

<b>PLANNING COMMITTEE</b>	<b>DATE: 26/02/2024</b>
<b>REPORT OF THE ASSISTANT HEAD OF DEPARTMENT</b>	

**Number: 2**

**Application Number: C22/0952/17/LL**

**Date Registered: 01/02/2024**

**Application Type: Full**

**Community: Llandwrog**

**Ward: Groeslon**

**Proposal: Demolition of existing sheds and erection of two livestock sheds together with associated facilities and milking parlour, creation of landscaping bund and associated works.**

**Location: Land at Glynllifon College, Llandwrog, LL54 5DU**

**Summary of the Recommendation: TO APPROVE WITH CONDITIONS**

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## 1. Description:

1.1 This is a full application to demolish existing sub-standard agricultural sheds and replace them with two livestock (sheep) sheds together with associated facilities, milking parlour, landscaping bund and associated works on one hard-standing area of the agricultural holding of Glynllifon College to the south of the main education centre. The proposal can be split into several elements as follows: -

- Demolish the existing sub-standard structure which includes two agricultural sheds used for lambing and to shelter sheep as well as a pheasantry.
- Erect a building for a sheep milking parlour and area to keep 300 sheep which measures 43m in width, 56m in length with a height of 8.4m (2,105 m<sup>2</sup>) to the ridge. Internally, the building will include an office, equipment room, freezer, milking parlour, concrete paths for feeding, stores, changing rooms and a processing area. Externally, the building will be covered with profile corrugated steel to the roof; walls to include Yorkshire boarding, profile steel covering, concrete panels and natural stone to be reclaimed from the existing structure if possible; timber windows and doors to be confirmed.
- Erect a building for lambing which measures 16m in width, 30m in length with a height of 6.5m (480m<sup>2</sup>) to the ridge. Internally, the building will include a water store together with 11 folds measuring 30m<sup>2</sup>.
- Erect a feed silo adjacent to the northern elevation of the milking parlour (details to be agreed).
- Create a parking space for lorries near the feed silo.
- Create a service and turning area for vehicles to the west of the proposed structure.
- Provide a fold to treat sheep between the two proposed buildings.
- Provide car parking spaces to the west and to the north-east.
- Create a 1m high *clawdd*/bund and plant an indigenous hedgerow on it to the south-east of the site.
- Install lighting on the external elevations of the proposed buildings.
- Fell some trees where the new structure is located.
- Biodiversity enhancements by providing boxes for swallows, bats and sparrows.
- It is proposed to use the existing private road network within Glynllifon to serve the site.

1.2 The site is located adjacent to several grade II\* *Fort Williamsburg* listed buildings/structures and is within the grade I Registered Historic Park and Gardens of Glynllifon by CADW. It is also noted that it is located close to the Glynllifon Special Area of Conservation and the Glynllifon Site of Special Scientific Interest. The Afon Llifon Wildlife Site is located approximately 600m to the west of the site.

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1.3 In order to support the application, the following documents were submitted:

- Design, Access and Planning Statement;
- Bat Survey Report;
- Archaeological Assessment;
- Pre-application Consultation Report;
- Heritage Impact Assessment;
- Pheasantry Building Record;
- Biodiversity Risk Assessment and Management Plan;
- Arboriculture Impact Assessment;
- Arboriculture Report and Restrictions;
- Drainage Strategy;
- Energy Conservation Statement;
- Preliminary Ecological Assessment;
- Preliminary Roost Assessment;
- Sheep Shed Construction Details;
- Ecology Impact Assessment and Shadow Habitats Regulations Assessment.

1.4 Following the statutory consultation as part of the Planning process, additional information was received on 16 June 2023 and 18 October 2023 which included the following documents along with changes to elevation plans, landscaping and ecological plans that addressed the impact of the development on protected species:

- Update to the Shadow Habitats Regulations Assessment (HRA) (June 2023)
- Construction Environment Management Plan (CEMP) (January 2023)

1.5 As part of the Planning process, discussions in terms of managing protected species and Biodiversity mitigation plans have been an important point. Note that, as part of the discussions, new mitigation areas have been submitted since the beginning of the application. To this end, amended plans were received on 1 February 2024 indicating that the location of the application's red line had changed. Therefore, the additional ecological matters have been included within a developed area of this planning application where it will be possible to control.

1.6 It was confirmed that the applicant had undertaken a pre-application consultation in accordance with the requirements of Article 1 of the Town and Country Planning Act (Development Control Procedure) (Wales) (Amendment) 2016, as the proposal is defined as a major development. A Pre-application Consultation Report (*PAC*) has been included with the application to reflect this consultation.

1.7 The development is described as an agricultural and aquaculture development project under Schedule 2, Regulation 2(1) of Town and Country Planning Regulations (Environmental Impact Assessment) (Wales) 2017, which means that the application will need to be screened. To this end, the application has been screened but considering its scale, nature, as well as mitigation measures, no Environmental Impact Assessment will need to be submitted with this current application.

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## 2. Relevant Policies:

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.

2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the 7 well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

### 2.3 Anglesey and Gwynedd Joint Local Development Plan 2011-2026 (LDP) adopted 31 July 2017: -

PCYFF 1 - development boundaries

PCYFF 2 – development criteria

PCYFF 3 - design and place shaping

PCYFF 4 - design and landscaping

PCYFF 5 - carbon management

PCYFF 6 - water conservation

ISA 1 - infrastructure provision

ISA 3 - further and higher education developments

PS 1 - the Welsh language and culture

PS 4 - sustainable transport, development and accessibility

PS 5 – sustainable development

PS 19 - conserving and where appropriate enhancing the natural environment

PS 20 - preserving and where appropriate enhancing heritage assets

TRA 2 - parking standards

TRA 4 - managing transport impacts

AMG 5 - local biodiversity conservation

AT 1 - conservation areas, world heritage sites and landscapes, parks and registered historic gardens

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Supplementary Planning Guidance: Maintaining and Creating Unique and Sustainable Communities.

Gwynedd Design Guidance (2003).

#### 2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

Technical Advice Note (TAN) 5: Nature Conservation and Planning.

TAN 6: Planning for Sustainable Rural Communities.

TAN 12: Design.

TAN 20: Planning and the Welsh Language.

TAN 24: The Historic Environment.

#### 3. **Relevant Planning History:**

3.1 There is no relevant planning history to this particular site.

#### 4. **Consultations:**

Community/To  
wn Council: Support the application.

Transportation  
Unit: No response.

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Natural Resources Wales: (Due to the number of responses and length of observations, NRW's final observations are shown only, previous observations can be viewed on the Council website via the track and trace system.)

### 21/12/23 Observations

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

CONDITIONS 1-2: PROTECTED SITES

CONDITION 3: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

We also advise, based on the information submitted thus far, that the documents noted below (Protected Sites section) should be included in the approved plans and documents conditions on the decision notice. Without including the condition and documents, we would object to this planning application:

Special Area of Conservation (SAC) Protected Sites - The proposal is located within 75m of the Glynllifon SAC. We have concerns that a significant effect from the proposed development on the Glynllifon SAC (designated feature: lesser horseshoe bat, *Rhinolophus hipposideros*) cannot be ruled out. We note the submission of the following documents in support of this application and these address many of our concerns detailed in our previous response, dated 03/08/2023 (ref: CAS-221751-Z9S1):

- Proposed External Lighting (WSC-WSP-XX-XX-DR-E-63 0001KC T04 WSP). 12/09/2023
- Proposed Landscape Plan (WSC-GLH-00-XX-DR-L-0001A)WSP 18/05/2022
- Proposed Site Ecology Features ) WSC WSP 00 ZZ DR A 900002) WSP 08/09/2022
- Bat Cavity Roosting (WSC WSP Z1 ZZ DR A 770001) WSP 30/03/2023
- Zone 1 Section A-A, F-F, G-G, H-H, and J-J (WSC WSP Z1 ZZ DR A 063001)WSP.25/07/2022
- Zone 1 Proposed GA Elevations Sheet 2 - East and West (WSC WSP Z1 ZZ DR A 062003 P02) 22/07/2022.
- Zone 1 Proposed Elevations (WSC WSP Z1 ZZ DR A 062001 P02) WSP 22/07/2022
- Proposed Sections - Welsh Sheep Centre (WSC WSP Z1 ZZ DR A 050009 P05) WSP.23/03/2022
- Proposed Elevations - Welsh Sheep Centre (WSC WSP Z1 ZZ DR A 050008 P06) WSP22/03/2022
- Zone 1 Sheep Farm Proposed Ecology Plan (WSC WSP Z1 00 DR A 061008) WSP .12/09/2022.
- Bat Loft Box Plan, Elevations and section (WSC WSP Z1 ZZ DR A 770002) WSP 18/09/2023

We welcome the additional proposals, including:

The incorporation of a dedicated bat loft suitable for Lesser Horseshoe Bat (LHBs) in the larger building.

- Bat boxes and openings including bat cavity roosting boxes. These appear to be well planned and located.

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- The external lighting is an improvement on the existing situation and we welcome it. Downward pointing 2700K, motion activated external lighting will be a great improvement for bats and other wildlife. We note that all the College lighting is being audited and upgraded by the Dark Skies Project and welcome the College's cooperation in this project.
- The removal of non-native rhododendron and replanting with native, shade-tolerant species to replace the under-storey, which will provide improved, dense future habitat for LHBs forage and dispersal.

We recommend that the hedges are maintained 'above' 2m as the desired height. Ideally, at a height of 3m, and 3m wide at the base, to form robust, sheltered flight lines for bats. We also recommend that other hedges within the farm are allowed to grow to this size as well to enhance the area for the benefit of bats.

We also recommend that suitable wetland tree species (e.g. alder & willow) should be sparsely planted in the proposed wetland meadow. This would create a better habitat more suitable for bats at an earlier stage and would be easier to manage in the long-term. To secure the mitigation measures identified in the above information, we advise that the above reports must be included in the 'approved list of plans/documents' condition within the decision notice should consent for the project be granted. However, we advise that long-term management of habitat features is also secured and we therefore advise that the conditions and obligations set out below are attached to any future planning permission for this development. Provided the development is carried out in accordance with those conditions, and with the detail described in the documents listed above we do not consider that it will adversely affect the integrity of the Glynllifon SAC.

Conditions:

Condition 1: No development, including site clearance, shall commence until the submission of a Long-term Management Plan (for a duration of no less than 25 years). The Management Plan should include:

- Defined aims and objectives (including targets that can be used as key performance indicators for monitoring purposes);
- Habitat management and roost maintenance prescriptions;
- Details of the extent and timescales of any tree works proposed, and how the natural range of LHBs is to be maintained at all times.
- Site liaison, wardening, incident reporting and response arrangements;
- Detail of the skills and competencies required by those undertaking identified works (including building maintenance) or activities (including surveillance) including whether they require European Protected Species licenses for the activities proposed;
- Submission of a Post Construction Monitoring and Record Dissemination Plan over a (minimum) 25 year period. This scheme shall include surveillance methodologies, timescales and reporting requirements. The approved monitoring scheme shall include monitoring artificial lighting during construction and operational phases of the scheme.
- Periodic review mechanism for the Management Plan.

Condition 2: No development, including site clearance, shall commence until the submission of an Ecological Compliance Audit (ECA) scheme to the satisfaction of the Local Planning Authority. Owing to the importance of the site for bats, we advise

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that ECAs are carried out by an external party.

The purpose of the ECA is to evidence compliant implementation of all ecological avoidance, mitigation and compensation works, either proposed or subject to the provisions of reserved matters conditions. The Audit shall identify Key Performance Indicators (KPIs) that are to be used for the purposes of assessing and evidence compliance. The approved scheme shall include specific KPI's in respect of lighting. We also advise that a night-time audit of the lighting post-construction is conducted to ensure lighting is working as proposed.

Planning Obligation: We advise that any subsequent planning consent is subject to the requirement for an appropriate planning obligation (Unilateral undertaking/Section 106 Agreement) to ensure the long-term functionality of the site for bats in respect of defined "red" and "blue" land. The applicant may wish to amend the red line boundary so as to incorporate all the proposed mitigation, which may avoid the need for a planning obligation.

Provisions of the plan to include:

- (a) Long-term dedication of identified red and blue land specifically for bat conservation purposes;
- (b) Long-term restrictions on the future use of the identified land including relinquishment of future development rights to land proposed for long term bat conservation purposes;
- (c) Review and update of the Management and Monitoring Plan every 6 years to the satisfaction of the Local Planning Authority in consultation with the SNCB.

The Management and Monitoring Plan reviews and updates every 6 years to the satisfaction of the Local Planning Authority in consultation with the SNCB. As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), your authority must, before deciding to give consent for a project which is likely to have a significant effect on a SAC/SPA/Ramsar site, either alone or in combination with other plans or projects, make an appropriate assessment of the implications of the project for that site in view of its conservation objectives. You must for the purposes of the assessment consult NRW and have regard to any representations we make within such reasonable time as you specify. In the absence of that assessment, NRW cannot advise that the proposals would not result in an adverse effect upon the SAC/SPA/Ramsar site.

Shadow HRA - We note that the 2023 Update for the Shadow Habitats Regulations Assessment (HRA) has been submitted for the Glynllifon Welsh Sheep Centre and Dairy Development Projects. We note that it states:

*"The Rural Economy Hub currently risks causing adverse effects alone and mitigation of the current proposals is unlikely to be sufficient, which is likely to preclude it from being permitted. It is also anticipated to take place at a later stage than these developments and is not yet permitted so where the proposals for that development indicate loss of woodland and hedgerows, this is not confirmed and is unlikely to be permitted and so is not a consideration for this in-combination assessment at this time."*

We agree that the proposal risks causing adverse effects alone and that the proposed mitigation is likely to be sufficient. We advise that as the Competent Authority, you consider whether the Rural Economy Hub constitutes a Plan or Project under the Habitat Regulations 2017 (as amended) and whether its potential in-combination effects on Glynllifon SAC and the LHBs it supports with the dairy development application. The proposal should be considered as part of your HRA.

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We note the 5-year felling plan included in the Shadow HRA. We have concerns regarding the potential impact of this work. The shadow HRA shows a considerable area of woodland within the SAC to be worked within a five-year period. The information on tree felling and the impact from the tree works within this document is unclear. The LHBs SAC feature is dependent on having access to the woodland and hedgerows within the SAC, and the wider environment, for foraging and commuting. Therefore, any reduction in these habitats will directly impact the LHBs. It's crucial that the overall woodland (and hedgerows) is not reduced and that commuting routes are maintained at all times.

Five years is also too short a time to allow for sufficient regrowth before additional sections are felled. We note that section 8 of the shadow HRA states:

*'the natural range of lesser horseshoe bats is unlikely to be reduced by these proposals once all the mitigation is in place as planned, the planting matures and the bats have had chance to adapt to the new landscape and connective features (if they indeed can and do).'*

Please see the 3rd bullet in the Long-Term Management Plan condition above. Any felling work may require a felling license and/or NRW assent.

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

Site of Special Scientific Interest (SSSI) - NRW consider the proposals have the potential to impact upon the Glynllifon SSSI. Providing the impact pathways referenced above for the SAC are adequately addressed, NRW consider the features of the SSSI will also be adequately safeguarded. We would welcome an on-site meeting with the developer to discuss our concerns and also the long-term management of the SSSI and opportunities to work in partnership.

Bats - We note that the ecological report submitted in support of the above application (Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA) Report Glynllifon Welsh Sheep Centre. Capita. 15 July 2022) has identified that bats are present at the application site (lesser horseshoe bat). From the information submitted, we consider that the proposed development is likely to represent a higher risk for bats, as defined in our guidance document '*Natural Resources Wales Approach to Bats and Planning (2015)*'.

- Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where bats are present and a development proposal is likely to contravene the legal protection, they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three tests set out in the Regulations (please also refer to Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning). Please note, for the purposes of providing advice at the planning application stage, our comments are limited to the test relating to "demonstration of no detriment to the maintenance of the favourable conservation status of European protected species".

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Please see our detailed comments above relating to protected sites. Provided those measures described are implemented, we consider that the proposed development is not likely to be detrimental to the restoration or maintenance to favourable conservation status for each local population of bat that has been recorded within and in the environs of the application site.

Great Crested Newts - Section 4.6.12 of the Preliminary Ecological Appraisal regarding the pond on site states: *“The HSI results for the pond at TN3 are in the table below, indicating a ‘good’ scoring for potential to support great crested newt’*. It goes on to state: *“An attempt to collect eDNA on 21 June 2022 was aborted as the pond had largely dried up with a thick layer of silt present (Photograph 45).”* Great Crested Newts and their breeding sites and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). The Pre-Application Consultation Report (October 2022; Cadnant Planning; ref: 2019.176\_05) confirms: *“The ecological reports have been updated to confirm that the proposal does not propose to discharge into the pond, only into the rushes around it, therefore there would be no detrimental effect on GCNs.”* We therefore have no comments to make in relation to this aspect as submitted. Please consult us again if any survey undertaken finds that Great Crested Newts are present at the site, and you require further advice from us.

Otter and Water Vole - We agree with the conclusions in respect of these species. Natural Resources Wales would refer the Planning Authority to the letter from the Welsh Government to the Chief Planning Officer’s letter dated 1 March 2018 which advises Local Planning Authorities to attach an informative regarding licence requirements to all consents and notices where European Protected Species are likely to be present on site.

Barn Owl - We note that the amended plans show the proposed Barn Owl box will now be fixed to a robust tree trunk at least 3m high, facing east, away from buildings and prevailing winds. We welcome this, however we advise that any planned Barn Owl provision should be as far as possible from any planned bat access points and not a minimum of 3m, as described. Keeping these 2 species separate is essential to avoid predation of the bats. We are satisfied that the protected species survey has been carried out to an acceptable standard. Given the nature and scale of the development, we are in overall agreement with the conclusions in the Report and concur that a survey for breeding Barn Owls would need to be conducted prior to demolishing the existing sheds, so as to avoid adverse impacts.

**Foul Drainage** - Having considered the further details submitted, (Response to Planning Consultation Feedback NRW - Welsh Sheep Centre) we raise no further concerns regarding this matter. However, if a private drainage solution is to be progressed, the Applicant will need to apply for an Environmental Permit from us. It is important to note that a grant of planning permission does not guarantee that a permit will be granted, should a proposal be deemed to be unacceptable (either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible). The Applicant is therefore advised to hold pre-application discussions with our Permitting Team on 0300 065 3000, at the earliest opportunity, to try to ensure that there is no conflict between any planning permission granted and the permit requirements.

**Pollution Prevention** - We would advise that the following condition is included to any planning consent granted for the proposals.

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Condition 3: No development or phase of development shall commence until a Construction

Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Environment Management Plan should include the following:

- Construction methods: details of materials, how waste generated will be managed;
- General site management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.
- Soil management: details of topsoil strip, storage and amelioration for re-use.
- CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
- Resource management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, waste water and energy use.
- Traffic management: details of site deliveries, plant on site, wheel wash facilities.
- Pollution prevention: demonstrate how relevant guidelines for pollution prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.
- Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development. Justification: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development.

Drainage Plan - In our Statutory Pre-Application Consultation response, we noted that section 3.2.2 of the Proposed Drainage Strategy (July 2022; Capita) explains that a storage tank to collect dairy washings would be used. We advised that the formal planning application should provide further clarification on the number of days' storage that would apply. We note that the Proposed Drainage Strategy (September 2022; Capita) 3.2.2 now states: "*The drainage connected by manholes discharge into a small holding tank for 2 weeks before being pumped and tankered away to be distributed across the local fields as specified by operators.*" We also noted the sheep are to be located on hardcore rather than concrete. We advised that further detail should be provided on how the sheds would be cleaned out.

Section 3.2.2 of the Proposed Drainage Strategy now states: "*The milking ewes and lambs will be housed on straw bedding. The bedding will be collected as Farm Yard Manure and either stored under cover or taken directly to a temporary field site, in*

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*accordance with The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021*". Any manure produced should be managed (storage and application to land) in line with the Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021 and Code of Good Agricultural Practice guidance. Transition periods apply for manure management and further guidance is available here: The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021 Guidance for Farmers and Land Managers (gov.wales).

Groundwater - We refer the developer to the Environment Agency (2017) 'Approach to groundwater protection' position statements which have been adopted by Natural Resources Wales. In particular, the developer should be aware of the position statements in Section G "Discharge of liquid effluents into the ground" and H "Diffuse (rural) sources of pollution".

Ancient Woodland - The application site is adjacent to Plantation on Ancient Woodland Sites. Please refer to our Advice to planning authorities considering proposals affecting ancient woodland.

### **31/1/2024 Observations**

Thank you for consulting Natural Resources Wales (NRW) on your Habitats Regulations Assessment for the above development, which we received on 16/01/2024.

Our response should be taken as NRW's formal representation, as the appropriate nature conservation body, to your appropriate assessment (AA) (HRA. Emily Meilleur. under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, as amended.

In consideration of the mitigation measures detailed we agree with your conclusion that the development is unlikely to have an adverse effect upon the integrity of the Glynllifon Special Area of Conversation.

Welsh Water: No observations to offer.

Public  
Protection Unit: No response.

Gwynedd  
Archaeological  
Planning  
Service: Although they confirmed that the Pheantry Report, for an archaeological recording purpose, is acceptable based on statutory requirements, details of a programme of archaeological recording will still need to be approved by the Local Planning Authority within 6 months to complete the fieldwork in the form of a planning condition.

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CADW: Although the development does not involve additional improvements to the grade 1\* listed building (Fort Williamsburg), considering the location and setting of the existing structure, along with the content of the Heritage Impact Assessment submitted with the application, CADW has no objection to the proposal.

The additional landscaping that has been included as part of the amended plans is welcomed.

Water and Environment Unit: Since 7 January 2019, sustainable drainage systems (SuDS) are needed to control surface water for every new development of more than 1 house or where the construction area with drainage obligations is 100m<sup>2</sup> or more. Drainage systems must be designed and constructed in accordance with the minimum standards for sustainable drainage as published by Welsh Ministers.

These systems must be approved by Cyngor Gwynedd in its role as SuDS Approval Body (SAB) prior to commencement of the construction work.

Due to the size and nature of the development, an application will need to be made to the SuDS Approval Body for approval before construction work commences. The information provided shows that the developer intends to drain the site in a suitable sustainable manner; however, until an application is made to the SAB, there is no certainty that the site plan would enable compliance with the full suite of national SuDS standards. Early consultation with the SAB is recommended.

Trees Unit: Arboriculture Report completed to acceptable standard and a condition will need to be included in any planning permission with regards to compliance with the content of these reports.

Any felling work must be undertaken outside the nesting season and by a tree surgeon competent with BS 3998:2010.

Biodiversity Unit: **29/08/23 Observations**

- The developer is advised to plant more trees to improve the corridors between the proposal and the existing woodland.
- Include a bat roost in the buildings
- Include lighting plans
- Plant more hedgerows as part of the ecological mitigation plans.
- It is advised to keep deforestation areas to a minimum and replant with broadleaved trees and a variety of conifers species.
- Need to resubmit the Habitats Regulations Assessment that assesses this plan against the new plans for the cattle farm and the HUB.

**16/01/24 Observations**

The applicant has provided the following documents:

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- CEMP (38782 R1 Rev1) dated January 2023 and received by the Planning Department on 21<sup>st</sup> December 2023, produced by Atmos Consulting Ltd for MPH Construction Ltd.
- Proposed Landscape Plan sheet 1 (drawing number: WSC-GLH-00-XX-DR-L-0001A, Rev P7 ) received on 18<sup>th</sup> October 2023
- Proposed Landscape Proposal sheet 2 (for specific trees and plants and details) WSC-GLH-00-XX-DR-L-0001B, Rev P7 received on 18<sup>th</sup> October 2023
- Shadow Habitats Regulations Assessment (HRA) 2023 Update by WPS

### **Proposed Landscape Plan**

I am pleased to see that some of my comments I sent to you in an email dated 13<sup>th</sup> September 2023 have been incorporated into the amended Landscape plan; these include:

- planting of 9 parkland trees in the field directly south of the proposed shed,
- thickening of hedge together with hedgerow tree planting,
- hedge planting along the access track – although I am concerned that the hedge extends into the ancient oak tree at the most southern part of the track, fencing and tree planting here is likely to impact on the trees roots, particularly the stockproof fence referred to drawing WSC-GLH-00-XX-DR-L-0003 with posts set in concrete well at a depth of 50 cm.  
2 alder trees to be planted in the northern half of the wetland and native planting covering an area of 230 square meters – I recommend that the wetland area be fenced to exclude live stock.
- The wetland area to be fenced and managed as a meadow.

The plan also shows the following:

- pole mounted maternity bat box at 3m high on a suitable retained tree
- a hibernation box mounted at 3m high on a suitable retained tree
- a barn owl box on a tree away from bat boxes and buildings

As I have stated before I recommend that the barn owl box be mounted within one of the sheds barn.

I am concerned about landscape plan WSC-GLH-00-XX-DR-L-0001B Rev P7 shows “*Preparation: In areas to be seeded the soil shall be cultivated to create a fine friable seedbed down to 150 mm in depth. Immediately prior to sowing the upper 50 mm of soil shall be reduced to a fine tilth.*” – I disagree with this method and this it would be better to plant plugs of raggid robin, meadow sweet, and devils bit scabious. And sow with seeds of great bird’s foot trefoil *Lotus pedunculatus* and knapweed **with out cultivating the soils.**

In my previous comments (August 2023) I recommended that the ancient trees at the beginning of the access track be protected, however the plans show no indication of this. I also recommended that the hedgerows be extended to enhance the wooded connectivity for LHS bats.

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### **Invasive non-native plant species**

I recommend an eradication plan for Himalayan Balsam.

### **HRA**

Cyngor Gwynedd, as the competent authority, under the Conservation of Habitats and Species Regulations 2017 (as amended), must, before deciding to give consent for a project which is likely to have a significant effect on a SAC, either alone or in combination with other plans or projects, make an appropriate assessment of the implications of the project for that site in view of its conservation objectives.

The applicant has provided a report to support this process (WPS update June 2023 - Shadow Habitats Regulations Assessment). This report has considered both the Welsh Sheep Centre proposal and the Dairy Development Project as these are both development proposals by Glynllifon College and current planning applications. I have used this document to assist in undertaking an Appropriate Assessment under Habitats Regulations for the Welsh Sheep Centre.

### **Appropriate Assessment**

SAC: Glynllifon SAC is designated for its population of Lesser Horseshoe Bats.

Location & Proximity to SAC: The beginning of the proposed access track for this development is within the Glynllifon SAC and the proposed Welsh Sheep Centre is surrounded by the Glynllifon SAC within 75 to 300 meters.

Plan/Project: The proposed scheme involves loss of three agricultural buildings and the construction of two new agricultural buildings on the footprint of the former buildings – a sheep shed and a lamb rearing shed.

### **Conservation Objectives of SAC:**

Glynllifon SAC is designated for its population of lesser horseshoe *Rhinolophus hipposideros* bats (Annex II species, which is the primary reason for the SAC designation). The estate includes three summer roost sites and two hibernation sites for the lesser horseshoe bat, comprising about 6% of the UK population. The main maternity roost is situated in the cellars of the Glynllifon mansion house, built during the 1830s. Within the estate, bats from the mansion forage in areas of plantation woodland along the Afon Llifon and on the southern side of the estate near to Plas Newydd. These areas also act as flight routes for bats going to other feeding areas outside the estate boundaries. A number of other bat species are found within the Glynllifon Estate. These include whiskered bat *Myotis mystacinus*, Natterer's bat *M. nattereri*, Daubenton's bat *M. daubentonii*, common pipistrelle *Pipistrellus pipistrellus*, soprano *P. pygmaeus*, noctule bat *Nyctalus noctula* and the brown long eared bat *Plecotus auritus*.

The site also contains areas of woodland which is used by the bats as foraging areas as well as hedgerows and other linear features used as flight routes. The conservation objectives for the SAC are as follows:

- The natural range of lesser horseshoe bats will not be reduced, nor be likely to be

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reduced for the foreseeable future.

- There is, and will continue to be, sufficient habitat to maintain the lesser horseshoe bat population on a long-term basis.

- The three maternity roosts will continue to be occupied annually by lesser horseshoe bats and their babies:

- o Glynllifon Mansion (maternity and hibernation roost, Unit 16)

- o Melin y Cim (maternity roost, Unit 32)

- o Pen y Bont (maternity roost, Unit 36)

- There will be a sufficiently large area of suitable habitat surrounding these roosts to support the bat population, including continuous networks of sheltered, broadleaved and coniferous woodland, tree lines and hedgerows connecting the various types of roosts with areas of insect-rich grassland and open water.

- All factors affecting the achievement of these conditions are under control.

These conservation objectives as well as performance indicators and a core management plan for the site (albeit from 2008) can be viewed online on the Natural Resources Wales website.

The performance indicators largely relate to the maternity and hibernation roosts themselves as well as maintaining woodlands and flight lines. It refers to 'good condition hedgerows' as being those more than 2m in height with no gaps over 5m in length.

#### Potential Impacts to Glynllifon SAC without mitigation

- Obstruction of bat flight paths & foraging habitat due to lighting
- Loss of bat flight paths & foraging habitat due to habitat destruction
- Loss of access to bat roosts

The proposal will not result in the direct loss of Lesser Horseshoe Bat roosts. No Lesser Horseshoe Bat roosts were found within the site of the proposed Welsh Sheep Centre.

#### Mitigation

The Welsh Sheep Centre has been designed to include the features to mitigate impacts to the lesser horseshoe bat population associated with the Glynllifon SAC, which include the following:

- The two proposed new agricultural buildings will have opening to allow bat access in and out of the buildings.
- New native species-rich hedgerows are proposed to be planted to the south of the buildings (also to be planted with trees within species-rich grassland) and to the south of the pond along the access track, along with natural regeneration of marshy grassland habitat in an area to be fenced off from regular grazing. This will provide further commuting and foraging habitats for lesser horseshoe bats, and which connect to wider habitats.

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- A Lesser Horseshoe Bat roost will be incorporated into the building. Lighting has been designed to minimize its impact on bats and to ensure that bat flight paths are not obstructed. Proposed lighting plans showing outside areas illumination and light spill. Light spill maps could be more detailed with gradations of lux levels less than 0.2.

#### Assessment Alone with Mitigation

The proposed Welsh Sheep Centre has incorporated mitigation to remove any adverse impact to Lesser Horseshoe Bats. This proposal will not have an adverse impact on the Lesser Horseshoe Bat feature of the SAC.

#### In-combination Assessment

Under the Habitats Regulations as the competent authority Cyngor Gwynedd must consider any other plans and projects in-combination with the proposed Welsh Sheep Centre.

The report (WSP June 2023) provided to support the HRA process has considered development proposals and projects relevant for in-combination impacts as part of this assessment, and these are:

- Dairy Development Projects (current planning application)
- Rural Economy Hub (pre-application advice)
- Woodland & Forest Management and Tree Felling and tree works (proposed extensive tree felling and forest clearance works yet to be granted license by NRW)
- Ty'n Llan, Llandwrog extension (approved planning permission)

The Dairy Development Project is currently a planning application not yet decided, however the report provided to support the HRA process (WSP June 2023) provides undertakes an assessment of this proposal and concludes that with suitable mitigation this development will not have an adverse impact on the Glynllifon SAC.

Rural Economy Hub this proposal currently at pre-application stage would cause significant adverse impact on the Glynllifon SAC alone because it proposes to remove large areas of woodland & trees. The report by WPS (June 2023) states *“The Rural Economy Hub currently risks causing adverse effects alone and mitigation of the current proposals is unlikely to be sufficient, which is likely to preclude it from being permitted.”*

Woodland Management & college commercial forestry is likely to have a very significant impact on the foraging habitats and flight routes of the Lesser Horseshoe Bats within the Glynllifon SAC. This Management Plan needs to be amended to be sensitive to the needs of the Lesser Horseshoe Bats. Currently the Woodland Plan requires approval from NRW.

The Ty'n Llan, extension in Llandwrog has been approved and this development has incorporated mitigation and enhancements for Lesser Horseshoe Bats will not contribute to in-combination impacts.

In summary there are two plans and project that would contribute to in-combination

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impacts:

- Woodland -felling
- Business hub

Individually they are both are very likely to have an adverse impact on the Glynllifon SAC and its bat population, however there is no planning application for the Hub and no certainty an application would be submitted or if such a development would be granted planning permission and the Woodland Felling Plan will only be approved if it is carried out in a way that is sensitive to bats and enhances the habitat for bats.

#### Conclusion of HRA

The Welsh Sheep Centre proposal will not have an adverse impact on the conservation objective of the Glynllifon SAC alone, or in-combination

In a letter dated 21st December 2023 NRW do not consider that it will adversely affect the integrity of the Glynllifon SAC, provided that the development is carried out in accordance with conditions they recommend.

NRW must be consulted on this appropriate assessment.

#### Summary

- An appropriate assessment has been undertaken and concludes that the proposed Welsh Sheep Centre will not have an adverse impact on the Glynllifon SAC.
- Condition - Woodland & Forest Management Plan must be provided before works commence.
- Amendments to landscaping planting specifications, fencing, and removal of soil preparations required.
- Amend plans to put barn owl box in shed or barn.
- Ancient Trees on access track must be protected and plans amended to ensure this. Detailed plans must be provided.
- Condition - Invasive non-native plant species eradication plan e.g. Himalayan Balsam
- Condition stating that the site can not be operational until all ecological mitigation and enhancement features have been completed to the satisfaction of the LPA.

I do not object to this proposal if the above changes and plans are provided.

I recommend that Glynllifon College considers managing the fields within its holding to enhance wildlife and nature as hay meadows rich in wild flowers. I recommended that Glynllifon College produce a Manure Plan for the whole of the college farm, where will the manure be stored and where will it be spread?

Welsh Historic  
Gardens Trust: No response.

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Public Consultation: A notice was placed in the press and near the main entrance to Glynllifon and nearby residents were informed. The notification period has already ended but no responses had been received from the public following this statutory notification period.

## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 Policy PCYFF 1 of the LDP states that outside development boundaries proposals will be refused unless they are in accordance with specific policies in the LDP or national planning policies or that the proposal demonstrates that its location in the countryside is essential. This application relates to improving existing sheep farming facilities on the Grŵp Llandrillo-Menai campus within Glynllifon Agricultural College and, to this end, it is considered that its location in the countryside is essential. It is also noted that it replaces existing sub-standard structure on the application site.
- 5.2 Policy ISA 3 relates to further and higher education developments that support proposals for new facilities or extensions to existing buildings for academic or supporting purposes or for ancillary social, cultural or leisure activities on further or higher education sites subject to being acceptable in terms of such matters as scale, location, design, amenity and transportation. Priority should be given to re-using existing sites or buildings. It is also noted that the sequential test should be used when determining the location of further and higher education developments, and priority should be given to sites located: - (i). Firstly, on existing further and higher education sites; or (ii). Secondly, on sites that have a close connection with an existing campus.
- 5.3 The explanation to this particular policy states - *Bangor University, Coleg Llandrillo Menai and Coleg Meirion-Dwyfor have numerous and extensive educational facilities in the Plan area. They make a valuable contribution to the local economy by providing employment to local residents, upgrading the skills of local people and by means of student spending. The Council is committed to improve the standards and availability of further and higher education facilities in the Plan area. It is considered that new developments and extending existing facilities is necessary to support proposed growth.*
- 5.4 As referred to above, it is proposed to erect contemporary and modern facilities and replace existing sub-standard structure on the same site for an agricultural education purpose, promoting the local economy. The project will seek to develop a model to promote knowledge within the agricultural sector to show the advantages of promoting a sustainable sheep milk market in Wales. The proposal would offer potential additional income for agricultural enterprises and Glynllifon College would play an important part in developing the dairy sector by developing a better understanding of the commercial opportunities. Note that proposed new projects by Grŵp Llandrillo-Menai provide a range of modern facilities to help develop learning, entrepreneurship, innovation, knowledge exchange and enterprise development. If approved, the new facilities would be a way of establishing a Welsh Sheep Centre along with a lamb rearing unit here in Glynllifon. To this end, therefore, it is believed that the proposal complies with the requirements of Policy ISA 3 of the LDP.
- 5.5 Document TAN 6: Planning for Sustainable Rural Communities, states: - *Strong rural economies are essential to support sustainable and vibrant rural communities. A strong rural economy can*

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*also help to promote social inclusion and provide the financial resources necessary to support local services and maintain attractive and diverse natural environments and landscapes... Farms plans may usefully support applications relating to farm diversification proposals, although they should not be made a requirement of applicants. Such plans can demonstrate how the diversified activity fits into the wider farming picture, and set out its environmental consequences highlighting how any significant adverse effects will be mitigated.* In this particular case, the current application was submitted to extend and meet the needs of the Agricultural College for an education purpose and its important contribution to the local economy as noted above and, bearing this in mind, it is believed that the proposal complies with the objectives and aims of TAN 6. However, although the application is deemed acceptable based on principle, it must also comply with other relevant policies within the LDP and these are discussed below.

### **Visual amenities**

- 5.6 The application site is situated in the centre of Parc Glynllifon with the grade 2\* listed fort located directly to the north and east with an established woodland around the fort itself, agricultural land/open pasture to the south and west, which includes *cloddiau* and woodlands on the verges. The surrounding landscape can be described as undulating landscape but there is no statutory environmental designation to this part of the landscape. The proposal involves demolishing the existing sub-standard structure and erecting larger scale sheds in their place, which also includes erecting a *clawdd* on the southern peripheries of the site and opposite a part of the existing drive that serves the site, and also preserving the woodland that surrounds the lake to the west of the site. Both sheds will be located parallel with each other with a hard-standing between them for a sheep treating fold. The height of the sheds would vary from 8.4m to 6.5m above ground level with a combined surface area of 2,585m<sup>2</sup>, which would replace sub-standard agricultural sheds of smaller size and scale. Also, the proposal would involve situating a feed silo adjacent to the northern elevation of the milking parlour which is 1m higher than the ridge of the milking parlour.
- 5.7 The external elevations of the new sheds will be of traditional materials for this type of structure which include profile corrugated steel covering; Yorkshire boarding, concrete panels and natural stone to be reclaimed from the existing structure if possible; timber windows and doors to be confirmed - non-reflective materials. Considering the setting of the structure within the undulating landscape which includes a variety of vegetation, undertaking a landscaping plan as well as the material and elevations of the structure, it is not believed that the proposal would have a significant substantial impact within the local landscape and, considering these elements of the application, it is believed that the proposal is acceptable based on the requirements of Policies PCYFF 2, PCYFF 3, PCYFF 4 and PS 19 of the LDP.

### **General and residential amenities**

- 5.8 The site lies in the centre of Parc Glynllifon with residential dwellings and agricultural structures dispersed within the landscape. The College Campus is approximately 550m to the north; the *Grand Lodge* (the main entrance to the College) is approximately 850m to the north-east which is in the applicant's ownership; Plas Newydd (including residential flats) is approximately 1.1km to the south-west and beyond College grounds as well as Grafog to the east, which is also beyond College grounds. Given that this current proposal replaces existing agricultural structures on the site; the distance between the nearest residential dwellings to the application site (considering the undulating topography of the landscape as well as established vegetation); mitigation measures that the applicant will undertake and that the educational needs continue to exist on the site itself,

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it is not considered that the application, if approved, would undermine the general or residential amenities of local tenants on the grounds of noise nuisance and other types of pollution such as dust, fumes, litter, drains and lighting. To this end, therefore, it is considered that the proposal as submitted is acceptable based on meeting the requirements of Policy PCYFF 2 of the LDP regarding safeguarding the residential amenities of local occupiers.

### **Transport and access matters**

- 5.9 It is intended to use the main entrance to the College from the A.499 trunk road for light vehicles and the "new" entrance lower down from the main entrance for heavy goods vehicles together with the private internal road network to serve the new facilities, which are the subject of this application. The development provides 14 parking spaces (including two accessible parking spaces for the disabled) for this particular facility, together with a parking and turning space for service vehicles/lorries. Although no response has been received from the Transportation Unit following the statutory consultation process, it is not considered that the proposal, if approved, would have a detrimental impact on road safety along the trunk road nor on the private road network within Glynllifon itself given that the facility already exists on the application site and that it is located a considerable distance from the main entrance to the College itself. To this end, therefore, it is considered that the proposal is acceptable on the grounds of the requirements of Policies TRA 2 and TRA 4 of the LDP.

### **Biodiversity matters**

- 5.10 The Glynllifon Special Area of Conservation (SAC) as well as the Glynllifon Site of Special Scientific Interest (SSSI) are located 217m to the north; 248m to the east; 212m to the south and 181m to the west from the application site and the Afon Llifon Wildlife Site (WS) is located approximately 600m to the west of the site. A SAC designation is a European site and the SSSI is a UK site designation with the WS a local designation. Based on the importance of the statutory designations (the existence of the lesser horseshoe bat protected species), the applicant has submitted a number of reports and ecological assessments as noted in the first part of this report. However, Natural Resources Wales confirms that the Council is required to undertake a Habitat Regulations Assessment (HRA) in accordance with the requirements of the Habitats and Species Conservation Regulations 2017 to show that this particular proposal, along with the cumulative and joint impact if other developments are approved in Glynllifon, would not undermine the SAC and SSSI designations. To this end, an assessment was carried out by the Biodiversity Unit which noted that the proposal would not have a detrimental impact on the integrity of the Glynllifon Special Area of Conservation (SAC). In accordance with the requirements of the habitats regulations, a consultation was held with Natural Resources Wales on the HRA assessment of the Biodiversity Unit and it was of the same opinion provided that the development was completed in accordance with the needs they recommended in its ecological reports.
- 5.11 It is also noted that Natural Resources Wales has submitted observations regarding other protected species and it raised the concern of the potential impact of pollution risks to the water environment that would arise from the proposed development and these observations have been included in the above assessment. In response to these concerns, the applicant's agent has submitted details that state: -
- Further details regarding light mitigation measures (internal and external) to safeguard protected species.

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- The plan includes planting additional *cloddiau* as one of the mitigation measures that are proposed to be delivered and the landscaping plan has been updated to eradicate the rhododendron plant that is not indigenous to the area and to replant with indigenous species.
- Incorporate a dedicated bat loft that is suitable for Lesser Horseshoe Bat (LHBs) in the larger building.
- Plant suitable wetland tree species in the proposed wetland meadow. This would create a better habitat more suitable for bats.
- Further details regarding a private drainage system to comply with the requirements of Welsh Government (Circular 008/2018) and which include a sustainable drainage system that would prevent surface water pollution and undertaking a three-step treatment before any water is discharged to adjacent land.
- Construction Environment Management Plan (received on 21.12.23)

5.12 In response to the information submitted by the applicant, NRW states that any concerns relating to protected species can be overcome by imposing conditions on the application when submitting a long-term management plan and Ecological compliance audit plan. Therefore, these conditions will manage and safeguard any protected species on the site. To this end, as well as receiving a favourable response by the Biodiversity Unit on the Habitats Regulations Assessment (HRA), it can be confirmed that the proposal complies with the requirements of the Habitats and Species Regulations 2017 and that the proposal will not have an adverse effect on the SAC or SPA. The proposal, therefore, complies with the requirements of policies PS19 and AMG 4 of the LDP.

5.13 On 7<sup>th</sup> February 2024, the Welsh Government published an update to Chapter 6 of Planning Policy Wales (PPW), which deals with green infrastructure, net worth to biodiversity, the protection afforded to Sites of Special Scientific Interest and trees and woodlands. The changes to PPW have been considered, together with the observations by the Biodiversity Unit and NRW, however, in this case, they do not raise any new matters that have any material influence on the decision, and it is considered that the contents of the ecological report along with the ability to impose conditions to secure mitigation measures and enhancements to biodiversity are sufficient to satisfy the requirements of PPW.

### **Heritage assets**

5.14 It has already been confirmed that the application site is located adjacent to a grade 2\* listed building (Fort Williamsburg) and a Heritage Impact Assessment, together with an Archaeological Assessment, was received to support the application. The Heritage Assessment concludes that this is the most suitable site for the new structure with the minimum impact on the historic environment, which includes the listed fort as well as the grade 1 registered landscape of Glynllifon. However, it is possible that an archaeological recording task will need to be undertaken considering its proximity to the fort itself. In response to the statutory consultation process, observations were received by the Gwynedd Archaeological Planning Service stating that a condition must be included in any planning permission regarding the need to submit the details of a programme of archaeological recording to be approved by the Local Planning Authority within 6 months of completing the fieldwork. CADW has no objection to the proposed development and, therefore, it is considered that the proposal is acceptable based on the requirements of Policies PS 20 and AT 1 of the LDP.

### **The Welsh Language**

5.15 In accordance with the Planning (Wales) Act 2015, it is a duty when making a decision on a planning application to consider the Welsh language, where it is relevant to that application. This

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is reiterated further in para. 3.28 of Planning Policy Wales (Edition 11, 2021), and Technical Advice Note 20. The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development.

5.16 It is noted that there are some specific types of developments where it will be required for the proposal to submit a Welsh Language Statement or a Welsh Language Impact Assessment. The thresholds in terms of when it will be expected to submit a Statement/Report has been highlighted in Policy PS1 of the LDP, along with Diagram 5 of the SPG. In terms of the type of developments in question, it is noted that an educational development, as submitted, would not be subject to a language statement. However, the applicant has submitted a statement that refers to the Welsh Language by noting the following: -

- Any signage erected would be bilingual.
- The intention to establish a National Sheep Centre here in Glynllifon, if approved, would be a valuable asset to the agriculture industry (sheep and dairy industry) and the future of the College.
- A vast majority of facility users would be local students or from this part of north Wales and bilingual speakers.

5.17 Therefore, to this end, it is considered that the proposal is acceptable based on the requirements of Policy PS 1, the relevant SPG as well as the advice included in TAN 20: Planning and the Welsh Language.

### **Sustainability matters**

5.18 Policy PS 5 (Sustainable Developments) supports developments which are consistent with sustainable development principles, and where appropriate, developments should: *“Reduce the need to travel by private transport and encourage the opportunities for all users to travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport in accordance with Strategic Policy PS 4”*.

5.19 It is considered that the policies of the LDP are consistent with national planning policies in terms of how they deal with sustainable development principles. Paragraph 3.39 Planning Policy Wales (PPW) (Edition 11, February 2021) states: *“In rural areas the majority of new developments should be located in those settlements which have relatively good accessibility by non-car modes when compared with the rural area as a whole. Development in these areas should embrace the national sustainable place making outcomes and, where possible, offer good active travel connections to the centres of settlements to reduce the need to travel by car for local journeys.”*

5.20 This is supported by paragraph 3.11, Technical Advice Note 18: Transportation, which states: *“Development in rural locations should embody sustainability principles, balancing the need to support the rural economy, whilst maintaining and enhancing the environmental, social and cultural quality of rural areas. Most developments should be located in places accessible by a range of travel modes.”*

5.21 The applicant has submitted details with the following information: -

- The College is accessible from the A.499 highway that links the Caernarfon bypass with Pen Llŷn.

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- There are bus stops near the main entrance to the College that are already used by students who attend the educational facility.
- Students would continue to use the new facility as usual.

5.22 In addition to the accessibility of the site, an Energy Conservation Statement was submitted in support of the application, which refers to the energy saving strategy together with the adoption of low carbon methods and renewable energy sources as part of the construction of the proposed sheds. To this end, therefore, it is believed that the proposal is acceptable based on the requirements of Policies PS5, PS 6 and PS 14 of the LDP and complies with the advice included in TAN 18 and Planning Policy Wales, 2021.

## **6. Conclusions:**

6.1 Considering the above assessment in its entirety, it is considered that the proposal to erect two livestock sheds together with associated facilities and milking parlour, creation of landscaping bund and associated works on this particular site within the holding of the Agricultural College, would respond positively to the need to upgrade and enhance the existing facilities on offer by the College. In assessing the application, full consideration has been given to the observations and response received from the statutory consultees. Based on the above assessment, it is not considered that the proposal is contrary to local or national policies and there is no material planning matter that outweighs these policy considerations. To this end, therefore, it is believed that this proposal is acceptable subject to the inclusion of the following conditions.

## **7. Recommendation:**

- 7.1 To delegate powers to the Assistant Head of the Environment Department to approve the application, subject to the following conditions: -
1. Five years.
  2. In accordance with the documents and plans submitted as part of the application.
  3. Submit details relating to external elevations.
  4. Compliance with Part 5 (Interpretation and Advice) of the Ecology Impact Assessment document as well as the Shadow Habitats Regulations Assessment and observations of the Biodiversity Unit.
  5. Complete the landscaping plan within a specific period.
  6. Compliance with the contents of the Arboriculture Assessments.
  7. Standard conditions of the Gwynedd Archaeological Planning Service relating to initially submitting the details of a work programme of archaeological recording, and then submitting a detailed report of the archaeological work within 6 months of completing the archaeological work on the site.