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PLANNING

**BLAEN CEFN, PENRHYNDEUDRAETH
COMMUNITY AND LINGUISTIC IMPACT
ASSESSMENT**

HOCHTIEF (UK) Construction Ltd

May 2025

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1. Introduction

- 1.1 Planning permission has previously been granted for the change of use of land for the creation of a temporary off-site living accommodation facility associated with the Eryri Visual Impact Provision (VIP) project on land at Blaen Cefn, Penrhyndeudraeth under planning permission NP5/76/323R. This permission granted consent for the temporary use of the accommodation facility until December 2025.
- 1.2 The use of the land for a temporary change of use as an off-site accommodation facility associated with the Eryri Visual Impact Provision project has been operational since end of March 2025, after works commenced to prepare the site back in April 2024. This was later than initially expected however, this was due to unexpected additional ground works that were required to enable the works to be undertaken at Garth in relation to the tunnel excavation work.
- 1.3 Tunnel excavation work in relation to the Eryri VIP project being undertaken by the applicant has commenced in April 2025, and is expected to be on-going for a period of 12 months, with work relating to the removal of tunnelling material expected to be completed by mid-2026. Following this, there will be cable jointing work and the construction of head houses which is expected to be completed by end of 2027.
- 1.4 In light of this, planning permission is sought to extend the time period for the use of the land as an off-site accommodation facility for workers associated with the Eryri VIP project, until December 2027, and a further 6 months to clear and restore the site.

Purpose of this document

- 1.5 This Community and Linguistic Impact Assessment (CLIA) accompanies an application by HOCHTIEF (UK) Construction Ltd (hereafter referred to as HOCHTIEF), for the use of land consented under planning permission NP5/76/32R for an extended period of time to that previously approved, enabling the use of the site for this purpose until December 2027.
- 1.6 Snowdonia National Park Authority (SNPA) has demonstrated its support towards safeguarding the Welsh language through the planning system by developing policies which seek to ensure that all forms of development support the character and language balance of predominantly Welsh speaking communities. The planning system also

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seeks to defend such communities from inappropriate development which has the potential to undermine the Welsh language.

- 1.7 Development Policy 18: 'The Welsh language and the Social and Cultural fabric of communities' of the Eryri Local Development Plan confirms that the needs and interests of the Welsh language will be taken into account when determining all planning applications. It confirms the instances when a Community and Linguistic Impact Assessment would need to be submitted in order to consider larger scale developments. Pre-application discussions with SNPA confirmed the need for a CLIA.
- 1.8 This CLIA presents an overview of the proposed development, of planning policy guidance relating to the Welsh language and of the Welsh language profile of Betws y Coed and Conwy. Section 5 then considers the effects of the proposed development and Section 6 summarises the perceived effects which arise from the proposed development.
- 1.9 This CLIA should be read alongside other documents which form part of the application to include the Design, Access and Planning Statement.
- 1.10 This proposal has been subject to Pre-Application Consultation prior to the submission of a formal planning application.

2. Site location and proposed development

Site location and description

- 2.1 The application site comprises of a parcel of land which lies between Blaen Cefn Caravan Park to the north and the A487 to the south, on the north-eastern outskirts of Penrhyndeudraeth. The site lies principally within the Eryri National Park Authority, with the proposed vehicular access point from the A487 located within the administrative area of Cyngor Gwynedd.
- 2.2 The application site comprises of a combination of undeveloped land and a lake located centrally within the site with some porous hardstanding areas used as access tracks and circulation space within the site. The extent of the application site is identified in Figure 2.1.

Figure 2.1 Aerial image of application site



- 2.3 The application site lies outside the development boundary of Penrhyndeudraeth, in an open countryside location.

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- 2.4 Planning permission NP5/76/323T granted permission for the change of use of land to create an off-site temporary living accommodation facility for workers associated with the Eryri VIP project together with the erection of temporary associated service/welfare building, alterations to existing access, creation of internal access road and associated works. The workers accommodation facility is consented for a temporary period of time, up until December 2025.
- 2.5 Due to a delay in the construction timeline of the tunnel boring work to be undertaken by the applicant, which commenced in April 2025, the work is not expected to be completed until December 2027, and therefore this application seeks to extend the use of the land for a temporary period until December 2027.
- 2.6 No changes are proposed to the scheme permitted under planning permission NP5/76/323T, except the time period for the use of the land.

3. Legislation, policy and guidance

- 3.1 A summary of all relevant national and local planning policies relating to the proposed development is provided within the Design, Access and Planning Statement. It is not the intention to repeat those in this section of the CLIA.
- 3.2 The Welsh language is a material planning consideration in the determination of planning applications in Wales and is recognised in relevant legislation, national and local planning policy frameworks and strategies. An overview of legislation, policy and guidance which are of relevance to Welsh language and a material planning consideration is provided in tables 3.1-3.5.

Table 3.1 National planning and language legislation

Document	Summary
<i>Welsh Language (Wales) Measure 2011</i> (National Assembly for Wales, 2011)	The <i>Welsh Language (Wales) Measure 2011</i> made provisions for the official status of the Welsh language in Wales and created a new legislative framework for the Welsh language.
<i>Well-being of Future Generations (Wales) Act 2015</i> (National Assembly for Wales, 2015)	Sets ambitious, long-term well-being goals to reflect the Wales that the people of Wales want to live in, now and in the future. One of its goals is to be a Wales of vibrant culture and thriving Welsh language where society promotes and protects culture, heritage and the Welsh language. It is an important milestone for the language, underlining its official status.
<i>Planning (Wales) Act 2015</i> (National Assembly for Wales, 2015)	Sections 11 and 31 of the Act concern the Welsh language. Section 31 of the Act clarifies that effects on the Welsh language may be a consideration when determining planning applications, so far as it is material to the application. Section 11 of the Act makes it mandatory for all local planning authorities to consider the effect of their development plans on the Welsh language, by undertaking an appropriate assessment as part of their Sustainability Appraisal of the plan.

Table 3.2 National planning policy and language policy framework

Document	Summary
<i>Planning Policy Wales</i> (Edition 12 (Welsh Government, 2024))	Planning Policy Wales (PPW) acknowledges that the Welsh language is part of the social and cultural fabric of Wales and that the Welsh Government is committed to ensuring that the

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	Welsh language is supported and encouraged to flourish as a language of many communities all over Wales.
<i>Technical Advice Note (TAN) 20 – Planning and the Welsh Language</i> (Welsh Government, 2017)	<p>TAN 20 provides guidance on how the planning system considers the implications of the Welsh language when preparing LDPs and making decisions. The LPA should consider the needs and welfare of the Welsh language, and in so doing, contribute to its well-being. Recent changes introduced in the current version of TAN 20 are as a result of bringing into force provisions contained in the Planning (Wales) Act 2015.</p> <p>The main changes relate to the following matters:</p> <ul style="list-style-type: none"> • The link between planning for the Welsh language through land-use planning and community planning; • Providing clarification that decision makers may take the language into account where it is material to the application; • Allow language impact assessments in certain specified circumstances.
Future Wales The National Plan 2040	<p>Future Wales acknowledges that Welsh is a living language and the ambition for the Welsh language to reach a million Welsh speakers by 2050.</p> <p>Future Wales' spatial strategy supports sustainable growth. Any place without jobs, homes, community spaces and wildlife has no prospect of having a thriving and cohesive community, Welsh language or economy.</p> <p>Within the North (which includes Gwynedd), 41.9% of the population speak Welsh; a 2.4% increase since 2009.</p> <p>Future Wales guides that development plans should contain settlement hierarchies and strategies to distribute growth in such a way that creates the conditions for Welsh to thrive and to be preserved as the community language in the many places where everyday life takes place through the medium of Welsh.</p>

Table 3.3 National language strategies

Document	Summary
<i>A million Welsh speakers</i> (Welsh Government, 2017)	The strategy was launched on the 10th July 2017 and sets out Welsh Government's strategic priorities on how to reach a million Welsh speakers by 2050.

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	<p>Three strategic themes have been identified within the strategy to achieve its vision:</p> <ul style="list-style-type: none"> • Increasing the number of Welsh speakers; • Increasing the use of Welsh; and • Creating favourable conditions – infrastructure and context.
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Table 3.4 Local planning policies

Document	Summary
<i>Supplementary Planning Guidance – Planning and the Welsh language</i> (Snowdonia National Park Authority, 2011)	<p>The SPG has been produced to advise upon important issues relating to planning and the Welsh language. It provides guidance on how the Authority would take into account the well-being of the Welsh language in the development process and the supporting information that may be required to allow an adequate assessment of individual planning applications. The SPG guides this assessment which, in turn, responds to the criteria and methodology set within the SPG document.</p>
<i>Eryri Local Development Plan 2016-2031</i> (Eryri National Park Authority, 2019)	<p>Development Policy 18 of the LDP relates to the Welsh language and the social and cultural fabric of communities and states:</p> <p>In determining all planning applications within the National Park the needs and interests of the Welsh Language will be taken into account. This will be achieved through:</p> <ol style="list-style-type: none"> i. Supporting development which maintains or enhances the integrity of the Welsh language. ii. Refusing development which, due to its size, scale or its location, would cause significant harm to the character and language balance of a community. To be able to make an informed decision on applications that may have an effect on the future of the Welsh language within communities, applicants will be required to submit a: <ol style="list-style-type: none"> a) ‘Community and Linguistic Statement’ to accompany a planning application for unanticipated windfall sites of 5 or more residential units; a commercial, industrial or tourist development with an area of 1000m² or more; a development which is likely to lead to the loss of community facilities or employment opportunities and a tourism development creating ten or more holiday units.

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	<p>b) More detailed assessment in the form of a 'Community and Linguistic Impact Assessment' to accompany a planning application where developments are on a larger scale. Larger developments in this case are regarded as proposals which are substantially above the thresholds outlined in criterion (a) and are likely to be located on unallocated sites, have some significance beyond the National Park boundary and be unrelated to specific policies in the Plan.</p> <p>iii. Mitigating against any adverse effect through requiring, in appropriate circumstances a financial contribution through a Section 106 agreement.</p> <p>iv. Encouraging all signage by public bodies and by commercial and business companies to be bilingual or in Welsh only to protect and promote the distinctive cultural amenity of the National Park.</p> <p>v. Encouraging the use of Welsh place names for new developments, house and street names.</p>
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Table 3.5 Other relevant guidance

Document	Summary
<i>Planning and the Welsh Language: The Way Ahead</i> (Welsh Language Board, Home Builders Federation and Welsh Assembly Government, 2005)	<p>This document is the work completed by a consortium of organisations made up of local authorities, The Welsh Language Board, the Home Builders Federation and the Welsh Government. The document represents the collective efforts of all partners involved who have an interest in developing a better understanding of the relationship between land use planning and the Welsh language in order to promote the well-being of the language and the cultural character of local communities. The document does not represent the planning policy view of any of the participating bodies.</p> <p>The document provides best practice guidance. The best practice guidance is reflected in ENPA's SPG relating to the Welsh language.</p>

4. Approach to assessment of effects

- 4.1 The assessment of effects presented in Section 6 of this CLIA assesses the proposed development on Welsh language and culture.
- 4.2 Development Policy 18 of the Eryri LDP requires the preparation of a Community and Linguistic Impact Assessment to accompany applications for developments of larger scale. Larger developments are regarded as proposal which are substantially above the thresholds outlined in criteria ii) a) of Development Policy 18.
- 4.3 The approach to the consideration of effects undertaken in this CLIA has been informed by the following national and local planning policy guidance and strategies, all of which are adopted except for *Planning and the Welsh Language: The Way Ahead*:
- *Planning and the Welsh Language: The Way Ahead* (Welsh Language Board, Home Builders Federation, Welsh Assembly Government, 2005);
 - Supplementary Planning Guidance – Planning and the Welsh language (Snowdonia National Park Authority, 2011); and
 - Technical Advice Note (TAN) 20 – Planning and the Welsh Language (WG, 2017).
- 4.4 *Planning and the Welsh Language: The Way Ahead* offers best practice guidance on the matters that may be considered in CLIA's for project-specific development. This guidance has been replicated within the adopted SPG by SNPA.
- 4.5 The assessment of effects on the Welsh language and culture has been set against five key aspects of community life with a view to establishing both the effects of the proposed development on the community in general and on the Welsh language and culture more specifically.
- 4.6 The five key aspects of community life include:
- **Population characteristics:** effect of occupants of the proposed development on the population characteristics of the community of Penrhyndeudraeth (comprising the ward of Penrhyndeudraeth)
 - **Quality of life:** effect of the proposed development on the quality of life in the local community, including the health of local people and general amenity of the local community. As the nearest health care facilities to the site are at Penrhyndeudraeth and Porthmadog, the assessment will consider effects on this study area.
 - **Economic factors**, including:

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- effects on local businesses in the local community in terms of additional expenditure in the local economy of Penrhyndeudraeth, Porthmadog, Harlech and Blaenau Ffestiniog.
 - the effect on local jobs and wages in the 'LL' postcode and house prices.
 - synergistic effects arising from the relationship between economic growth, jobs, wealth-creation and the well-being of the Welsh language.
 - **Infrastructure supply:** effects which could cause additional pressure on public and local services and infrastructure such as schools, language immersion centres and health care facilities. This, in turn, could affect the daily use and prominence of the Welsh language in the community of Penrhyndeudraeth and Porthmadog.
 - **Social and cultural aspects:** effects on the Welsh traditions and culture, potential social tensions and community/youth/voluntary groups in the community of Penrhyndeudraeth.
- 4.7 Each assessment has been scored with a score of either +1, -1 and 0 which translates to a positive, negative or neutral score. The final part of the assessment is an overall impact assessment index, which enables the assessor to identify an overall beneficial, adverse or neutral score relating to the perceived effects likely to occur.
- 4.8 The assessment will identify where specific mitigation or enhancement measures are required. Where adverse or beneficial effects are identified in the CLIA, mitigation and/or enhancement measures are presented.
- 4.9 The next section of the assessment responds to the questions set out in Appendix B of the adopted SPG Planning and the Welsh language.

5. Welsh language profile - baseline conditions

- 5.1 The application site lies in the electoral ward of Penrhyndeudraeth. Statistics for the county of Gwynedd and Wales are also provided for comparison purposes.
- 5.2 Whilst the results from the most up-to-date Census 2021 are not yet available in full, the Office for National Statistics (ONS) has released the “first results” as part of a phased plan for the release of data for the census, and these are available for reference.

Population characteristics

- 5.3 Table 5.1 shows the resident population for Penrhyndeudraeth, Gwynedd and Wales in 2011 and 2021.

Table 5.1 Resident population 2011-2021

Area	Resident population		Change number	Change % (in number)
	2011	2021		
Penrhyndeudraeth	2,587	1,987	-600	-23.2%
Gwynedd	117,789	117,393	-396	-0.3%
Wales	3,063,456	3,107,500	+44,044	+1.4%

- 5.4 As can be seen above, Penrhyndeudraeth and Gwynedd experienced a decrease in the population, with Penrhyndeudraeth experiencing a significant decrease of 23.2%.
- 5.5 This is contrary to the pattern for Wales as a whole, which saw a general increase experienced across the country, from 3,063,456 in 2011 to 3,107,500, which is the largest population ever recorded through a census in Wales to date.
- 5.6 Monthly data collected show that from April 2011 until the end of March 2021, the number of deaths registered in Wales exceeded the number of live births, amounting to a natural decrease of approximately 11,000 usual residents across Wales. Therefore, the population growth since 2011 is due to the positive net migration into Wales.
- 5.7 The potential reason for the decline in population experienced in Penrhyndeudraeth and Gwynedd as a whole, therefore, could be due to death rates exceeding live birth rates as well as a combination of out-migration.

Welsh language profile

- 5.8 Table 5.2 shows the number of Welsh speakers and percentage of the total population (aged 3 and over) of Penrhyndeudraeth in 2011 and 2021.

Table 5.2 Number of Welsh speakers and the percentage of the total population (aged 3 and over) of Penrhyndeudraeth, 2001-2011

Wards	2011		2021		
	Welsh speakers		Welsh speakers		Change
	Number	% of total population	Number	% of total population	Number and %
Penrhyndeudraeth	1,828	76.8%	1,663	83.7%	-165 6.9%
Gwynedd	77,000	65.4%	73,560	64.4%	-3,440 -1%
Wales	562,016	19.0%	538,296	17.8%	-23,720 -1.2%

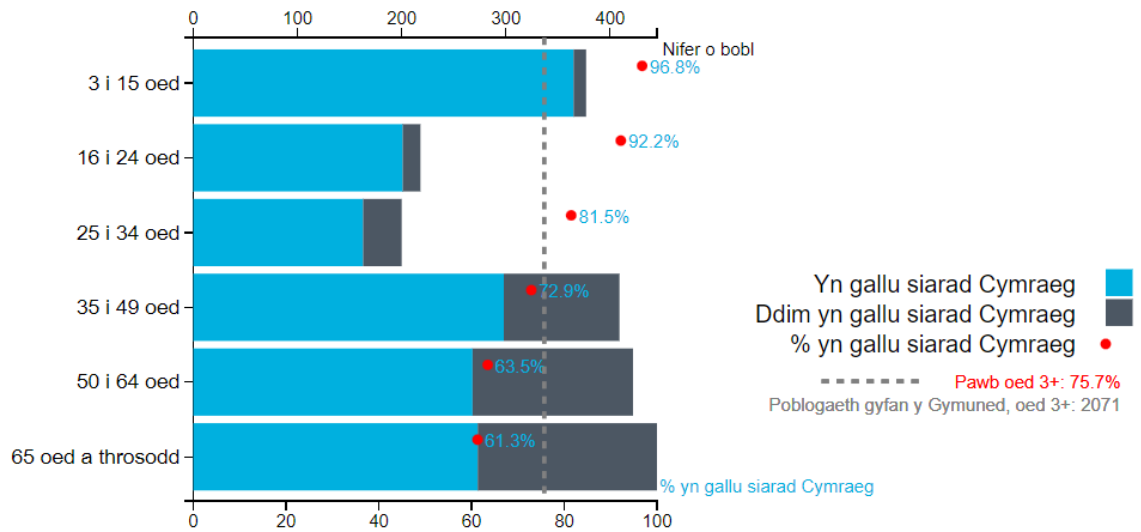
- 5.9 Whilst Penrhyndeudraeth experienced a reduction in the number of Welsh speakers between 2011 and 2021 (-165), the proportion of Welsh speakers increased by 6.9% which is likely to be linked to the significant decrease in the population between 2011 and 2021. This suggests that there was a lower number of births in comparison to deaths in Penrhyndeudraeth between 2011 and 2021.
- 5.10 There was a reduction in the number of Welsh speakers as well as the proportion of Welsh speakers between 2011 and 2021 in Gwynedd and Wales. The reduction in the proportion of Welsh speakers was similar (around 1%).
- 5.11 Table 5.3 provides a comparison of the number and proportion of the population age 3 and over in Penrhyndeudraeth, Gwynedd and Wales with one or more skills in Welsh.

Table 5.6 Total and percentage of people (aged 3 and over) with one or more skills in Welsh for Penrhyndeudraeth, Gwynedd and Wales, 2011 and 2021

Area	2011 (Total & % of 3+ population)	2021 (Total & % of 3+ population)	Change Number	Change % point
Penrhyndeudraeth	2,021 (81.1%)	1,574 (80.9%)	-447	-0.2%
Gwynedd	86,612 (73.5%)	84,331 (73.8%)	-2,281	+0.3%
Wales	787,854 (26.7%)	759,155 (25.2%)	-28,699	-1.5%

- 5.12 Penrhyndeudraeth has a high proportion of the population aged 3 and over who has one or more skills in Welsh. Penrhyndeudraeth experienced a decrease in both numbers and % point of the population with one or more skills in Welsh between 2011 and 2021. This is reflective of the decline experienced across Wales as a whole although the change in % point in Penrhyndeudraeth was smaller at -0.2%.
- 5.13 Gwynedd as a county experienced a decrease in the number of people with one or more skills in Welsh; however, there was an increase in percentage.
- 5.14 Figure 5.1 provides a more detailed analysis of the ability of the population of Penrhyndeudraeth in 2011 by age group.

Figure 5.1 Number and percentage of Welsh speakers by age



Ffynhonnell: Cyfrifiad 2011, tabl LC2106.

Trwydded: Hywel Jones [CC-BY-SA](#)

- 5.15 The majority of population of Penrhyndeudraeth are amongst the 35-49, 50-64 and 65 and over age groups. This represents an ageing population in Penrhyndeudraeth. However, the percentage who are able to speak Welsh is highest amongst the 3 – 15 age group (96.8%) and 16-24 age group (92.2%). This reduces gradually with the age categories down to 61.3% amongst those in the age group 65 and over.

6. Assessment

- 6.1 This section presents the potential effects of the proposed development on the community, Welsh language and culture.

Population characteristics

1. Is the development likely to lead to a population increase/decrease that might:

2. Is the development likely to lead to increased in-migration?

- 6.2 Planning permission NP5/76/323T consented the change of use of the land for a temporary period until December 2025 to provide an off-site accommodation facility for workers associated with the Eryri VIP project. A CLIA of the development was undertaken and a summary of the assessment is provided below.

- 6.3 *The proposed development would lead to a population increase in the ward of Penrhyndeudraeth with up to 100 non home-based construction workers expected to reside at the application site for a period of up to two year. The workers who would reside on site are expected to stay for the year. As all workers staying at the application site would be non home-based workers, it is assumed that all will be non-Welsh speakers.*

- 6.4 *Up to an additional 100 people in Penrhyndeudraeth would lead to a 5% increase in the number of people above the population recorded in 2021 (the date of the last census year). Statistically, this represents a small increase in the population of the Penrhyndeudraeth and this increase could last for up to 21 months whilst the proposed development is operational.*

- 6.5 *In 2011, 83.7% of the population of Penrhyndeudraeth spoke Welsh, which is higher than the proportion in Gwynedd (64.2%). The introduction of up to 100 non-Welsh speakers into the ward of Penrhyndeudraeth would increase the number and proportion of non-Welsh speakers for a temporary period of up to 21 months. Non home-based construction workers are not expected to stay in the area for any longer than required by the construction work as these workers generally travel around to the location of construction projects.*

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- 6.6 *In comparison to the expected growth for Penrhyndeudraeth as set out in the adopted JLDP, the temporary increase in population would be less than would be expected if all three housing allocations in Penrhyndeudraeth were to come forward; which is expected to provide 108 residential units, which with an average occupancy of 2.25 person per household, this would equate to a population increase of 243 people in Penrhyndeudraeth over the Plan period.*
- 6.7 *There would be limited facilities at the application site to serve the workers; being limited to a canteen dining facility and laundry room. Therefore, workers residing at the application site would be expected to use facilities and services in the local community including those at Penrhyndeudraeth and Porthmadog including shops, public houses, restaurants, leisure centres, gyms and tourist attractions.*
- 6.8 *The temporary increase in population and the number of non-Welsh speakers has the potential to adversely affect the Welsh language in Penrhyndeudraeth, through a dilution of the use of the language within the community. This effect would be temporary over a period of up to 21 months.*
- 6.9 *As part of the applicant's commitment to the local community, the applicant is promoting and raising awareness of Welsh language and culture amongst their workforce. At present, of the 27 HOCHTIEF staff based at the main office at Garth in connection with the project, seven of those workers are fluent Welsh speakers, and 11 are living within the LL postcode area. At present, 11 of HOCHTIEF and National Grid's staff who are based at Garth, are learning Welsh, supported by the employers.*
- 6.10 *In order to raise awareness of the Welsh language and culture amongst non home-based workers, measures were proposed.*
- 6.11 *Due to a delay in the construction timeline, the commencement of the tunnel excavation work has not commenced until April/May 2025, and therefore there has been a delay in terms of the time period which the site would be used as a temporary accommodation facility. There are no other changes to the previously consented scheme. In light of this, the overall impact remains the same as previously identified.*

Overall impact

- 6.12 Adverse (for a temporary period)

Mitigation and/or enhancement measures

6.13 The following measures are suggested:

- HOCHTIEF should consider developing a Welsh Language Policy to include details on what types of internal and external communication will be made available bilingually. This would demonstrate HOCHTIEF's commitment to the Welsh language and culture and increase the visibility of the Welsh language as part of the development.
- In order to mitigate the impact of non-Welsh speaking workers moving to the area on a temporary basis, HOCHTIEF should consider:
 - providing language and culture awareness training to all construction and operational staff and require staff to demonstrate linguistic courtesy and awareness of HOCHTIEF's Welsh language policy.
 - distribute information to contractors and all personnel on the Welsh language and culture as part of recruitment materials. This should include background information on the Welsh language and culture in the local area.
- HOCHTIEF will continue to encourage staff to take up Welsh language training opportunities.

3. Is the development likely to lead to increased out-migration?

6.14 Planning permission NP5/76/323T consented the change of use of the land for a temporary period until December 2025 to provide an off-site accommodation facility for workers associated with the Eryri VIP project. A CLIA of the development was undertaken and a summary of the assessment is provided below.

6.15 *There is no evidence to suggest that a development of this nature would result in outmigration of the existing population from the community. Out-migration is often linked to limited employment opportunities and availability of affordable housing. The proposed development does not contribute towards those factors, which fuel out-migration. As no out-migration is expected to occur, no loss of Welsh-speaking households is expected to occur.*

6.16 Due to a delay in the construction timeline, the commencement of the tunnel excavation work has not commenced until April 2025, and therefore there has been a delay in terms of the time period which the site would be used as a temporary accommodation facility. There are no other changes to the previously consented scheme. In light of this, the overall impact remains the same as previously identified.

Overall impact

6.17 Neutral.

Mitigation/enhancement measures

6.18 Based on the assessment, no additional mitigation is considered to be necessary.

4. Is the development likely to lead to a changing age structure of the community?

6.19 Planning permission NP5/76/323T consented the change of use of the land for a temporary period until December 2025 to provide an off-site accommodation facility for workers associated with the Eryri VIP project. A CLIA of the development was undertaken and a summary of the assessment is provided below.

6.20 *The proposed development will result in an increase in the number of working age population (between 16 and 64 years of age) resident in the Penrhyndeudraeth ward.*

6.21 *The increase in the number of working age population would be for a temporary period of up to 21 months. In that time, it could lead to spin-off spending in the local economy as increasing the number of working age people in an area is a clear benefit to the local community in terms of economic activity, which would be for a temporary period.*

6.22 *The proposed development is not expected to lead to any particular age group (young/working age/older) of the local population to leave or move away from the Penrhyndeudraeth area, which would result in the loss of local Welsh-speaking populations.*

6.23 *The proposed development is not expected to lead to a permanent change to the age structure of the community, which would be expected to have an effect on the Welsh language.*

6.24 Due to a delay in the construction timeline, the commencement of the tunnel excavation work has not commenced until April 2025, and therefore there has been a delay in terms of the time period which the site would be used as a temporary accommodation facility. There are no other changes to the previously consented scheme. In light of this, the overall impact remains the same as previously identified.

Overall impact

6.25 Neutral.

Mitigation/enhancement measures

6.26 Based on the assessment, no additional mitigation is considered to be necessary.

Quality of life

5. Is the development likely to have an impact on the health of local people?

6.27 Planning permission NP5/76/323T consented the change of use of the land for a temporary period until December 2025 to provide an off-site accommodation facility for workers associated with the Eryri VIP project. A CLIA of the development was undertaken and a summary of the assessment is provided below.

6.28 *The nearest residential receptors include Blaen Cefn, Beudy Newydd, Ty'n y Ffridd, Bryn Berthan and Pen Cefn which are within around 200m from the main living accommodation part of the application site. Blaen Cefn Caravan Park also lies immediately to the north of the main part of the site where the temporary living accommodation units would be positioned.*

6.29 *A rental agreement and code of conduct will be prepared to reinforce respect for neighbours, appropriate behaviour and to encourage volunteering and work in the community.*

6.30 *Immediate neighbouring residential dwellings and the caravan park at Blaen Cefn are expected to experience some disruption from noise during the construction period including from construction traffic. This would be managed and mitigated as best as possible through the submission of a Construction Traffic Management Plan that is expected to be conditioned as part of the planning application. The set up of the application site to accommodate the temporary accommodation facility is expected to take a few months.*

6.31 *The main living accommodation part of the application site is well screened and enclosed by mature trees and screening and therefore there would be limited visual effects of the proposed development from the nearest residential receptors. The*

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enclosed nature of the site would also assist with containing noise and light associated with the operation of the temporary living accommodation facility within the site itself.

- 6.32 *The proposed use of the existing vehicular access (which is separate from the access to Blaen Cefn) would also mean that there would be no overlap between vehicular movements associated with the proposed development and Blaen Cefn Caravan Park or the residential property of Blaen Cefn which would use a separate vehicular access.*
- 6.33 *Workers would be travelling to and from the site to the main construction site using organised shuttle buses, which would pick up and drop off around the three shift patterns noted below (Mondays to Saturdays, with only maintenance shifts on Sundays):*
- *06:00hrs to 14:00hrs;*
 - *14:00hrs to 22:00hrs; and*
 - *22:00 to 06:00hrs.*
- 6.34 *The Transport Statement confirms that at each shift change over period, a maximum of eight single trips would have to be made to ensure all temporary workers access work and the temporary accommodation via minibus. Some of these trip movements would be early in the morning (around 06:00) and late at night (around 22:00) however the limited number of vehicular movements, would result in minimal disruption to nearby residential and caravan park residents and occupiers.*
- 6.35 *Off-shift works will of course be expected to travel to and from the site occasionally to access services and facilities which may be available in Penrhyndeudraeth, or at Porthmadog, however, the vehicular access into the site is located away from sensitive receptors and is unlikely to have an unacceptable adverse effect on residential amenity.*
- 6.36 *Workers would be encouraged to use a Public Right of Way which provides a link between the application site and Penrhyndeudraeth, reducing the need to travel by car. Secure bike parking will also be provided at the application site, which would encourage a non-car-based mode of transport.*
- 6.37 *Workers residing at the application site would have access to a medical facility at the main Garth site with nurse attendance linked to the hospital and GP surgery.*
- 6.38 *There is no reason to believe that the development would impact negatively on the health and well-being of the local population nor that of the resident workers.*

- 6.39 Due to a delay in the construction timeline, the commencement of the tunnel excavation work has not commenced until April 2025, and therefore there has been a delay in terms of the time period which the site would be used as a temporary accommodation facility. There are no other changes to the previously consented scheme. In light of this, the overall impact remains the same as previously identified.

Overall impact

- 6.40 Neutral.

Mitigation and/or enhancement measures

- 6.41 Based on the assessment, no additional mitigation is considered to be necessary.

6. Is the development likely to have an impact on the amenity of the local area?

- 6.42 Planning permission NP5/76/323T consented the change of use of the land for a temporary period until December 2025 to provide an off-site accommodation facility for workers associated with the Eryri VIP project. A CLIA of the development was undertaken and a summary of the assessment is provided below.
- 6.43 *In order for communities to remain socially stable and cohesive, the quality of life within that community must be maintained. Matters such as air quality, noise and vibration, increased traffic and the landscape and visual quality all contribute towards the quality of life in communities. A reduction in the environmental quality and general amenity could reduce the attractiveness of communities, which could then influence the balance of social groups and Welsh and non-Welsh-speaking residents. Such effects could occur during construction and operation of the proposed development.*
- 6.44 *Consideration of the effects of the proposed development on residential amenity is presented in Q5 and is also relevant to the consideration of potential effects on the amenity of the local area.*
- 6.45 *As set out in Q5, overall, the proposed development is not considered to affect the environmental, aesthetic quality or general amenity of the immediate area nor that of Penrhyndeudraeth, which would affect the well-being of the Welsh language and culture.*

- 6.46 Due to a delay in the construction timeline, the commencement of the tunnel excavation work has not commenced until April 2025, and therefore there has been a delay in terms of the time period which the site would be used as a temporary accommodation facility. There are no other changes to the previously consented scheme. In light of this, the overall impact remains the same as previously identified.

Overall impact

- 6.47 Neutral.

Mitigation and/or enhancement measures

- 6.48 Based on the assessment, no additional mitigation is considered to be necessary.

7. Is the development likely to lead to the threat of increased crime or violence in the community?

- 6.49 Planning permission NP5/76/323T consented the change of use of the land for a temporary period until December 2025 to provide an off-site accommodation facility for workers associated with the Eryri VIP project. A CLIA of the development was undertaken and a summary of the assessment is provided below.
- 6.50 *Security fencing would be provided around the perimeter of the application site and a security gate would also be provided. Access to the site would be restricted to personnel working and residing at the application site. The application site would be manned by a security guard.*
- 6.51 *There is no reason to believe that the proposed development would lead to increased levels of crime or violence in the immediate area or the local community of Penrhyndeudraeth.*
- 6.52 Due to a delay in the construction timeline, the commencement of the tunnel excavation work has not commenced until April 2025, and therefore there has been a delay in terms of the time period which the site would be used as a temporary accommodation facility. There are no other changes to the previously consented scheme. In light of this, the overall impact remains the same as previously identified.

Overall impact

- 6.53 Neutral.

Mitigation and/or enhancement measures

6.54 Based on the assessment, no additional mitigation is considered to be necessary.

Economic factors

8. Is the development likely to have a detrimental impact on local businesses?

9. Is the development likely to have an impact on local jobs?

6.55 Planning permission NP5/76/323T consented the change of use of the land for a temporary period until December 2025 to provide an off-site accommodation facility for workers associated with the Eryri VIP project. A CLIA of the development was undertaken and a summary of the assessment is provided below.

6.56 *National Grid and HOCHTIEF aim to enhance the communities in which they work, including Llandecwyn, Penrhyndeudraeth, Minffordd, and Porthmadog and the postcode areas LL47, LL48 and LL49. We will boost the local economy through creation of opportunities for SMEs and local businesses. Their Local Workforce Strategy for the project will ensure decent work in the supply chain by engaging local subcontractors, and locally advertising works suitable for SMEs. A copy of the Local Workforce Strategy is provided as part of the application.*

6.57 *The construction, operation and and decommissioning of the proposed development will provide employment opportunities in the short term for local businesses and workers who work in the LL postcode area, which will include a proportion of Welsh speakers, which is considered to be a beneficial effect for the Welsh language.*

6.58 *Employment opportunities for local businesses and workers (through direct employment or through the supply chain) are expected to include:*

Table 6.1 Employment opportunities for local businesses and workers (through direct employment or through the supply chain)

Management and supervisory staff	Engineering, commercial management, administration, stores
General sub contract packages (foreseen to be opportunities for local companies)	

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Catering	Canteen at Minffordd/Garth compound, kitchen at the application site
Security, cleaning, maintenance	Off-site security services, office cleaning, site maintenance
Earthworks	Site clearance, topsoil strip, constriction of earthworks and working platforms at Minffordd, Llandecwyn, Garth and Cilfor
Civil engineering	Permanent and temporary roads. Temporary structures within compounds
Construction plant and materials	Plant hire, equipment, builders merchant materials, bulk materials
Waste disposal	General construction waste for recycling
Landscaping and land reinstatement	Landscaping including tree planting, reinstatement to previous use including land drainage and earthworks
Ancillary roles	Drivers, trades, general labour, logistics, office staff.

- 6.59 *The majority of these would support existing job roles and the proposed development provides economic opportunities for existing workers but would lead to limited new or additional jobs.*
- 6.60 *Developments which provide local employment opportunities will help retain existing Welsh speakers who will use the language daily, in the community and in the workplace. The proposed development therefore has the potential to support the long-term vibrancy of the Welsh language in the LL postcode area through the provision of support for existing jobs for local people, including Welsh speakers.*
- 6.61 *HOCHTIEF will continue to work with local communities and job centres throughout the project to promote opportunities for local businesses and new recruits. HOCHTIEF are currently working closely with two recruitment agencies based in North Wales to attract local applicants. They have posted their opportunities on local Facebook job sites, and intend to use the local JobCentre Plus sites at Porthmadog, Pwllheli, Caernarfon and Dolgellau.*
- 6.62 *In conjunction with the Welsh Government's Supplier Development Service, HOCHTIEF will hold a 'Meet the Buyer' day in the early stages of the project and at key milestones to enable as many local suppliers as possible to meet us and explore opportunities to work together.*

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- 6.63 *The first 'Meet the Buyer' day will take place in early 2023, and meetings will then take place regularly at key milestones. The venue will be local to the site, in Penrhyndeudraeth. HOCHTIEF will advertise subcontracting opportunities locally and on Sell2Wales, which are regularly used with great success, and will ask larger subcontractors to do the same.*
- 6.64 *HOCHTIEF have also already been liaising with Cyngor Gwynedd and local town and community councils regarding the project and have agreed to share job and employment opportunities with the Councils so that these opportunities can be shared through their own publication and communication streams.*
- 6.65 *HOCHTIEF has a structured training programme for their own workforce and have a dedicated site-based HR Adviser to support ongoing requirements. HOCHTIEF will provide support as needed to enable local suppliers to join the project supply chain. For example, at the Reading Station Upgrade project, HOCHTIEF identified a need for two small subcontractors to obtain BS 11000 certification. HOCHTIEF mentored key people from their organisations through the process, arranged workshops with experts from their own organisation, and supported both in attaining certification within six months.*
- 6.66 *HOCHTIEF is also a partner member of the Supply Chain Sustainability School (SCSS), which is a collaboration between clients, contractors and Tier 1 suppliers with a mutual interest in building the skills of the supply chain. The SCSS provides free training modules in leadership and management; procurement; people; fairness, inclusion & respect and sustainability, which will be used to train their own people and those of their subcontractors.*
- 6.67 *HOCHTIEF has a successful apprenticeship scheme which has been used to employ local people on their past projects. HOCHTIEF will endeavour to provide suitable apprenticeship opportunities as part of the Eryri VIP scheme and encourage wider apprenticeship opportunities. Further details are provided in the Local Workforce Strategy. Apprenticeship schemes are unlikely to be linked to employment opportunities linked to the proposed development, but are relevant to the overall employment opportunities offered by the overall Eryri VIP project.*
- 6.68 *Whilst Welsh language skills are not expected to be essential or desirable for those working in the construction and/or catering sector, it is likely that a proportion of the workers employed in relation to this proposed development would therefore be able to speak Welsh. As it is expected that the employment demand during construction,*

operation and decommissioning of the proposed development can be met locally, it is likely that the workers would be aware of the importance of the Welsh language as a community language.

6.69 *HOCHTIEF has a Welsh speaking Public Liaison Officer which liaises with the local community. Construction companies also usually have a Community Liaison Officer (or similar job roles) and it would be expected that this role, as a public facing role which would be responsible for liaising with the local community, would include the requirement the ability to communicate through the medium of Welsh.*

6.70 Due to a delay in the construction timeline, the commencement of the tunnel excavation work has not commenced until April 2025, and therefore there has been a delay in terms of the time period which the site would be used as a temporary accommodation facility. There are no other changes to the previously consented scheme. In light of this, the overall impact remains the same as previously identified.

Overall impact

6.71 Beneficial.

Mitigation and/or enhancement measures

6.72 No additional enhancement measures in addition to the Local Workforce Strategy are considered to be required.

10. Is the development likely to lead to greater economic diversity?

6.73 Planning permission NP5/76/323T consented the change of use of the land for a temporary period until December 2025 to provide an off-site accommodation facility for workers associated with the Eryri VIP project. A CLIA of the development was undertaken and a summary of the assessment is provided below.

6.74 *Details of employment opportunities are presented in detail in Q9. These are expected to be existing jobs and workers and the proposed development itself is not expected to lead to greater economic diversity.*

6.75 Due to a delay in the construction timeline, the commencement of the tunnel excavation work has not commenced until April 2025, and therefore there has been a delay in

terms of the time period which the site would be used as a temporary accommodation facility. There are no other changes to the previously consented scheme. In light of this, the overall impact remains the same as previously identified.

Overall impact

6.76 Neutral.

Mitigation and/or enhancement measures

6.77 Based on the assessment, no additional mitigation is considered to be necessary.

11. Is the development likely to have an impact on local wage / salary levels?

6.78 Planning permission NP5/76/323T consented the change of use of the land for a temporary period until December 2025 to provide an off-site accommodation facility for workers associated with the Eryri VIP project. A CLIA of the development was undertaken and a summary of the assessment is provided below.

6.79 *Construction workers that would reside at the application site would be specialist workers required in relation to the Eryri VIP project and are not directly employed as a result of the proposed change of use of land to provide a temporary accommodation facility; which is proposed to provide accommodation for workers associated with an already consented project.*

6.80 *As previously mentioned, the proposed development would however support existing businesses generally from the LL postcode area, but would not in itself lead to additional job roles and would not therefore be expected to lead to an impact on local wage/salary levels in the LL postcode area.*

6.81 Due to a delay in the construction timeline, the commencement of the tunnel excavation work has not commenced until April 2025, and therefore there has been a delay in terms of the time period which the site would be used as a temporary accommodation facility. There are no other changes to the previously consented scheme. In light of this, the overall impact remains the same as previously identified.

Overall impact

6.82 Neutral.

Mitigation and/or enhancement measures

6.83 Based on the assessment, no additional mitigation is considered to be necessary.

12. Is the development likely to have an impact on the average cost of housing?

6.84 Planning permission NP5/76/323T consented the change of use of the land for a temporary period until December 2025 to provide an off-site accommodation facility for workers associated with the Eryri VIP project. A CLIA of the development was undertaken and a summary of the assessment is provided below.

6.85 *The proposed development would provide purpose-built suitable accommodation for the workforce for a period of up to 21 months. This will ensure suitable and sufficient accommodation for workers in the tourist seasons as well as through the winters. This will also ensure that specialist subcontractors can mobilise their best people and accommodate them even at short notice. This will reduce the demand to use tourist accommodation such as hotels, B&B's and caravans during peak tourism seasons, enabling these accommodation facilities to continue to be available for use by tourists and visitors who provide an important contribution to the local economy.*

6.86 *Due to the nature of the proposal, it would not be expected to affect the market price for housing in the area.*

6.87 Due to a delay in the construction timeline, the commencement of the tunnel excavation work has not commenced until April 2025, and therefore there has been a delay in terms of the time period which the site would be used as a temporary accommodation facility. There are no other changes to the previously consented scheme. In light of this, the overall impact remains the same as previously identified.

Overall impact

6.88 Neutral.

Mitigation and/or enhancement measures

6.89 Based on the assessment, no additional mitigation is considered to be necessary.

Infrastructure supply

13. Is the development likely to have an impact on local schools?

- 6.90 Planning permission NP5/76/323T consented the change of use of the land for a temporary period until December 2025 to provide an off-site accommodation facility for workers associated with the Eryri VIP project. A CLIA of the development was undertaken and a summary of the assessment is provided below.
- 6.91 *Workers residing at the application site would live in single units, which would not be suitable for accommodating families. The proposed development would not therefore lead to a demand for school places, nor would it lead to the introduction of non-Welsh speaking children into local Welsh medium schools.*
- 6.92 Due to a delay in the construction timeline, the commencement of the tunnel excavation work has not commenced until April 2025, and therefore there has been a delay in terms of the time period which the site would be used as a temporary accommodation facility. There are no other changes to the previously consented scheme. In light of this, the overall impact remains the same as previously identified.

Overall impact

- 6.93 Neutral.

Mitigation and/or enhancement measures

- 6.94 Based on the assessment, no additional mitigation is considered to be necessary.

14. Is the development likely to have an impact on health care provision?

- 6.95 Planning permission NP5/76/323T consented the change of use of the land for a temporary period until December 2025 to provide an off-site accommodation facility for workers associated with the Eryri VIP project. A CLIA of the development was undertaken and a summary of the assessment is provided below.
- 6.96 *The main project offices and canteen will be provided at Garth along with a medical facility with nurse attendance linked to the hospital and doctors' surgery. Other facilities will include welfare, changing rooms, training rooms and stores. A smaller project office*

and welfare site will be established at Llandecwyn. These facilities will be available for use by the construction workers residing at the application site. As a result, the proposed development is not expected to lead to a greater impact on health care provision locally.

- 6.97 Due to a delay in the construction timeline, the commencement of the tunnel excavation work has not commenced until April 2025, and therefore there has been a delay in terms of the time period which the site would be used as a temporary accommodation facility. There are no other changes to the previously consented scheme. In light of this, the overall impact remains the same as previously identified.

Overall impact

- 6.98 Neutral.

Mitigation and/or enhancement measures

- 6.99 Based on the assessment, no additional mitigation is considered to be necessary.

15. Is the development likely to have an impact on the provision of local services, such as shops/post offices/banks/pubs?

- 6.100 Planning permission NP5/76/323T consented the change of use of the land for a temporary period until December 2025 to provide an off-site accommodation facility for workers associated with the Eryri VIP project. A CLIA of the development was undertaken and a summary of the assessment is provided below.
- 6.101 *The availability and choice of local services and facilities influences a community's vitality and sustainability. It helps to retain existing populations in the community or even attract people with local connections to return to the area. Local facilities often act as meeting and social gathering places, supporting community interaction and Welsh speaking networks.*
- 6.102 *The nearest town to the application site is Penrhyndeudraeth, which is around 500m from the application site. It is identified in the Anglesey and Gwynedd JLDP as a Local Service Centre and provides a range of local services such as a garage, convenience store, eat-in and take away cafes/restaurants, GP surgery, Post Office, pharmacy, religious institutions, public houses and hotels, train station and bus stations, industrial*

estate, playing fields and open spaces. Penrhyndeudraeth is within walking distance from the application site and is accessible on foot.

- 6.103 *Porthmadog is a larger town and is around 4 miles from the application site. It provides a wider range of services and facilities including supermarkets, shops, cafes, public houses, restaurants, banks, leisure centre and garages.*
- 6.104 *The addition of up to 100 people residing at the application site for up to 21 months will increase the demand for these local services and facilities, however this demand is not considered to be so great as to lead to pressure on these services and facilities which cannot be sustained. To the contrary, demand for these services and facilities could be welcomed, given the rural catchment of Penrhyndeudraeth as the proposal would lead to spin-off spending in the local economy for up to 21 months. Workers may also visit locations further afield on their days off, supporting the local economy further.*
- 6.105 Due to a delay in the construction timeline, the commencement of the tunnel excavation work has not commenced until April 2025, and therefore there has been a delay in terms of the time period which the site would be used as a temporary accommodation facility. There are no other changes to the previously consented scheme. In light of this, the overall impact remains the same as previously identified.

Overall impact

- 6.106 Beneficial.

Mitigation and/or enhancement measures

- 6.107 Based on the assessment, no additional mitigation is considered to be necessary.

Social and cultural aspects

16. Will the development potentially lead to social tensions, conflicts or serious divisions within the Welsh speaking community?

- 6.108 Planning permission NP5/76/323T consented the change of use of the land for a temporary period until December 2025 to provide an off-site accommodation facility for workers associated with the Eryri VIP project. A CLIA of the development was undertaken and a summary of the assessment is provided below.

- 6.109 *Certain developments have the potential to adversely affect a community leading to social tensions or conflict. Such conflicts can lead people to conclude that cultural concerns are not being considered, which in turn can have a demoralising effect in Welsh speaking communities. Some forms of development may be met by local resentment, which can further fuel social tension.*
- 6.110 *The proposal would lead to up to 100 workers residing at the application site for up to 21 months. In the absence of on-site recreational facilities, the workers are expected to have a high degree of interaction with the community of Penrhyndeudraeth and will be 'visible' in the community. Behaviour of workers will be controlled by Code of Conduct practices which would be managed by HOCHTIEF. Whilst also considering that the workers will be the minority in the community of Penrhyndeudraeth, their behaviour is not expected to cause a detrimental level of social tension or conflict in the community of Penrhyndeudraeth.*
- 6.111 *As it has been assumed that all workers residing at the application site are expected to be non-Welsh speakers, social tensions could arise between the workers and the local community (which is predominantly Welsh speaking), if workers moving into a Welsh - speaking community were poorly informed about local culture, linguistic and social patterns.*
- 6.112 *HOCHTIEF is committed to supporting Welsh language and culture which forms part of the social fabric of the communities including Penrhyndeudraeth. HOCHTIEF acknowledges the importance of raising awareness of the bilingual nature of the local community and the role that the Welsh language plays in all aspects of everyday life. Measures are suggested in relation to the development of welcome packs to the workforce, which would highlight the importance of Welsh language and culture in the community.*
- 6.113 *The application was subject to Pre-Application Consultation prior to the submission of a formal planning application providing an opportunity for engagement with local residents.*
- 6.114 *Due to a delay in the construction timeline, the commencement of the tunnel excavation work has not commenced until April 2025, and therefore there has been a delay in terms of the time period which the site would be used as a temporary accommodation facility. There are no other changes to the previously consented scheme. In light of this, the overall impact remains the same as previously identified.*

Overall impact

6.115 Adverse.

Mitigation and/or enhancement measures

6.116 The following measures are suggested in order to mitigate potential adverse effects:

- Offer welcome packs to workers highlighting the importance of Welsh language and culture in the community.
- provide language and culture awareness training to all operational staff and workers residing at the application site and require staff and workers to demonstrate linguistic courtesy and awareness of HOCHTIEF's Welsh language policy (to be developed).

17. Will the development potentially lead to changes in local Welsh traditions/culture?

6.117 Planning permission NP5/76/323T consented the change of use of the land for a temporary period until December 2025 to provide an off-site accommodation facility for workers associated with the Eryri VIP project. A CLIA of the development was undertaken and a summary of the assessment is provided below.

6.118 *The Welsh Language Measure, 2011, acknowledges that the Welsh language is an essential part of the cultural identity and character of Wales. Adverse effects on the Welsh language identified in this CLIA therefore also potentially affect Welsh culture and traditions.*

6.119 *Impact on Welsh culture and tradition are intrinsically linked to potential effects of the proposed development on housing, employment, schools and community cohesion. The potential effects of each topic are discussed as part of Q12, Q9, Q13 and Q16 respectively.*

6.120 *The potential effects identified as a part of those assessments are also of relevance to the potential effects on Welsh culture and tradition.*

6.121 *The in-migration of the construction workers (the majority of whom are expected to be non-Welsh speakers) has the potential to influence the prominence of Welsh traditions and culture in Penrhyndeudraeth (see Q1 and Q2). However, the workers residing at the application site will be in the minority of the population of Penrhyndeudraeth (approximately 5% of the population). The degree of adverse effect on Welsh traditions*

and culture will therefore be proportionate. Targeted mitigation is considered necessary to integrate the workers who move to Penrhyndeudraeth as part of the proposed development. This will include raising awareness of the Welsh language and culture and providing opportunities to learn about Welsh traditions and culture in the community of Penrhyndeudraeth and ways to become part of those.

6.122 *The proposed development is not expected to lead to the existing local population of Penrhyndeudraeth (including Welsh speakers) to leave the area. Neither is it expected to lead to an erosion of family ties and other social networks upon which Welsh traditions and culture are built.*

6.123 Due to a delay in the construction timeline, the commencement of the tunnel excavation work has not commenced until April 2025, and therefore there has been a delay in terms of the time period which the site would be used as a temporary accommodation facility. There are no other changes to the previously consented scheme. In light of this, the overall impact remains the same as previously identified.

Overall impact

- Adverse.

Mitigation and/or enhancement measures

6.124 The following measures are suggested in order to mitigate potential adverse effects:

- Offer welcome packs to workers highlighting the importance of Welsh language and culture in the community.
- provide language and culture awareness training to all operational staff and workers residing at the application site and require staff and workers to demonstrate linguistic courtesy and awareness of HOCHTIEF's Welsh language policy (to be developed).

18. Will the development be likely to have a potential impact on local voluntary/activity/youth groups?

6.125 Planning permission NP5/76/323T consented the change of use of the land for a temporary period until December 2025 to provide an off-site accommodation facility for workers associated with the Eryri VIP project. A CLIA of the development was undertaken and a summary of the assessment is provided below.

6.126 *The proposed development is not expected to give rise to increase employment or economic stress and neither is it considered to increase the cost of housing or housing*

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stress. All of these could lead to out-migration of the local population, however no adverse effect is expected in this instance. The existing individuals who are active and participate in local voluntary/youth/activity groups will be able to remain in their communities and will continue to be active in such groups. As these groups participate through the medium of Welsh, including providing social opportunities for the Welsh-speaking population, they form a key element of encouraging the use of the Welsh language in the community of Penrhyndeudraeth.

6.127 *As workers residing at the application site will be working shift patterns working, workers will have limited opportunity to join such groups and therefore participate in their activities. However, as the proposed development will lead to non-Welsh-speaking, non-home-based workers moving to Penrhyndeudraeth, there is a possibility that these workers will join such groups in order to integrate into their community.*

6.128 *Should this be the case, the introduction and accommodation of non-Welsh-speaking individuals in groups which operate through the medium of Welsh, could affect the use of the Welsh language in those groups. However, there could also be a beneficial effect as these groups would raise awareness about Welsh language and culture in Penrhyndeudraeth and could encourage the workers to develop some basic Welsh language skills.*

6.129 *As the workers residing at the application site are expected to be single workers (without families) a neutral effect on youth voluntary groups is expected.*

6.130 *Due to a delay in the construction timeline, the commencement of the tunnel excavation work has not commenced until April 2025, and therefore there has been a delay in terms of the time period which the site would be used as a temporary accommodation facility. There are no other changes to the previously consented scheme. In light of this, the overall impact remains the same as previously identified.*

Overall impact

6.131 Neutral.

Mitigation and/or enhancement measures

6.132 Based on the assessment, no additional mitigation is considered to be necessary.

7. Summary and conclusion

Overall Impact Assessment Index

	Base Index Score	Dimensional Index Score	Overall Index Score	Base
Population characteristics			-0.2	
Q1	-1	-0.5		
Q2	-1			
Q3	0			
Q4	0			
Quality of life				
Q5	0	0		
Q6	0			
Q7	0			
Economic factors				
Q8	+1	-0.4		
Q9	+1			
Q10	0			
Q11	0			
Q12	0			
Infrastructure supply				
Q13	0	+0.33		
Q14	0			

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Q15	+1		
Social and cultural aspects			
Q16	-1	-0.66	
Q17	-1		
Q18	0		

Summary of findings and conclusions

- 7.1 Planning permission NP5/76/323T consented the change of use of the land for a temporary period until December 2025 to provide an off-site accommodation facility for workers associated with the Eryri VIP project. A CLIA of the development was undertaken and a summary of the assessment is provided below.
- 7.2 *The proposal would lead to the introduction of up to 100 non-home-based workers who would reside at the application site for a temporary period of up to 21 months. This would lead to a temporary increase in the population of Penrhyndeudraeth and temporarily increase the number of non-Welsh speakers in the ward.*
- 7.3 *The temporary increase in population and the number of non-Welsh speakers has the potential to adversely affect the Welsh language in Penrhyndeudraeth, through a dilution of the use of the language within the community. This effect would be temporary over a period of up to 21 months.*
- 7.4 *As part of the applicant's commitment to the local community, the applicant is promoting and raising awareness of Welsh language and culture amongst their workforce. Additional measures are also proposed to raise awareness of the Welsh language and culture amongst non home-based workers.*
- 7.5 *Beneficial effects are expected in terms of impacts on local businesses and local jobs through the creation of employment opportunities to support existing businesses and jobs in the LL postcode including SMEs and local businesses. The Local Workforce Strategy will ensure decent work in the supply chain by engaging local subcontractors, and locally advertising works suitable for SMEs.*

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- 7.6 *The majority of these would support existing job roles and the proposed development provides economic opportunities for existing workers but would lead to limited new or additional jobs.*
- 7.7 *The employment opportunities for local businesses and local jobs in the LL postcode will include a proportion of Welsh speakers, which is considered to be a beneficial effect for the Welsh language. Developments which provide local employment opportunities will help retain existing Welsh speakers who will use the language daily, in the community and in the workplace. The proposed development therefore has the potential to support the long-term vibrancy of the Welsh language in the LL postcode area through the provision of support for existing jobs for local people, including Welsh speakers.*
- 7.8 *In conjunction with the Welsh Government's Supplier Development Service, HOCHTIEF will hold a 'Meet the Buyer' day in the early stages of the project and at key milestones to enable as many local suppliers as possible to meet us and explore opportunities to work together. This will maximise opportunities for local businesses.*
- 7.9 *The proposal is also expected to have a beneficial effect on local services and facilities in the rural catchment of Penrhyndeudraeth as well as the town of Porthmadog as the proposal would lead to spin-off spending in the local economy for up to 21 months. Workers may also visit locations further afield on their days off, supporting the local economy further.*
- 7.10 *An overall neutral effect is identified in terms of out-migration, age structure, impact upon health, amenity, crime/violence, economic diversity, local wages, cost of housing, local schools, health care provision, local services and local voluntary/activity/youth groups.*
- 7.11 *Due to a delay in the construction timeline, the commencement of the tunnel excavation work has not commenced until April 2025, and therefore there has been a delay in terms of the time period which the site would be used as a temporary accommodation facility. There are no other changes to the previously consented scheme. In light of this, the overall impact remains the same as previously identified.*

Mitigation and/or enhancement measures

7.12 The assessment identifies a range of potential beneficial and adverse effects and in order to mitigate adverse effects and enhance beneficial effects, measures are summarised below:

- HOCHTIEF should consider developing a Welsh Language Policy to include details on what types of internal and external communication will be made available bilingually. This would demonstrate HOCHTIEF's commitment to the Welsh language and culture and increase the visibility of the Welsh language as part of the development.
- In order to mitigate the impact of non-Welsh speaking workers moving to the area on a temporary basis, HOCHTIEF should consider:
 - providing language and culture awareness training to all construction and operational staff/workers and require staff/workers to demonstrate linguistic courtesy and awareness of HOCHTIEF's Welsh language policy.
 - distribute information to contractors and all personnel on the Welsh language and culture as part of recruitment materials. This should include background information on the Welsh language and culture in the local area.
- HOCHTIEF will continue to encourage staff to take up Welsh language training opportunities.
- Offer welcome packs to workers highlighting the importance of Welsh language and culture in the community.
- Notices, signs and other communications will be bilingual in Welsh and English.

CADNANT

PLANNING

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