in place (combination of individual, wood and group designations).	
004	003		Betws Y Coed			Extend the conservation area (area 2) west approx. 1000 meters to include the groups of protected trees and individual trees adjacent to the Afon Llugwy towards the Golf course. (Highlighted yellow screenshot map attached) Noted :Report Page 38 (map 46) (As noted in your report (4.3.4) (4.3.7) 4.3.7 There are a significant number of trees protected by tree preservation orders within the Conservation Area. These are identified on Fig 46 and in section 8. 4.3.8 Other distinctive groups of trees are also shown on plan at Fig 46, these include: • Large trees surrounding the Village Green, including beech and oak.	As per the Officer response to 004/002 this would also represent a substantial extension to the conservation area and the proposed extension includes areas around the water treatment works which is to the (visual) detriment of this area. The trees have protection through group and individual TPOs.	No changes proposed.

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						•Wooded banks on both sides of the Afon Llugwy.		
005	001		Nantmor			There is an intention to remove the rendering that covers the front of the house (residential, private), and also remove the uPVC windows and replace them with wooden ones to match the original form. So I want to ask if there is any money available to help me, maybe from the Park or from any other organisation.	There is currently no funding available for private buildings / properties under the Conservation Areas Project, however, this may be subject to change but is not guaranteed.	No changes proposed.

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006	001		Abergwyngregyn			Would like more emphasis on (1) landscape setting analysis and also (2) to provide an urban designer's type of analysis, to better set out people's experience of the place as they move through it. Reasons are following: a. This is important because it would provide more of a steer to guide future change, as opposed to simply protecting individual buildings per se. b. An understanding of the character of surrounding geology, habitats and landscape qualities, and associated natural processes, and why the valley up river is such a visitor honeypot, would help understand why visitors come to Abergwyngregyn today. Indeed the natural resources are probably more of a draw than the village itself. c. As the planning efforts are rightly to encourage people to park before rather than after the village, it means walkers will walk the length of the village. And an urban designer's type of analysis would consider this experience, considering approaches or gateways, the different character and sense of place in different parts of the village and its legibility, such as what defines the centre of the village, and so on. d. Future developments or public	The comments seeking a more detailed assessment of the landscape setting and a stronger place-based or urban design analysis are noted. Such work may provide a useful framework for guiding future change, reinforcing local character, and informing public realm improvements and development proposals. However, it is not necessary for the purposes of this Conservation Area Appraisal and Management Plan, and would be more appropriately addressed through supplementary design guidance or future place-making initiatives The Conservation Area Appraisal has been prepared in accordance with the methodology and format advocated by Cadw. It is not intended to provide a comprehensive landscape character assessment or detailed urban design study. Matters including geology, habitats, natural processes, visitor patterns, movement through the village, and the evolution of place character are therefore beyond its intended scope and are	No changes proposed

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						works should reinforce the particular valued character in particular parts of the village and accompanying place-based design guidance should inform how the character should evolve and improve over time. e. As an important example, I would have liked to see the approach to the village highlighted, which is really poor at present, and doesn't even have a key view identified (until you get into the enclosed conservation area). First impressions are important but presently the first building as you see immediately before entering the conservation area, is very shoddy and rundown small workshop. This situation has continued for many years, and by the look of the conservation area appraisal, has not really been highlighted as a priority to do anything about. A large bus turning circle also dominates the area immediately before the conservation area starts and there is very little recognition in the approach to highway design for this is a rural village of high amenity and historic value, despite its being the setting or gateway to the village.	addressed only at an appropriate strategic level. The observations concerning movement through the village, including gateways, arrival points, differing character areas, and legibility, are also noted. These considerations again extend beyond the purpose and level of detail of the Appraisal and would be more appropriately explored through separate place-making or design-led initiatives. The influence of the A55 and the surrounding highway environment on the approach to the village is acknowledged. However, this area lies outside the Conservation Area, and its inclusion within the designated boundary would not be justified. The existing Appraisal and Management Plan provide an appropriate basis for considering the setting of the village and opportunities for enhancement. The identification of a specific key view at this location is not considered	

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							appropriate or necessary as the matters raised relate to the wider setting of the village and the general quality of the approach rather than to a single defined view. Accordingly, no changes to the Conservation Area Appraisal or Management Plan are proposed in response to this comment.	

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007	001		Dolgellau			Disappointed that no previous notification nor engagement with the local community has taken place prior to this consultation. This was a major error of judgement given the range and depth of local knowledge and interest in conserving the heritage of Dolgellau amongst its residents.	There was an informal consultation prior to the public consultation in which the Authority asked to be invited to the respective Town and Community Council meetings to discuss the project, content, and any issues and opportunities during the winter 2021. Following the expert analysis, the draft plans subject to this formal public consultation providing the opportunity to further engage with and receive input from the local communities and those of whom the Conservation Area Appraisals and Management Plans would affect, and / or those interested in the Conservation Areas Project. The intention of the project is to form a sound and appropriate appraisals and management plans that would conserve and enhance the conservation areas in a sustainable manner for the future. The input of the communities, residents and local businesses is crucial in order to achieve this.	No changes proposed.

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007	002		Dolgellau			In principle the draft Management Plan's aims, format and detailed considerations and challenges the document highlights are welcomed and supported. Whilst agreeing the individual qualities Dolgellau's built heritage are important, of greater significance are their cumulative value. Of all the town's in the National Park, Dolgellau has greater built heritage qualities and values, than any other of the Park's settlement. The Plan should therefore recognise Dolgellau as the principal settlement where the stated Special Qualities of the Park's built and cultural heritage are most evident	Noted, however this is not a matter for the Conservation Areas Project but for the Eryri Management Plan in relation to the Special Qualities of the National Park.	No changes proposed.
007	003		Dolgellau			In addition whilst the draft Plan properly and carefully describes the characteristics of the Conservation Area's features and assets, if its conclusions and recommendations are to safeguard the integrity and authenticity of those aspects the town's heritage which make it so important, the range of the Plan's eventual proposals must be wider ranging, all-inclusive and more ambitious. In particular greater consideration should be given to reinstating and repurposing the range of the town's important squares as unspoilt and welcoming open spaces and meeting places. In many cases their identity has been compromised by inappropriate uses and insensitive treatment. The Plan should include more specific recommendations to recover and	Noted and upon review, it is agreed to include supplementary text regarding the use and management of the town squares under section 4.3.2 of Dolgellau's Conservation Area Management Plan.	To include under 4.3.2 of the Management Plan: *'Enhance the role of Dolgellau's historic and significant town squares as welcoming, accessible and people-focused open spaces which support community life, appreciation of the historic environment and the vitality of the town centre. Encourage appropriate uses and sensitive public realm improvements, including the rationalisation of vehicle parking where this would better safeguard the character and appearance of the conservation area, improve pedestrian safety and accessibility, and support wider decarbonisation objectives.'*

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						reinvigorate the individuality of these spaces within the town's repurposed streetscapes.		
007	004		Dolgellau			Similarly a strategic, comprehensive and more radical approach to declutter the town of traffic and introduce a more pedestrian friendly ambience in large gathering spaces little used streets, and narrow thoroughfares is needed. This should be complemented by proposals to reinstate traditional pavement surfacing and street furniture. Such schem es would not only complement the excellent restorati on wor k undert aken through the Townscape Herit age scheme, but unify and reinfo rce the distinctive heritage identity of the town and increase the pub lic's awareness of Dolgellau's unique sense of place	Noted, however this beyond the scope of the Conservation Areas Project, and is a matter for the Eryri Management Plan in relation to the Special Qualities of the National Park. It is therefore not considered appropriate to elaborate further.	No changes proposed.
007	005		Dolgellau			The Plan identifies "Undesignated Assets of Special Local interest" but it is not clear how these relates to the buildings included on the Authority's "Register of Traditional Buildings" and hence their relevance in the context of the management of the Conservation area and its wider setting. It is important the Plan clarifies this relationship.	The Local Register is currently being revised and the 'Undesignated Assets of Special Local Interest' identified will be considered as part of this review. However, for clarification purposes, it may be proposed to include information regarding the 'Register of Traditional Buildings'.	Within every individual Conservation Area Appraisal and Management Plan, under section '6.0 Historic Assets', proposed as following: *'6.3 Consideration should also be given to the Authority's 'Register of Traditional Buildings'. As this list is always under review, it would not be practical to include within this Conservation Area Appraisal. Please contact the Authority should*

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								you have enquiries regarding the register.'
007	006		Dolgellau			Equally it would be helpful if the Plan defined "the setting" of the Dolgellau Conservation Area i.e. an effective Buffer Zone and suggested the policy approaches and measures which will operate within this area. Associated with this is the issue of key viewpoints. It would seem sensible to extend this principle to areas outside the Conservation area, as these are often the places where change within the Conservation Area are often visible and obvious.	Key views have been identified within the Appraisal and Management Plan for each Conservation Area and will therefore be considered when assessing each individual development proposal within the planning process where appropriate. A buffer zone is therefore not considered appropriate or necessary in ensuring the conservation and enhancement of the Conservation Areas.	No changes proposed.
007	007		Dolgellau			Although a suggested small area extension to the existing Conservation Area boundary is suggested, it is disappointing a broader review of the boundary has not been undertaken. Significant large green river side open spaces including the Marian Mawr Village Green and the current "Parc" Green and playground areas are important historical assets and provide a unique setting to the built environment and character of the town. Further consideration should be given to including them within the Conservation Area boundary. This is fully justified in its own right and	A broader view has been undertaken as part of the appraisal process and has resulted in the findings of the currently proposed extension. The green open spaces are awarded protection under the designation and to include as part of the Conservation Area designation would be considered onerous and unnecessary. In addition, it would not be appropriate to include these sites under the criteria for the designation of a conservation area of	No changes proposed.

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						also as a means of logically establishing a "green infrastructure link" between the Dolgellau town Conservation Area and its small satellite at Pandy'r Odyn.	historic and heritage protection.	
007	008		Dolgellau			Given the close proximity of other areas of nature conservation importance adjacent to the existing Conservation Area boundary, this principle should be extended to consider how other areas and natural assets of value could be included within the boundary. If the Final plan is to reflect sustainable and wellbeing principles, it must be inclusive of and seek to conserve all the town's assets of heritage value be they built, cultural and natural, or likewise tangible and associative.	A broader view has been undertaken as part of the appraisal process and has resulted in the findings of the currently proposed boundary, appraisal and management plan. However, further information and justification may be submitted to Authority to support this representation.	No changes proposed
007	009		Dolgellau			A reassessment of the existing boundary should therefore be undertaken to confirm whether the current boundary realistically reflects the true extent of all those areas of heritage relevance and significance.	A full review has taken place resulting in the proposed extension to the existing Conservation Area Boundary, in referring to para 1.2.1 of the Dolgellau Conservation Area Appraisal and Management Plan, *'The extent of the study area is part defined by the Conservation Area boundary (see Fig 02), however the immediate surroundings (including the adjacent landscape areas) were included in order to both understand the wider*	No changes proposed

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							context and determine whether any amendments to the boundary would be appropriate.' No change is therefore proposed as a result of this representation.	
008	001	Treftadaeth Dolgellau	Dolgellau & Pandy'r Odyn			Support	Noted.	No changes proposed.
008	002	Treftadaeth Dolgellau	Dolgellau & Pandy'r Odyn			Disappointed that, given the role and investment of time and effort on the part of Treftadaeth Dolgellau Heritage over many years in safeguarding and championing the heritage of the town, no contact was made with us, or indeed with the community as a whole. Considerable emphasis is placed throughout these documents on the importance of engaging communities yet the only consultation that took place during the preparation of the reports was limited solely to the Authority's own Townscape Heritage Officer – a key player, but not the only one. The decision not openly to invite local people and organisations to discuss and participate in the preparation of this statement was an unfortunate omission given the depth of	There was an informal consultation prior to the public consultation in which the Authority asked to be invited to the respective Town and Community Council meetings to discuss the project, content, and any issues and opportunities during the winter 2021. Following the expert analysis, the draft plans subject to this formal public consultation provided the opportunity to further engage with and receive input from the local communities and those of whom the Conservation Area Appraisals and Management Plans would affect, and / or those interested in the	No changes proposed.

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						architectural and heritage knowledge within our Society as well as in the community as a whole. It is difficult to understand how 'communal value' (one of Cadw's four key heritage values) can be assessed without consulting the local community in a meaningful way. It is to be hoped that when the Authority has produced a draft SPG on the historic environment, we will be consulted in good time. We offer the following comments in the hope they add further value to the document and we will be able actively to participate in its further refinement and implementation.	Conservation Areas Project. The intention of the project is to form a sound and appropriate appraisals and management plans that would conserve and enhance the conservation areas in a sustainable manner for the future. The input of the communities, residents and local businesses is crucial in order to achieve this.	
008	003	Treftadaeth Dolgellau	Dolgellau & Pandy'r Odyn			It would be helpful if a statement was included in this document and the 12 others, explaining the specific status of the eventual Management Plan and its recommendations. For instance, does each of the Conservation Area Plans have a status in its own right or will they form Supplementary Planning Guidance to the current Eryri Local Development Plan and its associated Development Management processes, or as an adjunct to the existing Park Management Plan? If this exercise forms part of a more comprehensive master plan for the totality of the historic town in its wider setting, then this should be made clear. Clarity on this matter would be helpful. We would welcome an ambitious plan that takes a holistic approach to the town's historic,	The designation of a Conservation Area has the status of 'material planning consideration' within the planning process. Once these Plans have been adopted by the Authority, these Plans will also receive 'material planning consideration' status which is similar to a supplementary planning guide. This will be made clear when the documents are adopted.	No changes proposed.

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						cultural and natural values and balances these with the community's present-day needs, through consultation, cooperation and co-management with the various stakeholders. Dolgellau needs a heritage champion. The SWOT analysis and recommendations flowing from this seem to us to be sound and consistent with current good practice and conservation principles (Section 3). We broadly endorse them all. The following paragraphs indicate where we feel further consideration and refinement are desirable.		

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008	004	Treftadaeth Dolgellau	Dolgellau & Pandy'r Odyn			In overall terms, Treftadaeth Dolgellau Heritage supports the aims of the draft Appraisal and Management Plan. The document builds on Cadw's excellent Dolgellau: Understanding Urban Character (2009) and gives due weight to the specific qualities of the town's built heritage not only in respect of the architectural significance of individual buildings, but more importantly, to their intrinsic collective value. Since the cumulative value of the town's form, buildings, general character and setting are in many ways greater than that of each of its individual parts, we feel that the focus of the plans on the conservation areas is too limiting. This is recognised implicitly and explicitly at various points in the Dolgellau plan, for instance at p. 20 where the character areas extend beyond the existing conservation area boundary. The map (p. 19) showing key views, while valuable in itself, is overly restrictive given the importance of the setting of the town as a whole nestling below the mountains – a scene that has transported visitors and residents since the late eighteenth century. While we are not proposing that the conservation areas be extended to take in the entire urban area and its hinterland – which is after all entirely within a National Park – we do feel that special attention is called for in the sensitive planning of new	The policies regarding strategy and specific developments are set out in the Local Development Plan and relevant Supplementary Planning Guidance. It would not be appropriate to go into such detail within the Appraisal and Management Plan of the Conservation Areas. An explanation of the purpose and methodology of this Appraisal, together with a general introduction to the history, landscape, buildings and settlement forms and the planning and legislative context, including guidance on what development is controlled and where permission is required included in the document 'Introduction to Conservation Areas for the 21st Century' as stated in paragraph 1.1.1 of the Appraisal and Management Plan document. A consistent approach was adopted with each individual Conservation Area Appraisal and Management Plan. If it has been considered that buildings or specific elements of historical value that are not currently included within the document should be included, then this information and justification should be offered to the	No changes proposed.

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						housing (for instance around Wenallt and Pen-y-Cefn) and the protection of trees and woodland at the town's periphery, which make such a major contribution to Dolgellau's character. Finally, views and significant undesignated historic assets of special interest exist throughout the town, not just within the conservation areas, and the protection and enhancement of these need to be addressed as part of this appraisal and management plan. In short, we feel that, if the plan's conclusions and subsequent recommendations are to genuinely reinforce and enhance the integrity and authenticity of the town's heritage, whilst at the same time promote their sustainable use, the range of its proposals must be more wide ranging, all-inclusive and ambitious.	Authority for inclusion within the document	
008	005	Treftadaeth Dolgellau	Dolgellau & Pandy'r Odyn			In short, while the Appraisal and Management Plans identify the two types of key viewpoints and receptors within the Conservation Areas, we suggest this principle should be extended to identify locations and viewpoints well beyond the Conservation Area boundaries, as these are often the places where changes to the form and character of buildings at the heart of the town are frequently visible and obvious and potentially deleterious. Similarly, changes to the wider environs of the town (outside the conservation areas)	Key views have been identified within the Appraisal and Management Plan for each Conservation Area and will therefore be considered when assessing each individual development proposal within the planning process where appropriate.	No changes proposed.

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						can impact on the character of the town centre itself and of views from outside (such as from Marian Mawr and Bala Road).		
008	006	Treftadaeth Dolgellau	Dolgellau & Pandy'r Odyn			Following on from the above, it would be helpful if the Appraisal and Conservation Plan defined "the setting" of the Dolgellau Conservation Area i.e., the definition of an effective Buffer Zone together with suggestions as to the set of policy approaches and measures which should relate to and operate within this wider area. Although a small areal extension to the south of the existing Dolgellau Conservation Area boundary is suggested, little consideration has been given to the actual legitimacy of the existing boundary given that it was designated nearly 50 years ago. We recommend that a review of the conservation area boundary is carried out to confirm whether it still realistically reflects current criteria. With this mind we also suggest the Plan might consider if a more sensible associative link or corridor between the two Conservation areas could be established. (There is potential to establish a pedestrian green corridor between the two.)	Key views have been identified within the Appraisal and Management Plan for each Conservation Area and will therefore be considered when assessing each individual development proposal within the planning process where appropriate. A buffer zone is therefore not considered appropriate or necessary in ensuring the conservation and enhancement of the Conservation Areas.	No changes proposed.

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008	007	Treftadaeth Dolgellau	Dolgellau & Pandy'r Odyn			The value of Dolgellau's squares One key objective should be to re-establish the functionality of the town's important squares as unspoilt and welcoming open spaces and meeting places. These are critical to the configuration for the town but we feel their identity in many cases has been sadly compromised by inappropriate uses and insensitive treatment. We therefore believe the Plan should include more specific recommendations to recover and reinvigorate the individuality of these spaces within the town's streetscapes.	Noted and upon review, it is agreed to include supplementary text regarding the use and management of the town squares under section 4.3.2 of Dolgellau's Conservation Area Management Plan.	To include under 4.3.2 of the Management Plan: *'Enhance the role of Dolgellau's historic and significant town squares as welcoming, accessible and people-focused open spaces which support community life, appreciation of the historic environment and the vitality of the town centre. Encourage appropriate uses and sensitive public realm improvements, including the rationalisation of vehicle parking where this would better safeguard the character and appearance of the conservation area, improve pedestrian safety and accessibility, and support wider decarbonisation objectives.'*

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008	008	Treftadaeth Dolgellau	Dolgellau & Pandy'r Odyn			Traffic in the town We understand the importance of balancing the protection and enhancement of the historic environment with maintaining and improving the town's economic life and viability. Traffic and public transport cannot be entirely excluded from the town, but it must be managed, an issue that has been tackled on several occasions but never resolved. The Appraisal and Management Plans note parking as a particular bugbear and it needs to be approached comprehensively – and in close consultation with residents and the owners of businesses. A radical approach is needed to free the town of traffic (or reduce it) and introduce the partial pedestrianisation of a number of large focal spaces as well the narrow streets, passage and alleyways that are not essential to traffic flow. Some of the welcome expedients introduced during the period of Covid, such as street closures and the reduction of parking spaces, should be re-assessed. In both instances (traffic management and pedestrianisation) proposals for design briefs should be included in the Plan. A specific scheme to create a car free ambiance (or at least one to reduce vehicular access), in particular in Eldon Square, should be investigated. Designed	A full review has taken place resulting in the proposed extension to the existing Conservation Area Boundary, in referring to para 1.2.1 of the Dolgellau Conservation Area Appraisal and Management Plan, *'The extent of the study area is part defined by the Conservation Area boundary (see Fig 02), however the immediate surroundings (including the adjacent landscape areas) were included in order to both understand the wider context and determine whether any amendments to the boundary would be appropriate.'* No change is therefore proposed as a result of this representation.	No changes proposed

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						imaginatively, this could enhance the area's appeal as a social gathering place and reinvigorate the economic status of the buildings and their shop fronts. It seems to us that only through taking a fresh approach to traffic flow and parking will the achievements of the Townscape Heritage Initiative be fully realised. Without it, the excellent reinstatement work that has taken place will gradually be eroded and the full economic value of Townscape funding will not be realised.		
008	009	Treftadaeth Dolgellau	Dolgellau & Pandy'r Odyn			Both plans (Dolgellau and Pandy'r Odyn) mention the importance of trees, spinneys and green spaces (4.3, 8.3 and 9.1) and this is welcomed. But, as elsewhere, limiting coverage to the conservation areas reduces the impact of the positive recommendations that are made. A much more holistic approach to the management (in partnership with owners) of trees and green spaces over a much wider area is essential if the global character of the town and its setting is to be maintained and enhanced. Pandy'r Odyn	The comments are noted. The Authority recognises the important contribution that trees, woodlands, green spaces and the wider landscape setting make to the character and significance of Dolgellau and Pandy'r Odyn. The appraisal process considered the wider setting of the Conservation Areas in order to understand their context and significance. However, the purpose of the Conservation Area	No changes proposed.

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						occupies a pivotal position between the ancient woodlands to west and south and the Site of Special Scientific Interest that extends along the south bank of Afon Wnion, on the one hand, and Marion Mawr to the east – the largest green area in town (but none of it within the conservation area) on the other. The woodland to the north (including Wenallt and Coed Pen-y-cefn and the degraded but important grounds around Llwyn) as well as that around Fron-goch (which the document does mention) should form part of any conservation plan for the town. So, too, should the many gardens and open grazing areas within the southern part of the town conservation area along with the leafy settings of the many nineteenth-century detached villas both within and outside the conservation areas. We felt that the logic of the Appraisal and Management Plan was moving in this direction but was stifled by an overly-restrictive brief.	Appraisals and Management Plans is to assess and manage the special architectural and historic interest of the designated Conservation Areas. The wider landscapes, woodlands and open spaces referred to are already afforded protection through existing planning policies and environmental designations, including Open Space designations, Tree Preservation Orders, Sites of Special Scientific Interest and other natural and historic environment protections. The Authority therefore considers that the Appraisals and Management Plans provide an appropriate framework for conserving and enhancing the character of the Conservation Areas, while wider landscape management is more appropriately addressed through other planning and environmental policy mechanisms.	

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008	010	Treftadaeth Dolgellau	Dolgellau & Pandy'r Odyn			The plan of the town, or rather its informal development from the late Middle Ages on, conditioned by the shape of former fields and property boundaries, quite unlike the formal planning of towns like Bala and Harlech, is a unique legacy and has survived well. Equally important, however, are the details that, taken together, help create Dolgellau's special character. The conservation appraisal helpfully identifies these. That Dolgellau is a striking 'stone town' is well appreciated and, mercifully, modern render over stone wall surfaces is relatively uncommon. More vulnerable are fenestration (especially early sashes and nineteenth-century bay windows), early shop frontages, doorway surrounds, rainwater goods, chimney stacks and pots and slate roofs along with historic surface treatments such as cobbles and boundary walls. The rate of attrition of these features since publication of Dolgellau: Understanding Urban Character has been considerable but there is a lot left and we warmly support the recommendation to improve protection through the implementation of an Article 4 Direction. At present such historic details on un-listed domestic buildings are effectively unprotected.	The comments are noted and welcomed. The Appraisal recognises the importance of Dolgellau's historic townscape, including its traditional building materials, architectural details and historic surface treatments, which collectively contribute to the area's special character and significance. The Authority agrees that many of these features are vulnerable to incremental change and considers that the proposed Article 4 Direction would provide an important additional mechanism to help safeguard them. The Appraisal and Management Plan seek to identify and raise awareness of these features, thereby supporting their conservation and enhancement through future management and planning decisions within the Conservation Area.	No change proposed. The representation supports the findings and recommendations of the Appraisal and Management Plan.

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008	011	Treftadaeth Dolgellau	Dolgellau & Pandy'r Odyn			Listed buildings. Dolgellau is often quoted as being one of the most densely listed towns in Wales – if so, it is justified and we support the proposals (6.1.2 (Dolgellau) and 6.1.3 (Pandy'r Odyn)) to submit eight candidates for listing to Cadw. The list as it stands, though pretty comprehensive is rather short on internal descriptions: in several cases features of interest (e.g., eighteenth-century stairs or early inglenook fireplaces) go un-noticed or are recorded as being present from hearsay. Over time more features will be revealed: we do not recommend seeking a comprehensive listing resurvey of the town but feel it is important to raise public awareness that listing constraints cover the interior as well as the exterior of listed buildings.	The comments are noted and the support for the proposed additions to the list of buildings recommended for statutory listing is welcomed. The designation of listed buildings is a matter for Cadw, acting on behalf of the Welsh Ministers, and therefore follows the statutory processes and assessment criteria established by the National Historic Environment Service. The Authority will forward any relevant information identified through the Conservation Area Appraisal process for Cadw's consideration where appropriate. The Authority acknowledges the observation that important internal historic features may not always be fully reflected within statutory list descriptions. However, the extent of protection afforded to a listed building is not limited to the features specifically described in the list entry and can include both the interior and exterior of the building, together with any protected curtilage structures.	No change proposed. The matters raised relate principally to the statutory listing process administered by Cadw.

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008	012	Treftadaeth Dolgellau	Dolgellau & Pandy'r Odyn			Undesignated heritage assets. We are puzzled and concerned that while reference is made to the Authority's current 'Register of Traditional Buildings' nothing further is said about its importance in the context of the management both of the Conservation area and historically significant assets outside of the conservation area boundary. The list of undesignated assets and accompanying map are restricted to the conservation areas (Dolgellau 6.2 and map on p. 42; Pandy'r Odyn 6.2 and map on p. 26). It is not clear how the 'Undesignated Assets of Special Local Interest' identified in the Plan relate to the buildings included on the Authority's 'Traditional Buildings Register'. There seem to be various versions and clarification of this relationship is crucial. We also need clarification of the status of the list of undesignated assets. Planning authorities are encouraged to compile and maintain such lists but we have learnt the hard way that a list without a building's inclusion being justified carries very little weight. Recent statements in a Planning Inspector's appeal report relating to the demolition of Ysgol y Babandod on Arran Road noted that this failure to justify entries on the Authority's local list made it impossible for him to take the school's inclusion on that list fully into account. This led to the	The Local Register is currently being revised and the 'Undesignated Assets of Special Local Interest' identified will be considered as part of this review. However, for clarification purposes, it may be proposed to include information regarding the 'Register of Traditional Buildings'.	Within every individual Conservation Area Appraisal and Management Plan, under section '6.0 Historic Assets', proposed as following: *'6.3 Consideration should also be given to the Authority's 'Register of Traditional Buildings'. As this list is always under review, it would not be practical to include within this Conservation Area Appraisal. Please contact the Authority should you have enquiries regarding the register.'*

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						Authority's decision being overturned.		
008	012	Treftadaeth Dolgellau	Dolgellau & Pandy'r Odyn			With this in mind we feel strongly that the draft Appraisal and Management Plan should be revised to include a recommendation: (a) to clarify the role and status of this Register of undesignated assets in the context of the Authority's responsibilities for managing change and the determination of Planning applications, given the policies associated with Traditional buildings which exist in the current version of the Eryri LDP and:	The Local Register is currently being revised and the 'Undesignated Assets of Special Local Interest' identified will be considered as part of this review. However, for clarification purposes, it may be proposed to include information regarding the 'Register of Traditional Buildings'.	Within every individual Conservation Area Appraisal and Management Plan, under section '6.0 Historic Assets', proposed as following: *'6.3 Consideration should also be given to the Authority's 'Register of Traditional Buildings'. As this list is always under review, it would not be practical to include within this Conservation Area Appraisal. Please contact the Authority should you have enquiries regarding the register.'*
008	012	Treftadaeth Dolgellau	Dolgellau & Pandy'r Odyn			(b) to review and update the list of undesignated assets. Such a revision would need to describe the asset and explain the criteria for inclusion on the list. Treftadaeth Dolgellau Heritage would be happy to assist in this exercise since we	The Local Register is currently being revised and the 'Undesignated Assets of Special Local Interest' identified will be considered as part of this review. However, for clarification	Within every individual Conservation Area Appraisal and Management Plan, under section '6.0 Historic Assets', proposed as following: *'6.3 Consideration should also be given to the Authority's 'Register of Traditional Buildings'. As this list is*

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						have the requisite expertise and local knowledge. This would take away some of the pressure on the planning staff.	purposes, it may be proposed to include information regarding the 'Register of Traditional Buildings'.	*always under review, it would not be practical to include within this Conservation Area Appraisal. Please contact the Authority should you have enquiries regarding the register.'*

Resp ID	Rep ID	Organisation	Document	Page No.	Para No.	Officer Summary	Officer Response	Changes Proposed
008	012	Treftadaeth Dolgellau	Dolgellau & Pandy'r Odyn			• Treftadaeth Dolgellau Heritage supports the aims of the draft Appraisal and Management Plan • We regret the failure to consult with Treftadaeth Dolgellau Heritage and the wider community in any meaningful way • We would welcome a master plan that takes a holistic approach to the town's historic, cultural and natural values and balances these with the community's present-day needs • We welcome the SWOT analysis and recommendations flowing from this as being sound and consistent with current good practice and conservation principles • We welcome the proposal to put in place Article 4 Directions to safeguard traditional features and materials within the two conservation areas • We urge the Authority to clarify the status of the list of undesignated historic assets (also known as the Register of Traditional Buildings). This list needs to be reviewed and justifications provided for the inclusion of buildings so that it is fit for purpose as a tool for conservation management • We would welcome a more thorough appraisal of the present boundaries of the conservation areas • There is an urgent need for an integrated plan for traffic and public transport management and the provision of safer pedestrian areas	The Authority welcomes the support for the overall aims of the Appraisal and Management Plan. The Local Register is currently under review, and identified Undesignated Assets of Special Local Interest will be considered as part of this process. Additional clarification regarding the Register of Traditional Buildings may be included in the final documents. A full review of the Conservation Area boundary has been undertaken, including consideration of the wider setting and adjacent landscape, resulting in the proposed boundary extension. Therefore, no further changes are proposed in response to this representation. The Authority considers that views, green spaces and historic assets beyond the Conservation Area are already protected through existing planning designations and policies. Key views have been identified within the Appraisal and Management Plan and will be considered, where relevant, in the determination	No change proposed, although additional clarification regarding the Register of Traditional Buildings will be included in the final document.

Resp ID	Rep ID	Organisation	Document	Page No.	Para No.	Officer Summary	Officer Response	Changes Proposed
						• More attention should be paid to reclaiming the public sphere, especially the distinctive informal squares in the town • To ensure the sustainable and sensitive management of the historic and natural heritage of Dolgellau the scope of the conservation plan should be extended beyond the confines of the two conservation areas especially with regard to views, green spaces and undesignated assets • We urge the Authority to prepare guidance notes on day-to-day good-practice maintenance and repair • We also urge the Authority to raise public awareness that listed building controls extend to the interior as well as the exterior of listed buildings.	of planning applications. Broader matters relating to transport, public realm and development strategy are addressed through the Local Development Plan and Supplementary Planning Guidance rather than the Conservation Area Appraisal and Management Plan. Information on Conservation Area controls, listed building legislation and development management is provided through the overarching guidance document *Introduction to Conservation Areas for the 21st Century*, ensuring a consistent approach across all Appraisals and Management Plans. The Authority notes the concerns regarding consultation. Prior to formal consultation, engagement was undertaken with Town and Community Councils during winter 2021. The subsequent public consultation provided a further opportunity for residents, businesses and interested parties to comment on the draft documents. Community input remains an important part of the process.	

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							Following adoption, the Appraisal and Management Plan will become a material planning consideration in the determination of planning applications.	

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008	013	Treftadaeth Dolgellau	Dolgellau & Pandy'r Odyn			In conclusion, given Treftadaeth Dolgellau Heritage's collective knowledge of the town's architectural and cultural importance, we trust the merits of these observations and suggestions will be considered with a view to improving the final version of the plan. Equally the Society remains willing to discuss mutually relevant issues which further refine its contents, to help ensure that it is effective in tackling the challenges facing the conservation and stewardship of Dolgellau's amazing, much understated and sadly often undervalued heritage.	Noted. The Authority would welcome the submission of specific information and evidence regarding any additional buildings, structures or historic features considered worthy of inclusion within the Appraisal documents or Local Register, together with supporting justification, so that these can be considered as part of future reviews.	No changes proposed.
009	001	Coedwigoedd Celtaidd				Of the 14 locations listed in the consultation, seven fall within the focus area of the Celtic Rainforests Wales Project - these are Beddgelert, Abaty Cymmer, Dolgellau, Harlech, Maentwrog, Nantmor, a Pandy'r Odyn. The project believes that any plans or initiatives which operate in these areas should encompass actions relating to the first objective of our project in respect of managing Rhododendron ponticum (Rp) and other Invasive Alien Species (IAS). Unfortunately, we note that no mention of IAS within the main consultation document, nor the individual Conservation Area Appraisals and Management Plans. In addition to the environmental threat posed by IAS, the need to manage them creates opportunities	The comments are noted. To raise awareness of this important environmental designation, it is proposed that the relevant Conservation Area Appraisal and Management Plan be amended to include reference to the Celtic Rainforests Wales Project. The wider comments relating to invasive species management, planting requirements, contractor training opportunities and habitat management are noted. However, these matters fall outside the scope and purpose of the Conservation Area Appraisal and Management Plans, which are intended to identify	Amend the relevant documents to include reference to the Celtic Rainforests Wales Project as outlined below: *The Celtic Rainforests Wales Project is active within several Conservation Area locations, including areas associated with Special Areas of Conservation, and seeks to protect and restore rare Atlantic woodland habitats by managing Rhododendron ponticum and other invasive alien species. When works, planting schemes, landscaping, maintenance or development are proposed within these Conservation Areas, consideration should be given to biosecurity, the prevention of new invasive species introductions, and the potential impact on nearby Celtic rainforest habitats. Early*

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						to up-skill local contractors in relevant areas of work. Not only would these skills be applicable to the management of IAS within the proposed conservation areas, but also to other land management works in the wider area. We welcome proposals within the respective plans in relation to protecting existing habitats of high value to nature, including veteran trees. Where new planting schemes are undertaken, naïve species which are in-keeping with, and which complement surrounding native woodlands should be used. This includes hedgerow schemes.	and assess the special architectural and historic interest of Conservation Areas and provide a framework for their conservation and enhancement. Such matters are more appropriately addressed through environmental management programmes, biodiversity initiatives and other planning policy mechanisms.	*advice should be sought from Eryri National Park Authority where proposals may affect areas linked to the project or involve species replacement, vegetation clearance or habitat management.* No further changes proposed.
010	001	Seven	Betws Y Coed			Would like to set out a strategy for conserving and enhancing the Royal Oak, along with curtilage buildings such as the Stables. This approach would include: Undertake historical archival research to understand the historical development of the site and the surrounding areas Undertake a detailed analysis of the current setting of the building including an assessment of key views, establishing opportunities for future changes to enhance the setting of the Royal Oak Hotel and the Grade II* Listed St Michael's Church. Prepare a Heritage Statement in	The comments are noted and support a heritage-led approach to the future conservation and enhancement of the Royal Oak Hotel and its wider setting. However, the preparation of detailed heritage assessments, masterplans, site-specific studies and development proposals falls outside the scope and purpose of the Conservation Area Appraisal and Management Plan. The Appraisal and Management Plan provides an assessment of the character, appearance and significance of the	No change proposed. The matters raised are more appropriately addressed through any future site-specific proposals and associated heritage assessments.

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						accordance with CADW Guidance that sets out the Understanding of the Heritage Asset for the Royal Oak Hotel, the Stables, the adjacent Grade II* Listed Church and the wider Conservation Area. Establish the value of the heritage asset in terms of evidential, historical, aesthetic and communal value to understand its significance. Establish a heritage-led masterplan for the site based on the historical research and analysis that sets out where future change can be accommodated within the site that enhances the setting of the heritage assets. Establish the areas where improvements can be made outside the boundary of the site to improve the setting of the heritage assets. In collaboration with Snowdonia National Park, we would like to explore these restrictions in more detail.	Conservation Area, including important buildings, spaces and views, and establishes a framework for its conservation and enhancement. Any future proposals for the Royal Oak Hotel site would be considered through the appropriate planning and listed building consent processes and would be expected to be supported by proportionate heritage assessments in accordance with national policy and guidance where required. The Authority would welcome ongoing engagement with the landowners and other stakeholders regarding the future conservation and enhancement of these important heritage assets.	

APPENDIX 1 (b) Assessing the Impact on the Characteristics of Equality, the Welsh Language and Socio-Economic Disadvantage: Conservation Areas Project: Conservation Area Appraisals and Management Plans

Assessing the Impact on the Characteristics of Equality, the Welsh Language and Socio-Economic Disadvantage

Conservation Areas Project: Conservation Area Appraisals and Management Plans

The Authority is required (under the Equality Act 2010) to consider the effect any change in policy or procedure (or the creation of a new policy or procedure), has on people with protected equality characteristics. The Authority also has a general duty to ensure fairness and foster good relations. A timely Equality Impact Assessment must be undertaken before making any decision on any relevant change (i.e. which has an effect on people with protected characteristics).

The Authority is also required, under the requirements of the Welsh Language Standards (Section 44 of the Welsh Language (Wales) Measure 2011) to consider the effect of a change in any policy or procedure (or the creation of a new policy or procedure), in its opportunities for people to use Welsh and to ensure that Welsh is not treated less favourably than English. This document therefore ensures that these decisions protect and promote the use of the Welsh language.

From the 1st of April 2021, the Authority has a duty to have due regard to tackling socio-economic disadvantage in strategic decisions.

1) Details

1.1. What is the name of the policy / service in question?

The appraisal of the 14 Conservation Areas, and the 14 Conservation Management Plans with recommendations for action in terms of maintenance, repair, and energy efficiency retrofitting.

1.2 What is the purpose of the policy / service that is being created or amended? What changes are being considered?

The Appraisals will define what is important about the areas but also, through analysis, start to identify where issues, opportunities, and other factors lie. The subsequent Management Plans will provide a framework to effectively manage the Conservation Areas, enhancing and protecting their special character in a positive and pro-active way, and providing those who live, work, invest in and manage the areas with effective guidance.

The intention of this project is to provide the local communities as well as the Authority with the necessary tools to sustainably conserve and develop the designated Conservation Areas. It should:

- Enable more appropriate and energy efficient development;
- Provide a foundation for future grant and training schemes which could involve providing grant funding support for local communities to make improvements to their communities;
- Raise awareness of traditional building techniques and materials to assist with appropriate repair and building maintenance; and
- To raise awareness of appropriate methods of enhancing the energy performance of traditional and historic buildings.

1.3 Who is responsible for this assessment?

Planning Policy Officer

1.4 When did you commence the assessment? Which version is this?

Version 2.

This assessment was prepared as part of the evidence base and justification associated with the proposal, which commenced in September 2021. The final assessment will be part of a package of information that will be submitted to Eryri NPA Planning Committee to assist their decision to approve the adoption of the Conservation Area Appraisals and Management Plans.

2) Action

2.1 Who are the stakeholders or partners you need to work with to undertake this assessment?

The proposal could have a direct impact on every residential and business property/individual who is looking to live, work and visit the Conservation Areas within the Eryri Local Planning Authority area, as it provides guidance and support on how to conserve and enhance the special qualities identified within the designated Conservation Areas. There is no intention of restriction via this project, rather the intention is to provide support and guidance on how to appropriately make changes and promote the Conservation Areas.

The following methods have been be used to advertise and raise awareness:-

- A dedicated webpage on the Authority's website Conservation Areas Project - Planning and Development (gov.wales)
- Social Media (Facebook)
- Corresponding with those on the Planning Policy Contacts Database
- Conduct awareness raising sessions and workshops with the Local Communities via meetings with the relevant Community Councils
- Notification of the nearby Local Planning Authorities

By undertaking this engagement process that goes beyond the legislative requirement, it is hoped that this will ensure that all relevant stakeholders and interested parties are aware of the intention and their opportunity to voice their opinion through the appropriate methods.

2.2 What measures have you taken to engage with people with equality characteristics, regarding the Welsh language or with communities (either of place or of need) that live with socio-economic disadvantage?

The engagement steps undertaken were open (public engagement process) for all individuals to respond to it. The process of raising awareness referred to above (response to question 2.1) was used along with a method for submitting representations as follows:-

- A tailored questionnaire using suitable on-line software (Microsoft Forms)
- Paper questionnaire (on request)
- Opportunity to respond by letter
- Opportunity to respond via e-mail
- Opportunity to discuss the proposal with relevant officers

To facilitate the process of submitting representations on the proposal it was possible (upon request) to receive a copy of the background documents in various languages and formats. This provided people with the flexibility and every opportunity, especially those with protected characteristics to engage with and have an input in the process.

On the 7th of October 2021, correspondence was sent to all relevant Community Councils informing them of the project and requesting to attend a Council meeting to fully inform them of the proposals and to conduct a workshop. The workshops were held between the 9th of November 2021 and the 3rd of March 2022 with all the Community Councils which responded to the correspondence.

A draft version of the Appraisals and Management Plans underwent member discussion on the 29th of June 2022, before being approved for public consultation by the Planning and Access Committee on the 7th of September 2022.

The relevant legislation notes the need to hold an engagement period of at least 21 days. To maximise the opportunities that were available for people to voice their opinion, a 6 week consultation period ran from the 30th of September to the 11th of November 2022.

In accordance with the requirements of the Welsh Language Standards, Section 44 Welsh Language Measure (Wales) 2011 specific questions were asked as part of the process to further enable measuring and assessing the impact of the decision on the Welsh language. Further, in accordance with good practice a series of equality questions were asked to evaluate whether a good cross-section of people responded.

2.3 What was the result of the engagement?

A total of 72 individual responses were received, which have been set out in a Consultation Report. Officer responses, and if applicable any changes proposed to any of the Appraisals and Management Plans following receipt of the responses have been set out in the Report. For proposals or suggestions for changes or additional information which have not be implemented – the Officer response includes a reason or reasons.

2.4 On the basis of what other evidence are you operating?

Conservation Area Appraisals are the foundation for the positive management of these areas to ensure appropriate as well as sustainable development. Due to resourcing issues, appraisals and area plans have not been produced for the 14 Conservation Areas since their designation, which ranges from 1971 to 1979.

In addition, the Climate Change agenda is now a significant additional consideration to be incorporated into these management plans. This is because the majority of stock in these areas are traditional buildings which have been identified as not very energy efficient. This can be compounded due to the additional planning constraints on such things as solar panels, double glazing etc., placed on Conservation Areas.

The Key Objectives and the Structure of the Appraisals and Management Plans are set out in the Consultation Report.

2.5 Are there any gaps in the evidence that needs to be collected?

We consider that the evidence that has been gathered is robust and fit for purpose. As far as possible community involvement has been integrated into every part of the process, to promote understanding of the designation, to gain local knowledge and input and to ensure community ownership.

3) Identifying the Impact

3.1 The Authority must give due regard to the effect any changes will have on people with the equality characteristics noted below. What impact will the new policy/service or the proposed changes in the policy or service have on people with these characteristics?

Characteristics	What type of impact? *	In what way? What is the evidence?
Race (including nationality)	**Neutral**	No direct or indirect effects which would disproportionally impact individuals or groups based on race has been identified during this assessment. Data is not available on specific individual owners or occupiers of homes and properties within the Conservation Areas broken down by racial groups. However, overall data for each of the communities does not show a larger than average population of BAME populations. As the Management Plans directly refer to the buildings and properties over the longer term, owners and occupiers will inevitably change over this period. Whilst each of the Conservation Areas has its own challenges and opportunities (as detailed in the SWOT analysis), there is no evidence to suggest that one particular racial group will

		be disproportionally affected over another, when compared to the general population.
Disability	**Positive**	There is a potential for positive benefits for some disabled people through the implementation of the Management Plans. For certain conditions, data shows that some disabled people have higher heating bills due to increased temperatures required over colder months of the year. Conservation Area houses are generally not very energy efficient, and therefore heating these houses and maintaining a constant temperature can cost significantly more in comparison to a more energy efficient new build. Some of the retrofit solutions in the Management Plans will increase energy efficiency in some Conservation Area homes and bring down heating bills, which will be of particular benefit to the disabled people this will affect. Although the costs of such improvements may be prohibitive for some, there are several general grant schemes available. There is also the intention that this work will provide the foundation for future grant schemes through Eryri NPA and other partners which could involve providing grant funding support for local communities to make improvements.
Sex	**Neutral**	No direct or indirect effects which would disproportionally impact individuals or groups based on their sex has been identified during this assessment.
Age	**Positive**	As an indirect effect, there may be positive benefits for younger and working aged people through the enhanced specific training of tradespeople locally and the upskilling of current tradespeople that this proposal will lead to. Decarbonising homes will require new and additional skills for building contractors, surveyors and installers as modern building techniques are often not appropriate for traditional and historic buildings. This will become an important and growing industry in the near future. Traditional houses and listed buildings will require additional and different considerations, which will include the training that comes with it. Adra Cyf have indicated in their consultation response that they would be happy to look at working in partnership with the authority to identify skills gaps and utilising the Appraisals and Management Plans to source grant funding to support local communities. Adra and other key partners have already developed a decarbonisation hub in Penygroes to train local people in the skills required. This will provide well paid skilled careers for young people and also develop the skills of current working aged people in this field. In turn this will provide a boost to the local

		economy and will help people stay in their communities by securing well paid employment.
Sexual orientation	**Neutral**	No direct or indirect effects which would disproportionally impact individuals or groups based on their sexual orientation has been identified during this assessment.
Religion or belief (or non-belief)	**Neutral**	No direct or indirect effects which would disproportionally impact individuals or groups based on their religion or beliefs has been identified during this assessment.
Gender reassignment	**Neutral**	No direct or indirect effects which would disproportionally impact individuals or groups based on gender reassignment has been identified during this assessment.
Pregnancy and maternity	**Neutral**	No direct or indirect effects which would disproportionally impact individuals or groups based on pregnancy or maternity has been identified during this assessment.
Marriage and civil partnership	**Neutral**	No direct or indirect effects which would disproportionally impact individuals or groups based on their marriage or civil partnership status has been identified during this assessment.
The Welsh language	**Positive**	<u>Direct Effects</u>: The development of the Appraisals and Management Plans has followed the same long-established process already in place within the Authority, which includes a full public consultation and scrutiny by Authority Members. This is a fully bilingual process, with all correspondence and documents available in Welsh and English, set out in identical size and layout which does not favour or make more prominent either language over another. This ensures that the process is fully compliant with the Authority's Welsh Language Policy and reflects the overall ethos of the Authority. No direct impact has therefore been identified on the opportunities for people to use the Welsh language when considering and responding to the consultation. Once implemented, the process for submitting a planning application or listed building consent will follow the long-established current application process within the Authority. This already ensures that all application forms and guidance notes (paper and electronic) are available in both Welsh and English, with both languages being used identically i.e. using the same font, size and layout. The whole planning application process in terms of written documentation can be submitted entirely through the Welsh language. This includes written or electronic correspondence with the Planning Officer, Planning

		Technicians and other planning service staff, without any additional delay in response. Due to the current number of fluent Welsh speakers in the Authority's planning service, it will always be possible to have a verbal discussion regarding a planning application through the medium of Welsh. Therefore, due to the above reasons, no new or additional direct impacts have been identified on the ability of people to use the Welsh language or on treating the Welsh language no less favourably than the English language, other than the current positive action in place by the Authority which is in-built within the planning process. <u>Indirect Effects</u>: The training and upskilling of local tradespeople for this work as outlined under the 'Age' heading above will indirectly benefit the Welsh language. This is due to local Welsh speaking people being able to secure good skilled employment locally which will assist them in staying in their communities. This will have a positive effect on the local economy which will in turn indirectly affect the Welsh language positively. These indirect positive effects will be dependent on working in partnership with other key bodies and stakeholders locally so as to ensure that training and upskilling opportunities can be delivered and in a timely manner. This is an opportunity to make a positive difference which should be developed. Not doing so would mean having to bring contractors from outside the area. In addition, with any future grant schemes that may be developed for the communities to improve their Conservation Areas, specific conditions will be placed as part of the grant acceptance relating to the Welsh language. For example, any public community work will need to be bilingual and every opportunity will need to be taken to promote the Welsh language through bilingual signage, promotion and events.

Socio-Economic Disadvantage	**Direct: Neutral** **Indirect: Positive**	Direct Effects: Due to their special features and picturesque traditional buildings, the Conservation Areas do attract more second home owners, holiday lets and people moving into the area to retire. One result of this is the increased house prices in Conservation Areas and affordability issues for first time buyers. For example, affordability ratios for Y Bala is 8.4:1, Aberdyfi is 8.3:1, Harlech is 9.2:1, Dolgellau 9.8:1 and Dolbenmaen is 10.5:1. For the purpose of this assessment, as a general principle it can be concluded that home owners in Conservation Areas are not from lower income families who would struggle with the additional maintenance and retro fit costs for future proofing their homes against climate change. That is not to say that there are no individuals and families who are from lower income groups that these management Plans would have an effect on; but in general it can be concluded that such measures would not have a disproportionate impact on socio-economically deprived families. As these proposals do not restrict development in Conservation Areas or place new and additional requirements on households, there is no direct impact that has been identified. The primary purpose of this work is to assist and provide guidance, and so it is generally to be welcomed by householders. Indirect Effects: See detailed information under the 'Age' and 'Welsh Language' headings above which outlines the economic advantages for both individuals through well paid skilled local jobs and the associated local economic benefits for the communities of Eryri.

Human Rights	**Neutral**	After considering all 14 Articles in the Human Rights Act 1998, which set out the fundamental rights and freedoms that everyone in the UK is entitled to; no direct or indirect infringements were identified by the introduction of the Management Plans for each of the Conservation Areas. It is important to note that **Article 8** does not apply, as Article 8 is primarily a right to enjoy your current home in peace, which this proposal does not effect. This means that public authorities should not prevent you from entering or living in your home without a very good reason, and they should not enter without your permission. This applies whether you own your home or not. **Article 14** requires that all rights and freedoms set out in the Human Rights Act must be protected and applied without discrimination; and is therefore not relevant in this case, as the introduction of the Management Plans for each of the Conservation Areas will not infringe on any of the human rights set out in the Act.

3.2 The Authority has a duty under the 2010 Equality Act to contribute positively to a fairer society by promoting equality and good relations in its activities regarding the following characteristics – age, gender, sexual orientation, religion, race, gender reassignment, disability and pregnancy and maternity. The Authority must give due attention to the way any change affects these duties.

General Duties of the Equality Act	Does it have an impact?*	In what way? What is the evidence?
Abolishing illegal discrimination, harassment and victimisation	No	The main aim of the Appraisals and Management Plans is to look after the long term future of the Conservation Areas and to future proof them from the effects of Climate Change. This will in turn positively benefit the householders and tenants of the properties within Conservation Areas. There will be no effect on, or be the cause of any illegal discrimination, harassment or persecution.
Promoting equal opportunities	Yes	Through upskilling and training local people to be highly qualified contractors to undertake the retrofit works on traditional and listed building, it will indirectly promote equal opportunities in the local community.
Encouraging good relationships	No	There is limited scope in promoting and encouraging good relationships directly through using these Appraisals and associated Management Plans.

3.3 How does your proposal ensure that you work in accordance with the requirements of the Welsh Language Standards (Welsh Language (Wales) Measure 2011), to ensure that the Welsh language is not treated less favourably than English and that you seize every opportunity to promote the Welsh language (beyond providing services bilingually) and increase opportunities to use and learn the language in the community?

The process of preparing and approving the Appraisals and Management Plans was made in accordance with the requirements of the Welsh Language Standards (Welsh Language Measure (Wales) 2011).

Please refer to the 'Welsh Language' heading under 3.1 above for full details.

3.4 What other measures or changes could you include to strengthen or change the policy / practice in order to have a positive impact on people's opportunities to use the Welsh language, and to reduce or prevent any adverse effects that the policy / practice may have on the Welsh language?

Following the engagement process, some slight amendments and changes will be made to ensure that every opportunity is taken to promote the Welsh language, make is visible and to emphasise it as an important part of the cultural heritage of the Conservation Areas. These are detailed in full in the Consultation Report.

3.5 How does the proposal show that you have had due regard to the need to address inequality caused by socio-economic disadvantage? (Note that this is about closing inequality gaps rather than just improving outcomes for everyone)?

As noted in under 3.2 above, there is a possibility of addressing some socio-economic disadvantage indirectly through enhanced and improved employment opportunities. However, these proposals are limited in their ability to address directly the inequalities that arise through socio-economic disadvantage, as they are not strategic proposals.

3.6 What other measures or changes might you include to strengthen or change the policy / practice to show that you have had due regard to the need to reduce disproportionate outcomes as a result of socio-economic disadvantage, in accordance with the Socio-Economic Act?

Not applicable as it is not a strategic issue.

4) Analysing the Results

4.1 Is the policy therefore likely to have a significant, positive impact on any of the above and what is the reason for this?

Although some positive impacts have been identified above, overall there is no significant direct impacts from adopting these Appraisals and implementing the associated Management Plans.

4.2 Is the policy therefore likely to have a significant negative impact on any of the above and what is the reason for this?

The Assessment (see part 3 above) has not identified any potential negative impacts that could derive from adopting these Appraisals and implementing the associated Management Plans.

4.3 What should be done?

Choose one of the following:

Continue with the policy / service as it is robust	**X**
Adapt the policy to delete any barriers	
Suspend and delete the policy as the detrimental impacts are too big	
Continue with the policy as any detrimental impact can be justified	□
No further action at this time because it is too soon to decide, or there is insufficient evidence	

4.4 If continuing with the project, what steps will you take to reduce or mitigate any negative impacts?

Not applicable, as no negative impacts have been identified.

4.5 If you are not taking any further action to delete or reduce the negative impacts, explain why here.

See response to 4.4 above.

5) Monitoring

5.1 What steps will you take to monitor the impact and effectiveness of the policy or service (action plan)?

The impact and effectiveness of the Conservation Area Appraisals, Management Plans and related documents will be monitored through: • the Annual Monitoring Report; and • ongoing consideration of relevant planning applications as they are assessed.