



Report

Site visit made on 7 May 2025

by N Jones BA (Hons) MSc MRTPI

an Inspector appointed by the Welsh Ministers

Dyddiad: 26/03/2026

Date: 26/03/2026

COMMONS ACT 2006

APPLICATION BY: WELSH SLATE LIMITED

COMMONS REGISTRATION AUTHORITY – CYNGOR GWYNEDD COUNCIL

APPLICATION TO DEREGISTER AND EXCHANGE PART OF MYNYDD LLANDEGAI
COMMON, BANGOR (CL106)

Reference: CAS-03817-Z9J8D5

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Site Address: Mynydd Llandegai Common

Register Unit: CL106

- **The application, dated 30 September 2024, is made under Section 16 of the Commons Act 2006 to deregister and exchange land registered as common land.**
 - **The application is made by Welsh Slate Limited as landowner.**
 - **As described in the Notice advertising the proposal, the release land comprises approximately 58,520m² and the exchange land comprises approximately 58,652m².**
 - **The application is made to enable the implementation of planning permission reference C22/0336/16/MW for the proposed extension to slate extraction operations at Chwarel Penrhyn / Penrhyn Quarry, Bethesda, LL57 4YG, granted on 22 December 2022.**
 - **Summary of Recommendation: That the application be granted and a Deregistration and Exchange Order made.**
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Background and Procedural Matters

1. Section 16 of the Commons Act 2006 (the 2006 Act) provides, amongst other things, that the owner of any land registered as common land, may apply for the land (the release land) to cease to be so registered. If the area of the release land is greater than 200sqm a proposal must be made to replace it with other land to be registered as common land (the replacement land).
2. The application, the subject of this report, is made under Section 16 of the 2006 Act and was advertised in the Daily Post and the Bangor and Anglesey Mail on 2 October 2024. Notices were posted at entries to the land and sent to various consultees. The application was made available for inspection at the Gwynedd Council Offices in Caernarfon and the Dyffryn Ogwen Community Library building in Bethesda, as well as being made available on-line.
3. Footpaths maintainable at public expense cross part of the site. As such, the relevant Highway Authority (HA) was requested to join in the application, which they did.

The Site and Surroundings

4. The overall common land unit (CL106) amounts to some 776.5 acres (314.25ha). It is predominantly an open expanse of rough grassland located to the south of the settlement of Mynydd Llandegai and extending to the edge of a minor road running between that settlement and Deiniolen to the west and the existing Penrhyn Slate Quarry to the east. The release land is owned by the applicant and comprises a roughly rectangular area of approximately 58,520m² to the south-west of the existing quarry where there is an existing planning permission to extract slate. However, part of the north-eastern corner and eastern edge of this area have already been excavated. Albeit some large rocks are found scattered on the common, the remaining release land is noticeably rocky in comparison to the closest areas of mire and acidic grassland in this part of the common.
5. The replacement land is also owned by the applicant and extends to some 58,652m². It is located at the base of slate spoil heaps adjoining the north-eastern edge of CL106, approximately 1.1km to the north of the release land. The replacement land comprises

mainly rough grassland with occasional trees, with a denser area of trees at its northern-most extent at the end of Ffordd Tai'r Mynydd.

The Proposal

6. The applicant indicates that the release land was within the boundary of the consented Penrhyn Quarry under previous planning permissions but was not within the permitted extraction area. Planning permission has since been granted for an extension to quarrying operations to allow the excavation of slate from the release land. Having become aware that the land is common land, an application has been made by the applicant for deregistration and replacement. This would enable the continued implementation of the planning permission set out in the banner heading above.
7. As well as an exchange of land, physical works to the replacement land would include:
 - The removal of fencing in the northeastern, southern and southeastern part of the replacement land;
 - Removal of the two gates at the northern part of the replacement land to enable access into the replacement area and along the full extent of the existing highway;
 - The provision of a portable sheepfold facility within the replacement land which could be moved within the replacement land to the most suitable location as required;
 - Local trimming of vegetation in the northern part of the replacement land to ensure that access can be gained by the public across the entire area of the land.
8. In addition, the installation of a gate and new post and wire fencing, and the relocation of existing fencing on parts of the replacement land are proposed. Also, a possible crossing point is proposed over the outfall from Llyn Owen y Ddôl, near a culvert, as well as the removal of existing fencing parallel to the culvert, on its western edge, close to the location of where public footpath 47 would join the replacement land. An approximately 3m wide gateway in this location would open from the edge of the intended replacement land onto fenced land which does not form part of the common. In the event that the exchange of land goes ahead, separate consent for such works under s38 of the 2006 Act is likely to be required. It is not for me to determine the acceptability of these works under this application made under s16.

The Statutory Requirements and Guidance

9. Section 16(6) of the 2006 Act requires that in determining this application regard should be had to the following:
 - a) The interests of persons having rights in relation to, or occupying, the release land;
 - b) The interests of the neighbourhood;
 - c) The public interest (Section 18(8) of the 2006 Act provides that the public interest includes the public interest in: nature conservation; the conservation of the landscape; the protection of public rights of access to any area of land; and the protection of archaeological remains and features of historic interest); and
 - d) Any other matter considered to be relevant.
10. The Welsh Government's Common Land Consent Guidance (August 2014) (the Guidance) provides advice in relation to the determination of casework in relation to common land in Wales and, amongst other things, seeks to ensure that the stock of common land is not diminished, and that any deregistration of registered land is balanced

by the registration of other land of at least equal benefit. I have taken the Guidance into account in making my recommendation.

Representations

11. No representations have been received from commoners in relation to the application proposals. Representations were received from the Open Spaces Society (OSS) and Natural Resources Wales (NRW).
12. The applicant has provided a response to the matters raised. I have taken into account the representations and the applicant's response in my assessment.

Assessment

The interests of persons occupying or having rights over the land

13. The common is subject to rights of pasture for the grazing of sheep or cattle in favour of 11 commoners as listed on the Common Land Register. The applicant confirms that common rights are not exercised but that informal arrangements exist with some commoners for grazing.
14. The applicant states that the release land is not in active agricultural use as it lies within the fenced bounds of the permitted quarry and, as noted above, part of it has already been excavated. Whilst I note the commoners' rights are not generally exercised, the applicant confirms that informal grazing arrangements are in place and sheep and cattle were grazing on the common at the time of my site visit. The ecological assessment indicates that the excavated portion would have been of similar quality to the remainder of this land, and from my observations during my site visit I have no reason to reach a different view.
15. Whilst I note the OSS's comments in relation to long-term tipping, the replacement land would appear to provide land of similar quality to the release land for grazing, and I concur with the applicant that it would be more conveniently located closer to the commoners' properties and would be accessible directly from Ffordd Tai'r Mynydd and contiguous with the remainder of the common. The trimming back of some trees at the replacement land's narrowest part would ensure full access and connectivity between it and the adjoining common. A portable sheepfold would be provided which would assist with stock management but which, due to its moveable form, would have little effect on the openness of the common.
16. Taking into account the particulars of the replacement land, the proposal would have no unacceptable effect on persons occupying or having rights over the land.

The interests of the neighbourhood

17. There is no definition of neighbourhood in the 2006 Act. The Guidance requires consideration to be given to whether the proposal would mean that local people will be prevented from using the common in the way that they are used to. Furthermore, the Guidance requires consideration to be given to whether the proposal would interfere with the future use and enjoyment of the land as a whole.
18. Although initially indicating otherwise on the application form, and that access is excepted under the Countryside and Rights of Way Act 2000 (the CROW Act) as it is 'Land used for the getting of minerals by surface working (including quarrying)', the applicant has since

confirmed that the release land is subject to public access under s.193 of the Law of Property Act 1925 (the 1925 Act).

19. The common is located close to dwellings concentrated within the planned slate quarry settlement at Mynydd Llandegai and is also reachable from a network of local footpaths. I observed some people walking on the common at the time of my site visit. Given its proximity to housing and ease of access, I consider that it is likely to provide a convenient, accessible and popular recreational resource for local people.
20. There would be no access to the release land following the exchange as it would be secured and largely lost to the active quarrying operation.
21. The replacement land would be closer to existing housing and would extend the common to the north-east on similar grade land to that released. The replacement land would provide a link towards public footpath 43 on its proposed north-western edge which itself links to other footpaths to the north, leading to a minor road and onward path links towards local smaller settlements, the larger settlement at Bethesda and providing an opportunity to link to the leisure route of Lôn Las Ogwen. The replacement land would also link to the truncated footpath 50 running eastwards from Gefnan, allowing wider access locally, and would also be conveniently accessible from Ffordd Tai'r Mynydd. At its southern end, the intended replacement would connect to footpaths 46 and 47 and would also provide an opportunity for a more direct publicly accessible route between the common and settlements to the north.
22. Some existing fencing and gates on the replacement land would be removed or relocated to allow greater accessibility to the wider common. I acknowledge the OSS concerns regarding the intended fencing of parts of the replacement land. However, separate consent for such works is likely to be necessary under s38 if undertaken after any exchange takes place.
23. I consider that the replacement land would be equally, if not more, convenient to local residents and would be of a similar quality to that replaced. It would be more easily accessible and would provide an opportunity for circuits and walks linking to the village roads and existing footpaths and so would not interfere with the future use and enjoyment of the land as a whole.
24. As such, I find that the scheme would not harm the interests of the neighbourhood.

The public interest

Nature Conservation

25. Section 6 of the Environment (Wales) Act 2016 places a duty on public authorities to maintain and enhance biodiversity. The release land is designated as part of the Eryri Special Area of Conservation (SAC) and Eryri Site of Special Scientific Interest (SSSI) which extend to some 19768.22ha. The designated area is separated into 127 management units, with the release land located within management unit 70 Gwaen Gynfi which supports good blanket bog and wet heath habitats. The Management Plan for the SAC (and SSSI) sets out a long-term vision to manage the special habitats so that they are restored to a more natural state, particularly the montane habitats, some of which are not found elsewhere in Wales or England.
26. I note that planning permission has been granted. However, as the Welsh Ministers are the competent authority for this application under the 2006 Act, and I am unable to rule out likely significant effects on the site's integrity from loss of the release land through

potential increased grazing pressure on the remaining SAC, dust deposition effects on habitats and species from quarrying operations and possible hydrological changes including the availability and movement of water which could affect areas of blanket bog and wet heath, a Habitats Regulations Assessment (HRA) is attached as an annex to this decision for consideration. For the reasons set out in the HRA, I conclude that the integrity of the Eryri SAC would not be adversely affected.

27. I have taken into account the duty under S28G of the Wildlife and Countryside Act 1981 (as amended) to take reasonable steps to further the conservation and enhancement of the flora, fauna or geological or physiographical features by reason of which the site is of special scientific interest and the corresponding expectation in the Guidance.
28. The proposal would lead to the direct loss of part of the Eryri SSSI. Although no breeding habitat would be lost, there would be a direct loss of foraging habitat for the individually qualifying Chough species. Noise, vibration and dust from quarrying operations may affect habitat quality and the species present. The loss of the release land would also result in the loss of boulders which support notable lichen species and a small amount of Common Cudweed, identified as 'vulnerable' on the International Union for Conservation of Nature (IUCN) Red List for Wales. However, conditions of the planning permission seek to regulate these matters, including through dust mitigation and air quality monitoring measures, and limits on noise and ground vibration from blasting operations as well as the translocation of lichens and ongoing monitoring under a Lichen Management Plan. Furthermore, I am satisfied that biodiversity enhancement could be achieved through the restoration of the quarry under the conditions imposed on the planning permission for the works. As such any potential for adverse effects would be appropriately controlled and mitigated for.
29. Notwithstanding past uses and any unauthorised fly-tipping in an area at the eastern end of Ffordd Tai'r Mynydd, the evidence before me identifies that the replacement land is more ecologically diverse than the release land. The release land comprises good quality, although species-poor, acid grassland as well as a diverse assemblage, including declining species, of lichens and bryophytes on scattered boulders. The replacement land also includes some good quality acid grassland, as well as poorer quality neutral grassland. Although of moderate quality, the area of wet woodland present, as well as the area of species-rich good quality blanket bog and wet heath, which together make up the majority of the replacement land, are identified as habitats of principal importance for the purpose of maintaining and enhancing biodiversity in relation to Wales under Section 7 of the Environment (Wales) Act 2016. Given the characteristics of the replacement land, I consider that its registration would outweigh the loss of habitat on the release land.
30. Whilst I note that NRW intends to seek designation of the replacement land as a SSSI, I can give this limited weight at this time. In the event that this goes ahead, the designation would better secure its nature conservation value and enable favourable management to be put in place.
31. Whilst the loss of part of the existing SSSI is regrettable, on balance, having taken account of the above matters, I conclude that there would be no unacceptable harm to the special features of the SSSI.
32. On the evidence before me and taking account of the specific circumstances of this case, and that it would not cause harm to local biodiversity, I am satisfied that the proposal would not have an unacceptable impact on nature conservation interests.

Landscape

33. The north-eastern corner of the release land, and the area to the immediate north, including the replacement land, lie within 'The Slate Landscape of Northwest Wales' World Heritage Site (WHS), which was designated in 2021, and which illustrates the transformation that the internationally significant industrial scale slate quarrying and mining brought about in the traditional rural environment of the area. Cadw have expressed no concerns about the proposal. Given that only a small portion of the existing common which has already been granted planning permission for quarrying was within the designated area, and would continue a compatible use, and that the exchange would be for similar upland pasture land within which the quarry is established, I have no reason to consider that there would be an unacceptable impact on the outstanding universal value of the WHS or its setting.
34. The release land lies outside the Eryri National Park but is within its setting and would be visible in some views. However, given the small scale of the intended physical and temporal extension to long-established quarrying activities, there would be no discernible visual effects or harm to tranquillity which would undermine the special qualities of the National Park or its setting.
35. Both parcels of land are located within the Ogwen Valley Registered Historic Landscape of outstanding interest which contains extensive and well-preserved, relict remains of prehistoric and later land use, including the slate extraction industry. Large multi-cellular, drystone-walled sheepfolds, such as that located within the release land, are identified as a unique feature of the Ogwen Valley. NRW identifies this sheepfold as a positive historic feature, the loss of which would be to the detriment of landscape character. However, whilst locally visible, its loss to slate extraction would not result in a significant alteration in the overall historic value of the landscape.
36. Both the release land, and most of the replacement land, excepting that part north of Ffordd Tai'r Mynydd, are located within the North-Western Fringes of Eryri Special Landscape Area (SLA). The SLA is characterised by an upland landscape forming the transition between the Eryri mountains and lower lying hills and farmland and many parts of it include relicts of the slate quarrying industry, contributing to its strong cultural heritage and distinctive sense of place. The common is characteristic of unenclosed rough grazing land. Penrhyn Quarry is visible from the settlement at Mynydd Llandegai and from the common and is a slight visual detractor although strongly linked to the cultural landscape locally. However, it sits below the ridge of Y Fronllwyd to its south-east and whilst the extension of quarrying activities into the release land would marginally but permanently extend industrial activities, it would have little additional visual or landscape effect due to its limited scale within the context of views of the existing quarry.
37. Albeit NRW states that there would be no significant landscape or visual change as a result of the intended exchange, it comments that the intended area of new common land would be near the foot of large slate waste heaps whose presence would be dominant and intrusive to the site. However, I saw that these heaps form an existing part of the immediate landscape and create a strong sense of place and identity which would not therefore be visually harmful to users of the land.
38. I conclude that there would not be harm to the public interest in landscape terms.

Public Access

39. For the same reasons set out in my assessment of the effect of the intended exchange on the interests of the neighbourhood, I consider that the replacement land would provide conveniently accessible similar land to that which would be replaced, which would be contiguous with the existing common and although there is no intention to create additional public rights of way, the whole of the land would be accessible and would provide an opportunity for onward links to other footpath routes locally.
40. Accordingly, I find the proposal would not be harmful to public access.

Archaeological remains and features of historic interest

41. The submitted evidence indicates that archaeological surveys have identified remains on the release land principally dating to the prehistoric period, with Medieval evidence in the form of a trackway and a hafod having also been recorded, along with known Post Medieval features such as the stone sheepfold. NRW identifies the sheepfold as a positive historic feature, the loss of which would be to the detriment of landscape character. However, a programme of archaeological recording of the sheepfold and settlement remains, and other archaeological mitigation within the release land would be governed under the existing planning permission. The evidence indicates that the replacement land is unlikely to contain significant remains.
42. Accordingly, despite the loss of a large stone sheepfold and settlement remains, the exchange would not result in an unacceptable effect on the historic landscape or archaeological remains and features of historic interest.

Conclusions on the public interest

43. In most respects, the intended deregistration will have little adverse effect on the public interest. Public access would be available to the replacement land with some linkages to existing footpaths locally. There would be some loss of historical and archaeological features, but the remains would be recorded under the terms of the existing planning permission. There would be no unacceptable visual or landscape effects or on rights of common. There would be no loss of SAC qualifying features. Whilst there would be some direct loss of SSSI habitat, overall, there would be no unacceptable effects on nature conservation interests.

Other relevant matters

44. The 2006 Act enables the Welsh Government, amongst other things, to safeguard commons for current and future generations to use and enjoy, and to ensure that the special qualities of common land, including its open and unenclosed nature, are properly protected. To achieve this, the stock of common land should not be diminished and that on balance, any deregistration of registered land is balanced by the registration of other land of at least equal benefit; works take place on common land only where they maintain or improve the condition of the common or, in exceptional circumstances, where they confer some wider public benefit and are either temporary in nature or have no lasting impact.
45. Alternative proposals have been considered before the application as made was submitted. The applicant states that consultation with Mynydd Llandegai commoners in relation to potential replacement land to the south-west indicated that this area would be

of benefit to the graziers of the common. However, this land would not provide suitable replacement land as it is already designated as Access Land and therefore would not provide an additional area of land where public access would be available in replacement for the loss of the release land.

46. The release land is approximately 58,520m² and would be replaced by a slightly larger area of some 58,652m². This slight increase would accord with the objective that the stock of common land is not diminished.
47. The quarry extension would contribute to the local economy and albeit not quantified, would be likely, amongst other things, to provide a continuing resource of roofing slates, which would contribute to locally distinctive design and support the social and cultural aims of heritage-related development and restoration, locally, nationally and potentially, internationally.

Overall Balance and Conclusion

48. The overriding objective is to protect the common and to ensure the overall stock of common land is not diminished. The main objective in reaching my conclusions is to ensure the adequacy of the proposed exchange in terms of the statutory criteria. I am satisfied that deregistration and exchange as proposed would not adversely affect the interests of any person having rights in relation to the exchange land. Neither in my view would the interests of the neighbourhood or of the public be adversely affected.

Recommendation

49. For the reason given above, and taking into account all matters raised, I recommend that the application to deregister and exchange land at CL106 Mynydd Llandegai Common is allowed and that an Order pursuant to Section 17 of the 2006 Act be made.
50. I have considered the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (WBFG Act). I have taken into account the ways of working set out at section 5 of the WBFG Act and consider that the findings of this Report are in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives, as required by section 8 of the WBFG Act.

N Jones

INSPECTOR

Annex: Habitats Regulations Assessment

Preliminary Matters

1. In accordance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) ('the Regulations'), the purpose of this Appropriate Assessment (AA) is to report on the impacts of the scheme on the Eryri Special Area of Conservation (SAC) which forms part of the National Sites Network. As required by Regulation 63(3) of the Regulations I have had regard to the comments of Natural Resources Wales (NRW) provided in relation to the application.

Screening

2. The Eryri SAC is about 19,732.98 ha in area and comprises the three upland massifs of the Carneddau, the Glyderau and Yr Wyddfa. Habitat features which are a primary reason for its selection include
 - oligotrophic to mesotrophic standing water, represented by Llyn Idwal, containing low to moderate levels of plant nutrients and supporting a characteristic assemblage of plant species, characterised by amphibious short perennial vegetation, with shoreweed *Littorella uniflora* being considered as the defining component. Floating water-plantain *Luronium natans* is a nationally scarce plant that occurs in this plant assemblage.
 - Siliceous alpine and boreal grassland is also a primary feature, and albeit the most extensive type of vegetation in the high mountain zone it is one of the few predominantly near-natural habitats remaining in the UK comprising a range of grassland types whose composition is influenced by contrasting extremes of exposure and snow-lie. Eryri has the best-developed and most extensive areas of Siliceous alpine and boreal grasslands in Wales and is the largest example of the habitat type south of Scotland.
 - Hydrophilous tall herb fringe is also one of the few near-natural habitats remaining in Britain with Eryri containing the most extensive and diverse examples in Wales. The feature is typically found on ungrazed upland cliff ledges, occasionally extending on to open ground, and is characterised by the abundance of a species-rich mix of tall, broad-leaved herbs, most of which are otherwise rare in the uplands owing to their sensitivity to grazing.
 - Siliceous scree, with the SAC being the largest site in Wales containing this feature, consisting of rock fragments covering the frost-shattered summits of mountains or accumulating on slopes below cliffs. Bryophyte and lichen-dominated screes are also well-represented and include important populations of rare and local montane and oceanic species.
 - Siliceous and Calcareous rocky slopes, with chasmophytic vegetation occurring at the southern edge of the range of these habitat types. Crevice communities of plants occur throughout the site on igneous outcrops and include nationally rare species, including the Snowdon lily *Lloydia serotina*, which in the UK occurs only in Eryri.
3. Species which are a primary reason for selection include slender green feather-moss, with the UK's highest recorded altitude for this plant at 450 m on Yr Wyddfa, as well as floating water plantain with local records dating back to the 18th century. Qualifying features include Northern Atlantic wet heaths, European dry heaths, alpine and boreal heaths, grassland types and blanket bogs.

4. Owing to its scale, the SAC is divided into Management Units. The application site is within the Gwen Gynfi Unit and adjoins the Dolawen Unit. The SAC features within these units include amongst other things, blanket bog, and heath.
5. The SAC Management Plan indicates that the long-term vision for the Eryri SAC is to manage the special habitats so that they are restored to a more natural state, particularly the montane habitats, some of which are not found elsewhere in Wales or England. Appropriate management would enable some of the special features of the SAC to expand and for most habitats to improve in quality to become more robust and resilient to climate change and other pressures. It is accepted that as the more important plant communities thrive and expand it is inevitable that others will retract and that the proportions of some habitat types will change, while others are confined to particular physical conditions. Some of the areas currently mapped as scree may decrease as the cover of heath encroaches and some areas of acid grassland are likely to succeed to heath and maybe eventually to scattered trees and woodland.
6. Use of the release land for slate extraction, which has already occurred in part, would result in a permanent loss of around 58,520m² of the SAC. However, this area is comprised of acid grassland, bracken and scattered boulders which are not qualifying features of the SAC, and which do not support qualifying species. Its loss would not degrade the SAC's qualifying features or harm the site's integrity.
7. Nonetheless, albeit not currently in active agricultural use, loss of the release land could increase grazing pressure on other land forming part of the SAC, including the adjoining Unit of Dolawen which the Management Plan identifies as montane heath with a good population of *Salix herbacea* where damage by grazing should be avoided. Dust from quarrying operations may affect habitat quality. Hydrological changes including the availability and movement of water could affect the bog area below Gwaen Gynfi which the Management Plan describes as supporting good blanket bog and wet heath. These factors could undermine the conservation objectives of the SAC. Accordingly, likely significant effects cannot be ruled out and an appropriate assessment is therefore required.

Appropriate Assessment

8. The evidence indicates that commoners do not exercise their common rights to graze sheep and cattle although some informal grazing arrangements do exist. However, given the small number of animals which could be grazed under common rights, and the extensive scope of their available range, and taking into account the additional grazing which would be available on the replacement land, there is no reason to believe that any grazing would be concentrated within SAC management units more susceptible to grazing damage. I do not consider therefore that there would be any quantifiable effect on the site's integrity from grazing activity.
9. Quarrying operations would give rise to dust. However, this would be geologically similar to the SAC's underlying composition and would not be laden with nutrients or minerals likely to affect adjoining habitats. Moreover, dust suppression methods would be controlled under the conditions of the planning permission.
10. The release land contains an existing leat feature which is intended to direct surface and ground water around the quarry chasm to maintain downslope hydrological connection to bog features, to maintain the water balance. However, the leat would be retained as part of the release land and regular monitoring of its efficacy in maintaining

the water balance of the bog area is addressed as part of the conditions of the planning permission.

11. Natural Resources Wales (NRW) have raised no concerns in relation to the proposal's effect on the integrity of the Eryri SAC from the quarry extension and extension to the quarry working lifespan.
12. With the above proposed mitigation in place, I conclude that it is beyond reasonable scientific doubt that the proposed works would not have a significant adverse effect on the integrity of the SAC.

Conclusion

13. I have taken into account all the available evidence and have adopted the precautionary principle in carrying out this assessment. It is determined that the risks to the integrity of the qualifying interests and conservation objectives of the Eryri Special Area of Conservation have been addressed by appropriate mitigation.
14. Accordingly, I conclude that the proposal either individually or cumulatively would not have a significant adverse effect on the ecological integrity of the National Site Network site. This conclusion is predicated on the circumstances of the case based on the site's unique context and situation and the particulars of the proposed mitigation.

N Jones

INSPECTOR