

Conwy Deposit Local Development Plan 2007 – 2022 (Revised edition 2011)



REVISED BACKGROUND PAPER 11 – SUBMISSION

The Habitats Regulations Appraisal Screening Report

August 2012

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1. Background

1.1 The Habitats Regulations Assessment is an iterative process that sites alongside the preparation of the LDP. The UK is bound by the terms of Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (EC Habitats Directive), the Council Directive 79/409/EEC on the Conservation of Wild Birds (the 'Birds Directive') and The Convention on Wetlands of International Importance, especially as Waterfowl Habitat (Ramsar Convention or Wetlands Convention). In the UK the EC Habitats Directives are implemented through the Conservation (Natural Habitats, &C.) Regulations 1994 which require local authorities (amongst other bodies) to make an Appropriate Assessment (AA) of the implications of any plan or project that is likely to significantly affect a European protected site or species.

1.2 Until recently, in the UK, such plans have not been interpreted as necessarily including development plans. However, the Regulations are transposed from the European Habitats Directive (92/43/EEC), and a judgement of the European Court of Justice has held that the UK has failed to make legislative provision to make land use plans subject to these considerations. In 2007 the UK Regulations were amended to reflect this judgement by explicitly including development plans within the definition of a 'plan' that may have a significant effect on European protected sites.

1.3 These sites include:

- Special Areas of Conservation (SACs),
- Candidate Special Areas of Conservation (cSACs),
- Special Protection Areas (SPAs),
- potential Special Protection Areas (pSPAs)
- RAMSARs and potential Special Protection Areas (pSPAs).

As a matter of government policy rather than law, all are offered the same level of protection. The network of these sites throughout Europe is known as Natura 2000.

1.4 Essentially, an appraisal will be needed to assess whether the Conwy Deposit Local Development Plan (LDP) alone or in combination with other Council plans or projects is likely to have a significant effect on a European Site and, if so, an AA will

need to be undertaken. The LDP cannot be adopted unless it can be ascertained, by means of the AA, that the plan will not adversely affect the integrity of the site(s).

- 1.5 The Habitats Directive applies a precautionary principle to European Sites. LDPs can only be adopted having ascertained that there will be no adverse effect on the integrity of the site(s) in question. The interest features of the site must be maintained in a favourable condition. The abundance, distribution, structure or function of the plants and animals comprising the interest features must not be adversely affected.
- 1.6 There are six European Sites within the Plan Area and a further five just outside the area on which the LDP could potentially have impacts. European Sites further from the boundary of the Plan Area have been judged to be beyond the scope of possible impacts. These sites are either SACs (for the importance of their habitats) or SPAs (for the importance of their bird species). The sites, and the reasons for which they are designated, are described in Appendix 1, and are shown on the appended plans. The Dee Estuary RAMSAR, SAC and SPA is separated from the Plan Area by two other counties and a considerable distance but has been included as part of this appraisal.

2. Method of the appraisal

- 2.1 There is no prescribed methodology for appraisal, or content for an appraisal record, set out in the Regulations. It is necessary, on a plan basis, to decide how best to carry out the Habitats Regulations Appraisal, what information and analysis may be required and what assumptions and predictions will need to be made. This has been done in liaison with CCW and Conwy County Borough Council's Senior Countryside Officer/Ecologist.
- 2.2 The Welsh Assembly Government has produced guidance on Habitats Regulations Appraisal of development plans, in Annex 6 of Technical Advice Note (TAN) 5 Nature Conservation and Planning. This appraisal record is consistent with the guidance in TAN 5.

- 2.3 The Countryside Council for Wales has also produced guidance, which is consistent with, and builds on, the advice in TAN 5. The CCW guidance provides more detailed, practical methodologies, which are all adopted in this appraisal.

3. Scope and limitations of the appraisal

- 3.1 TAN 5 and the CCW guidance recognise that it is not possible to subject a Plan to the same level of assessment under regulation 85B as can be applied to a specific project under regulation 48 of the Habitat Regulations. Depending on the nature of the Plan, and the level of detail available about its proposals, some assumptions have to be made about:
- The changes that may be predicted as a result of implementing a policy or proposal in a Plan;
 - What the effects of the changes may be on the site(s) affected;
 - How the effects may be avoided or reduced; or
 - If necessary, how the effects may be compensated for.
- 3.2 As with more detailed assessments of projects under the Habitats Regulations, the appraisal of Plans is also based on the precautionary principle, but the variable, and usually broader, level of Habitats Regulations Appraisal is acknowledged by the EC.
- 3.3 This appraisal checks all the elements of the deposit plan for the likelihood of significant effects, either alone or in combination with other plans or projects. This includes the Plan's vision, objectives, spatial strategy, strategic and detailed policies and proposals. The effects of the Plan as a whole have also been considered as have the SPGs produced at the time of the Deposit LDP 2011.
- 3.4 However, appraisal is confined to the changes proposals in the Plan Area. However, this includes infrastructure projects, which are an inevitable consequence of development provided for by the Plan, and which would not otherwise be brought forward. For example, the implications of necessary water supply and waste, including waste water, disposal and road infrastructure are assessed where these could potentially affect a European site..

- 3.5 The assessment has drawn upon the following pieces of legislation and guidance:
- The Conservation of Habitats and Species Regulations 2010
 - Annex to Technical Advice Note (TAN) 5, Nature Conservation and Planning – the Assessment of Development Plans in Wales under the Provisions of the Habitats Regulations (WAG 2006).
 - European Commission, Managing Natura 2000 sites: The provisions of Article 6 of the Habitats Directive 92/43/EEC.
 - European Commission, Guidance document on Article 6(4) of the Habitats Directive 92/43/EEC.
- 3.6 The Welsh Government set out some broad requirements relating to this issue in previous correspondence to the Local Planning Authority.
- 3.7 Officers from both the Planning Policy and Countryside Services Teams met with officers from the Countryside Council for Wales to explore the advice in more detail. Officers also attended a training session with CCW and D.Tyldesley Associates to ensure the correct approach is taken in carrying out the assessment.
- 3.8 This screening was published as Background Paper 6 to the Preferred Strategy and has since been used as a basis for this edition following comments received during the previous consultation and that of the Deposit LDP 2009 and Revised Deposit March 2011.**
- 3.9 It is not a legal requirement for the LPA to consult the public on the HRA at any of the LDP stages. However, CCBC have made this document available at each consultation stage to offer the opportunity for representations.

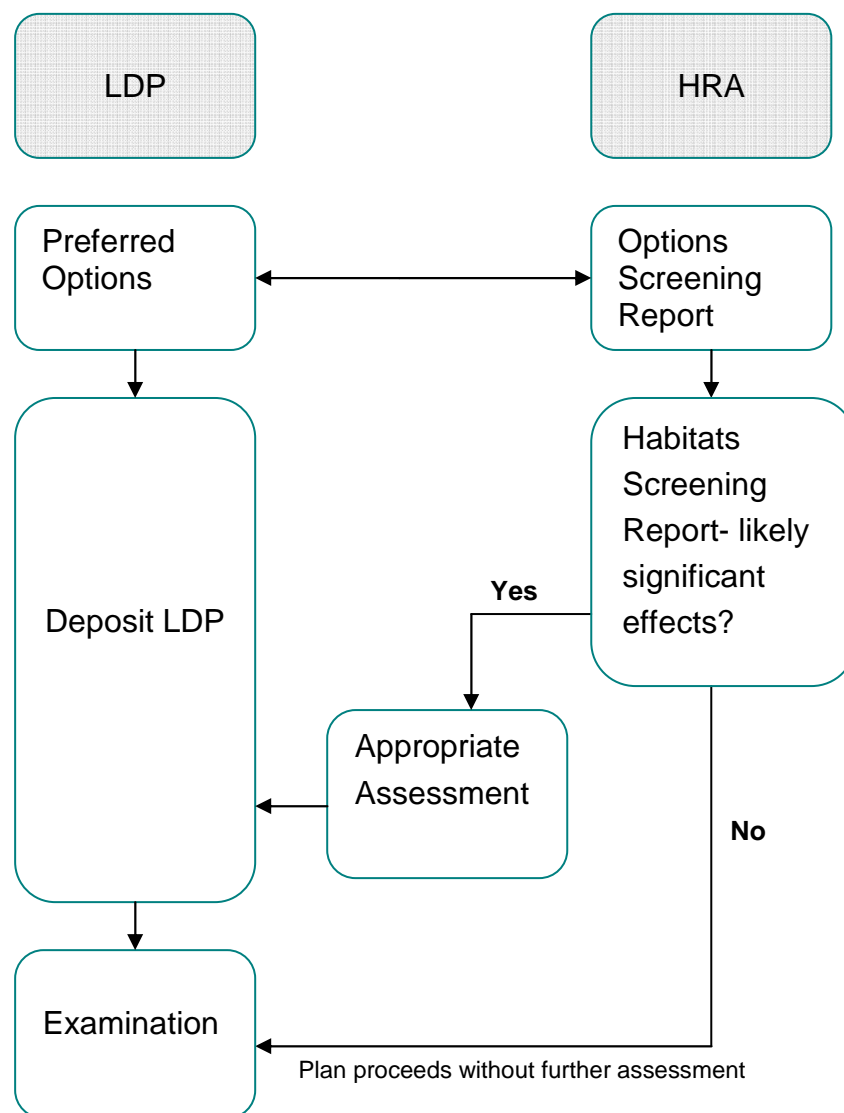
4. Conwy LDP

- 4.1 Conwy County Borough Council have been working on the LDP and its evidence base since 2004. The Conwy LDP establishes policies to guide and direct the use of land within the Borough in the period to 2007-2022. It sets out the Council's overall vision and strategy for the Plan Area, creating land allocations for certain land uses and forms the basis for the determination and control of development. The Plan makes the provision for 6,350 dwellings and 4,150 jobs. The LDP also contains

provisions to conserve and protect the natural and cultural environment. Further information relating to growth options can be found in Background Paper 2 – ‘Population and Household Projections’ and Background Paper 3 – ‘Growth Level Options Report’.

- 4.2 Through the Revised LDP there has been opportunity to remove some greenfield sites as there were some brownfield sites submitted as alternative suggestions. These were sent out to statutory consultees and those considered suitable included in the Revised LDP. However, all proposed sites are screened as part of this assessment and detailed in Appendix 2.

5. Stages of the HRA Process



6. Screening Methodology of the Revised Deposit Local Development Plan

- 6.1 An initial consideration of the policy statements within the Preferred Strategy did not reveal any areas where their effects on European Sites were considered likely to be significant. However, this document did not appraise potential sites and comments received stated that further detailed review of policy should be carried out.
- 6.2 As the LDP defines development sites and more specific policy the system of appraising the document in greater detail is easier. European guidance recommends four stages:

- **Screening:** Determining whether the Plan ‘in combination’ is likely to have a significant effect on a European Site.
- **Appropriate Assessment:** Determining whether, in view of the sites’ conservation objectives, the plan, in combination, would have an adverse effect, or risk, on the integrity of the site. If not the Plan can proceed.
- **Assessment of alternative solutions:** where the Plan is assessed as having an adverse effect, or risk, on the integrity of a site, there should be an examination of alternatives.
- **Assessment where no alternative solutions exist:** and where adverse impacts remain.

6.3 DCLG (2006) guidance summarises this process into three stages:

- Establishing the likely **significant effects**.
- Carrying out an **Appropriate Assessment** and ascertaining the effect on the site’s integrity.
- **Determining mitigation**, alternative solutions and considering whether there are “imperative reasons of overriding public interest”.

6.4 For the purposes of this Screening Assessment the likelihood of significant effects was undertaken in accordance with the CCW and TAN5 guidance. All aspects of the plan are systematically checked and assigned to a category from A-D according to the potential for effects.

The categories A-D are defined as follows:

- (A) Elements of the Plan that would have no negative effect on a European site at all;
- (B) Elements of the Plan that could have an effect, but the likelihood is there would be no significant negative effect on a European Site either alone or in combination with other elements of the same Plan or other plans or projects;
- (C) Elements of the Plan that would be likely to have a significant effect alone and will require the Plan to be subject to an Appropriate Assessment before the Plan may be adopted;
- (D) Elements of the Plan that would be likely to have a significant effect in combination with other elements of the LDP, or other plans or projects and

will require the Plan to be subject to an Appropriate Assessment before the Plan may be adopted;

- 6.5 The definition of 'likely' and 'significant' follow those provided in the Annex to TAN5 guidance. '*Likely*' means 'readily foreseeable not merely a fanciful possibility' and '*significant*' is defined as '*not trivial or inconsequential but an effect that is potentially relevant to the site's conservation objectives*'.
- 6.6 For clarity, categories A, C, and D are subdivided further to clearly explain the different reasons for assignment. The subdivision is set out as follows:

Subdivision of Category A

- (A1) Policies that will not themselves lead to development (e.g. because they relate to qualitative criteria for development, or they are not a land use policy), or because the policy would not lead to development of a kind that could effect a European Site.
- (A2) Policies intended to protect the natural environment, including biodiversity
- (A3) Policies intended to conserve or enhance the natural, built or historic environment, where enhancement measures are not likely to have any negative effect on a European Site.
- (A4) Policies that positively steer development away from relevant European Sites and associated sensitive areas
- (A5) General policy statements or policies which only express general intentions or political aspirations.

Subdivision of Category C

- (C1) The policy or proposal could **directly affect** a European Site because it provides for, or steers, a quantity or type of development on or adjacent to a European Site.
- (C2) The policy or proposal could **indirectly affect** a European Site e.g. because it provides for, or steers, a quantity or type of development that may be very close to it, or: ecologically, hydrologically or physically connected to it, or it may increase disturbance as a result of increased recreational or other activities.

- (C3) Proposals for a **magnitude of development** that, no matter where it was located, would be likely to have a significant effect on a European Site.
- (C4) A policy that makes provision for a type of development, generally (and may indicate a broad scale and /or one or more broad locations, such as a particular part of the Plan area), so a likelihood of a significant effect cannot be ruled out, but the more precise scale and/or detailed location of the development is either (i) **to be selected or identified in a later more specific policy or schedule of proposals in the Plan**; or (ii) to be selected following consideration of options in a later, more specific, lower tier plan, such as a masterplan, subject to Habitats Regulations Appraisal.
- (C5) Policies or proposals for developments or infrastructure projects that could **block options or alternatives** for the provision of other development or projects in the future, which will be required in the public interest, that may lead to adverse effects on European Sites, which would otherwise be avoided.
- (C6) Policies or proposals which **depend on how, where or when the policies are implemented** in due course, for example, through the development management process. There is a theoretical possibility that if implemented in one or more particular ways, the proposal could possibly have a significant effect on a European Site, and is not merely a general statement of policy.
- (C7) Any other policies or proposals that would be **vulnerable to failure** under the Habitats Regulations at project assessment stage; to include them in the Plan would be regarded by the EC as 'faulty planning'.
- (C8) Any other proposal that may have an adverse effect on a European Site, which might try to pass the tests of Habitat Regulations at project assessment stage by arguing that the **Plan itself provides the imperative reasons** of overriding public interest to justify its consent despite a negative assessment.

Subdivision of Category D

- (D1) The option, policy or proposal alone would not be likely to have significant effects but if its effects are combined with the effects of other policies or proposals **provided for or coordinated by** the Plan (internally) the cumulative effects would be likely to be significant.

(D2) Options, policies or proposals that alone would not be likely to have significant effects but if their effects are **combined with the effects of other plans or projects**, and possibly the effects of other projects provided for in the Plan, the combined effects would be likely to be significant.

(D3) Options or proposals that are, or could be, part of a **programme or sequence of development** delivered over a period, where the implementation of the early stages would not have a significant effect on European Sites, but which would dictate the nature, scale, duration, location, timing of the whole project, the later stages of which could have an adverse effect on such sites.

6.7 The LDP includes provision for 6,350 dwellings, 36 hectares of employment land but also sustainable transport and tourism allocations. This Background Paper covers the first two stages of both of the above processes. Broadly the HRA process involved:

- Identification of European sites that could be affected by the Conwy Deposit LDP, the qualifying features of those sites and the key environmental conditions to support and retain those sites' integrity.
- Identification of impacts arising from the Conwy Deposit LDP. Sites having already been screened in terms of other planning suitability issues.
- Early discussions with CCW and WAG to discuss the approaches to the HRA.
- Discussion with neighbouring authorities to examine the possibility of any 'in-combination' effects of their plans/programmes.
- Assessment of individual policies and proposed development sites and their individual or in-combination effect on European sites.
- Assessment of the effects of increased water consumption from Dyffryn Conwy Water Resource Zone located in Snowdonia SAC.

- Conclusions on the likely impacts of the Conwy Deposit LDP on European sites and conclusions of measures needed to avoid these impacts in terms of appropriate policies.
- Preparation of this Background Paper for public consultation in March 2011 in conjunction with the Deposit LDP.

7. European Sites being screened

7.1 Thirteen European Sites have been considered in this assessment, nine are located either wholly or partially with the Plan Area, a further 5 lie outside of the Plan Area but are considered necessary for inclusion in the screening exercise. The table below lists these sites:

Table 1: European sites in and adjacent to the Plan Area included in the appraisal.

Site ref no'	Name of Site	European Status		Location	
		SPA	SAC	In Conwy	Outside Conwy
UK0014788	Great Orme's Head / Pen y Gogarth		✓	✓	Entirely within Conwy
UK0030124	Creuddyn Peninsula Woods / Coedwigoedd Penrhyn Creuddyn		✓	✓	Entirely within Conwy
UK0030161	Gwydyr Forest Mines / Myngloddiau Fforest Gwydir		✓	✓	Also shared with SNP
UK0030205	Migneint-Arenig-Ddualt		✓	✓	Also shared with SNP
UK9013131	Migneint-Arenig-Ddualt	✓		✓	Also shared with SNP
UK0030146	Elwy Valley Woods / Coedwigoedd Dyffryn Elwy		✓	✓	Also shared with Denbighshire
UK0030202	Menai Strait & Conwy Bay/ Y Fenai a Bae Conwy		✓	✓	Also shared with Gwynedd
UK9013031	Traeth Lafan	✓		✓	Also shared with Gwynedd
UK0012946	Eryri/Snowdonia		✓	✓	SNP
UK0030118	Aber Woods / Coedydd Aber		✓	X	SNP
UK0030131	Dee Estuary / Aber Dyfrdwy SCI, RAMSAR	✓	✓	X	Flintshire Wirral and Cheshire West
UK9020294	Liverpool Bay / Bae Lerpwl	✓		X	Off Conwy's coast and also shared with Denbighshire, Flintshire and Gwynedd.
UK9020285	Puffin Island / Ynys Seiriol	✓		X	3km to NW west of Conwy

8. Water Quality and Resource assessment

- 8.1 Consultation with Dwr Cymru was carried out to identify whether proposed numbers and locations of dwellings would have a significant impact on any water source which could lead to changes in the physiology to that source and potentially detrimental impacts to a qualifying feature. Housing numbers and locations were provided to Dwr Cymru and the following comments were received:
- 8.2 “It should be noted that all our water demand forecasts are based on population growth and not property growth so unless the Local Authority are suggesting population growth above WAG and ONS projections, the impact of new households will be minor. This means that the household occupancy rate (people per property) would be slightly lower if all 8,080 households were actually built and we would expect to see a demand increase of around 0.45 MI/d”.
- 8.3 “The majority of the Conwy Local Authority area is supplied from the Dyffryn Conwy Water Resource Zone with a Supply Demand Balance surplus of 2.78 MI/d in 2009-10 forecast to increase to 4.49 MI/d by 2034-35. The remainder of the area is supplied from the Clwyd Coastal Water Resource zone with a Supply Demand Balance surplus of 2.7 MI/d in 2009-10 reducing to 2.59 MI/d by 2034-35. These surpluses should therefore be able to accommodate population growth beyond that forecast by WAG and more importantly have sufficient capacity to meet any within AMP period increases in demand driven by accelerated property development above that we have assumed”.
- 8.4 It is concluded that there was no foreseen impact on demand or supply that would lead to a significant change to the physiology of the source water-body. Therefore the Council concludes there is no, or negligible, risk to any qualifying feature as a result of proposals in the LDP and no need for further HRA in relation to this issue. Any changes in circumstances can be monitored through AMR and consultation with Dwr Cymru.

9. Rural Conversions

- 9.1 As part of the overall aim of accommodating limited growth with minimum impact upon the landscape, national policy along with policy DP6 support the conversion of existing rural buildings (which are worthy of retention) for housing or employment uses. Adequate surveys are necessary to check whether such structures are used by bats as temporary and permanent roosts, and as the Lesser Horseshoe Bat is a qualifying interest of some of the European Sites, there is the potential for adverse impacts as a result of the change of use. Although conversions are generally supported in national policy and by following guidance in policy NTE/4 Biodiversity and SPG LDP5 Biodiversity in Planning it is considered that conversions can occur without risk of effecting the qualifying populations of the protected sites.

10. Effects from Tourism and Recreation

- 10.1 Tourism is a key economic driver within the Plan Area and self promotes cross boundary links with Snowdonia National Park. Both LDPs support the growth of sustainable tourism development providing designated conservation sites are protected. Indirect impacts of policies in both plan areas may relate to increasing tourist numbers placing additional strain upon the infrastructure of roads and footpaths for example. However, tourist numbers are influenced by a wide range of socioeconomic factors and management strategies over which the LDP has no control. There is likely to be a role for the National Park Management Plan in helping to control tourist activities in the National Park and Conwy can react to any cross boundary issues identified through the review process in collaboration with SNPA.

11. Housing Growth

- 11.1 The provision of more affordable housing is a key aim of the LDP. A settlement hierarchy is established to distribute new housing within existing settlements, and concentrates growth in the two Local Service Centres of Y Bala and Dolgellau where higher level services are already provided. Although small-scale extensions to existing settlements for affordable housing are possible within Development Policy 11: Affordable Housing on Exception Sites, Strategic Policy D: Natural Environment ensures that inappropriate development will be unable to take place

on or close to European Sites. Furthermore, Development Policy 11 includes a specific mitigation clause. Collectively, these measures would ensure that significant development that could potentially harm the integrity of European Sites is not possible under the Plan.

12. Mitigation Measures

- 12.1 In preparing this HRA Screening Report, consideration has been given to potential avoidance and mitigation measures which would serve to avoid adverse effects on the integrity of European Sites, for example the provision of specific clauses within the policies or agreement through Development Briefs that may prevent effects occurring.
- 12.2 The assessment exercise highlighted a small number of areas of potential concern that could affect the European Sites. However, in each case it has been determined through avoidance and mitigation provisions, along with the monitoring programme, within the LDP would be sufficient to eliminate the possibility of significant adverse impacts upon European Sites. The following sections show how this has been achieved.

13. Integration with the Conwy Sustainability Appraisal (incorporating SEA).

- 13.1 Both the WG and CCW advise to keep the HRA process distinct from the SA/SEA, however, all three can be prepared at the same time, inform each other and make use of common resources. The Council has also undertaken a Sustainability Appraisal, incorporating Strategic Environmental Assessment (SA/SEA), of the Conwy LDP. In accordance with the HRA guidance it is identified that SA/SEA should run in parallel with, but be clearly distinguishable from, the HRA of the Conwy LDP.
- 13.2 Therefore, for the Conwy LDP Preferred Strategy an 'Initial Sustainability Appraisal Report' was produced to cover the SA/SEA requirements alongside an initial screening report titled 'Background Paper 6: European Habitats Directive and Natura 2000 Sites' (October 2006). For the Conwy revised deposit LDP a final 'Sustainability Appraisal Report' has been produced which covers the SA/SEA requirements alongside this final HRA Screening Report.

14. Cross boundary collaboration

- 14.1 It is necessary for the HRA to consider not only the policies within the LDP that may lead to significant impacts upon European Sites on their own, but those that may have a significant impact in combination with other plans. These may be general spatial planning documents produced by neighbouring planning authorities, or sector specific strategic plans on such topics as waste, water resources or transport. A review has been undertaken of plans and projects with the potential for an in-combination effect with the Conwy LDP. These include the Snowdonia National Park Authority Deposit LDP and the Denbighshire County Council Deposit LDP.

Snowdonia LDP

- 14.2 Snowdonia NP Authority in its adopted LDP 2011 has outlined the approach taken to deliver 645 dwellings and h of employment land. The requirement for new housing during the plan period has been calculated at 770-830 dwellings (51-55 dwellings per year).
- 14.3 The Snowdonia National Park's planning framework confers the highest level of statutory protection in the UK. As the planning authority, the SNPA is obliged to have full regard to the intrinsic qualities of the National Park at both the strategic planning and development control levels. The National Park's biodiversity is one of these qualities and as such, the SNPA is committed to protecting the biodiversity within and around its borders. In addition, the SNPA is required by legislation to protect sites of international significance, of which there are many in the National Park.

Denbighshire CC (DCC)

- 14.4 The Denbighshire LDP provides for 7,500 new dwellings to be developed over the plan period (2007-2000?). DCC has proposed a different method of growth distribution to CCBC in that central its spatial strategy is a significant allocation to the east of Bodlewyddan in policy BSC5 of the Denbighshire LDP. This allocation includes 1715 dwellings and 26h of B1, B2 and B8 employment land for health, education, retail, open space and a new highways network. The Denbighshire Deposit LDP recognizes the proximity of the strategic site to Conwy County Borough

and acknowledges the benefits of collaboration in terms of identifying need for the uses proposed.

- 14.5 The allocation of such a large extension to Bodelwyddan in such close proximity to the border of Conwy has the potential to create opportunities for the residents of Conwy, both in terms of access to employment and other community facilities.
- 14.6 Denbighshire County Council is due to proceed through its EIP stage in January 2012. Conwy CBC has liaised with DCC planning policy officers through the progression of each of its HRA to ensure any cross-authorities issues are assessed accordingly and in combination. Denbighshire CC's HRA concluded that "the Key Strategic Site at Bodelwyddan has the potential to have an impact on the surrounding natural environment. However, DCC is committed to protect internationally designated sites of nature conservation, e.g. European sites, from adverse effects on their interest features. Every development proposal must be accompanied by an Environment Statement, and will be subject to LDP policies VOE1 and VOE5 (where applicable). Countryside Council for Wales will have the opportunity to be involved throughout the process in its function as statutory consultee.

15. Annual Monitoring and Review (AMR)

- 15.1 Monitoring is an important part of the planning process and plays a critical part in identifying changing situations that may trigger a review of policies. We will prepare Annual Monitoring Reports in order to assess the extent to which policy objectives are being achieved. They are used to explain how the Council will meet the requirements for monitoring for future years.

16. Screening of the Revised Deposit Local Development Plan

Sections 1-3

- 16.1 These sections comprise explanation, context, background information and summary of the evidence base for the plan and could not therefore have any effect on a European Site.

Section 4 - Spatial policies, key diagrams and supporting development control policies.

Table 1 below

Policy	Category	Commentary
Development Control Policies		
DP/1 Sustainable Development Principles	A2 and A3	This is an overarching approach to planning guidance on sustainable development
DP/2 Overarching Strategic Approach	A3 and A4	This is a general policy statement identifying a hierarchical approach to settlements and focused development.
DP/3 Promoting Design Quality and Reducing Crime	A1 and A2	Does not lead to development but includes qualitative criteria to promote higher standards of design quality and designing out crime.
DP/4 Development Criteria	A1 and A2	Does not lead to development and includes qualitative criteria.
DP/5 Infrastructure and New Developments	A1 and A2	Does not lead to development and includes qualitative criteria.
DP/6 National Planning Policy and Guidance	A1, A2 and A3	Does not lead to development but includes a holistic approach to how national guidance is used at a local level.
DP/7 Local Planning Guidance Including the following:	A1 and A2	Does not lead to development but includes qualitative criteria as to how local policy relates and is used at a local level.
LDP1: Householder Design Guide SPG		This document offers guidance on siting, scale, design and spacing. It does not result in development but will influence it.
LDP2: Parking Standards SPG		This document outlines the parking requirements for various development types. Even so this requirement will still be shown as part of the wider scheme and assessed at pre-app' and application stages.
LDP3: Shop front and Security Design Guide SPG		This document offers guidance on the preferred measures for shop front security which is toughened glass or internal grills.
LDP 4: Planning Obligations SPG		This document offers guidance on how planning obligations are to be sought. If anything they should always have a positive impact on a European site and will be consulted on individually.
LDP 5: Biodiversity in Planning		This document outlines the requirements of

		development in relation to policy NTE/4 and to ensure adequate measures are taken to avoid important sites and a negative impact on biodiversity.
LDP 6: Welsh Language SPG		Does not lead to development and includes qualitative criteria.
LDP 7: Rural Conversions SPG		This document outlines the requirements of development in relation to rural conversions with guidance on protected species cross referenced to LDP/5 Biodiversity in Planning. Where conversions are proposed within European Sites policy NTE/4 will be used to ensure adequate measures are taken to avoid any negative impacts.
LDP 8: Buildings and Structures of Local Importance SPG		This guidance does not lead to development but includes qualitative criteria for protecting such buildings from loss or inappropriate development.
LDP 9: Design SPG		This guidance does not lead to development but includes qualitative criteria for ensuring new development achieves suitable design standards and includes measures for environmental improvement. Also linked to LDP5: Biodiversity in Planning.
LDP 10: Colwyn Bay Masterplan		This was prepared at the same time as the revised LDP and included residential options therefore was incorporated into the LDP. Although it does not result in development it suggested improvements to the streetscene, linkages and waterfront. Proposals also include the committed development of the sea defence and watersports hub.
DP/8 Masterplans and Community Appraisals	A3	Relates to future community plans which will be expected to comply with other policies in the plan therefore no direct affect a this stage
DP/9 Colwyn Bay Masterplan	A3	This guidance does not lead to development but includes qualitative criteria for ensuring new development achieves suitable design standards and includes measures for environmental improvement. Also linked to LDP5: Biodiversity in Planning.
Housing Strategy Policies		
HOU/1 Meeting the Housing Need (housing sites are assessed	B	The housing sites have already been assessed by statutory consultees and only suitable sites have been included in

individually in Appendix ***)		the LDP. There are no foreseen effects on any protected sites or species however development will still be assessed inline with guidance in the SPG documents.
HOU/2 Affordable Housing for Local Need	B	This policy does not lead to development and includes qualitative criteria.
HOU/3	A5	Does not lead to development but provides qualitative criteria.
HOU/4 Housing Density	A5	Does not lead to development but provides qualitative criteria.
HOU/5 Housing Mix	A5	Does not lead to development but provides qualitative criteria.
HOU/6 Rural Exception Sites for Affordable Housing for Local Need	A4	Does not lead to development but provides qualitative criteria
HOU/7 Council and Government Sites in the Plan Area.	A5	Does not lead to development but provides qualitative criteria for how such sites are dealt with in the Plan.
HOU/8 Register of Landholdings	A1	Does not lead to development but provides qualitative criteria.
HOU/9 Meeting the Site Need for Gypsy and Travellers	A4	Does not lead to development but includes qualitative criteria for how such sites are dealt with in the Plan
HOU/10 Houses in Multiple Occupancy and Self-contained Flats.	A1	This policy does not lead to development but provides qualitative criteria for how such sites are dealt with in the Plan
HOU/11 Residential Care Homes and Extra Care Housing	A1	This policy does not lead to development but provides qualitative criteria for how such sites are dealt with in the Plan
HOU/12		This policy outlines the requirements of development in relation to the re-use of rural conversions with guidance on protected species cross-referenced to LDP/5 Biodiversity in Planning. Where conversions are proposed within European Sites policy NTE/4 will be used to ensure adequate measures are taken to avoid any negative impacts.
The Economic Strategy		
EMP/1 Meeting the B1, B2 & B8 Office and	B	This policy outlines the overall need for employment land but does not deal with

Industrial Employment Need		sites.
EMP/2 Allocation of new B1, B2 & B8 Office and Industrial Employment Development Sites	B	This policy list the proposed sites required to meet the employment demand. Consultation on all the sites took place with the statutory consultees and none are considered to affect a protected site.
EMP/3 New B1, B2 & B8 Office and Industrial Development of Non-Allocated Sites	B	This policy outlines the requirements of development in relation to development on non-allocated sites and will be expected to comply with other policies in the Plan
EMP/4 Safeguarding B1, B2 & B8 Office and Industrial Sites		This policy seeks to safeguard existing sites. Any redevelopment of these employment sites will be expected to comply with other LDP policies
EMP/5 Office and Industrial Employment Improvement Areas		This policy does not lead to development but provides qualitative criteria for how such areas are dealt with in the Plan
EMP/6 Re-Use and Adaptation of Redundant Rural Buildings		This policy outlines the requirements of development in relation to the re-use of rural conversions with guidance on protected species cross-referenced to LDP/5 Biodiversity in Planning. Where conversions are proposed within European Sites policy NTE/4 will be used to ensure adequate measures are taken to avoid any negative impacts.
Tourism		
TOU/1 Sustainable Tourism	A1 and A4	This policy seeks to support tourism development and promote it in suitable locations. The natural environment plays a big part in attracting tourism to the area therefore potential increases of recreational pressure are difficult to quantify. Any proposal however will be expected to meet other policy within the Plan aimed to protect the environment and satisfy the statutory consultees therefore there is not considered to be any detrimental effects.
TOU/2 New Sustainable Tourism and	A4	This policy seeks to support tourism development and promote it in suitable locations. The natural environment plays a

Recreational Development		big part in attracting tourism to the area therefore potential increases of recreational pressure are difficult to quantify. Any proposal however will be expected to meet other policy within the Plan aimed to protect the environment and satisfy the statutory consultees therefore there is not considered to be any detrimental effects.
TOU/3 Holiday Accommodation Zone	A3	Designed to retain the tourism offer within the identified zone entirely with the settlement boundary.
TOU/4 Chalet, Caravan and Camping Sites	A3	This Policy restricts development in the Coastal Development Strategy Area to improvement of facilities only. This is due to an over concentration of units in the area. The policy also restricts the location of new development in the Rural area to existing tourism complexes, where any proposal will have to be compliant with other policy in the Plan and national guidance.
Community Facilities		
CFS/1 Community Facilities and Services	A3 and A4	This policy relates to development away from protected areas.
CFS/2 Retail Hierarchy	A1, A5	This policy relates to development away from protected areas.
CFS/3 Primary Shopping Areas	A1, A3 and A4	This policy relates to development away from protected areas.
CFS/4 Shopping Zones	A4, A5	This policy relates to development away from protected areas.
CFS/5 Retail Parks	A4, A5	This policy relates to development away from protected areas.
CFS/6 Safeguarding of Shops Selling Convenience Goods outside Llandudno, Colwyn Bay and District centres.	A4	This policy relates to development away from protected areas.
CFS/7 Shop Front Design	A1, A4	This policy relates to development away from protected areas.
CFS/8 Shop Front Security	A1, A4	This policy relates to development away from protected areas.
CFS/9 Safeguarding Allotments	A1	This policy involves safeguarding land away from protected areas.
CFS/10 New Allotments	A2, A3, A4	This policy will direct development away

		from protected areas and enhance the natural or built environment.
CFS/11 Development and Open Space	A2, A3	This policy will direct development away from protected areas and enhance the natural or built environment.
CFS/12 Safeguarding Existing Open Space	A1	This policy protects areas of existing open space within the build environment.
CFS/13 New Open Space Allocations	A2, A3	This policy will direct development away from protected areas and enhance the natural or built environment.
CFS/14 New Burial Ground Allocations	A2, A3	This policy will direct development away from protected areas and enhance the natural or built environment.
CFS/15 Education Facilities	A2, A3	This policy will direct development away from protected areas and enhance the natural or built environment.
The Natural Environment		
NTE/1 The Natural Environment	A2	This policy aims to protect and enhance the natural, avoiding detrimental harm to protects areas and species
NTE/2 Green Wedges and Meeting the Development Needs of the Community.	A2, A4	This policy aims to protect and enhance the open countryside at most risk from development. Due to various other constraints, some rounding off within the green wedge areas will be necessary. There are no European sites within the green wedges and development will be steered away from these areas
NTE/3 New Green Wedges	A2	This policy aims to protect and enhance the open countryside at most risk from development.
NTE/4 Biodiversity	A2	This policy aims to protect, enhance and mitigate for biodiversity throughout the plan area.
NTE/5 Landscape Character Areas	A1, A2	This policy uses CCW's guidance for identifying character areas and offers a qualitative approach to their value.
NTE/6 The Coastal Zone	A1, A2	This policy aims to protect, enhance and mitigate for development within the coastal zone, steering most away from the area unless fully justified.
NTE/7 Energy Efficiency and Renewable Energy	A1	This policy aims to protect, enhance and mitigate for development steering it most

Technologies in New Development		away from protected areas.
NTE/8 Onshore Wind Turbine Development	A4, B	Whilst this provides guidance for onshore development it also lists a number of criteria aimed to protect, enhance and mitigate for development.
NTE/9 Sustainable Drainage Systems	A1	This is a qualitative policy not leading to development and should have a positive effect on water discharge.
NTE/10 Foul Drainage	A4	This is a qualitative policy not leading to development and should also have a positive effect on foul drainage infrastructure through consultation with the statutory bodies.
NTE/11 Water Conservation	A2	This is a qualitative policy not leading to development and should also have a positive effect on water conservation.
Cultural Heritage		
CTH/1 Cultural Heritage	A3, A4	This is a qualitative policy not leading to development but should have a positive effect on cultural heritage issues.
CTH/2 Development Affecting Heritage Sites	A3, A4	This is a qualitative policy not leading to development but should have a positive effect on heritage sites.
CTH/3 Buildings and Structures of Local Importance	A3	This is a qualitative policy not leading to development but should have a positive effect on heritage sites.
CTH/4 Enabling Development	A3, A4	This is a qualitative policy not leading to development but should have a positive effect on heritage sites.
CTH/5 The Welsh Language	A1	This is a qualitative policy not leading to development but should have a positive effect the welsh language.
Sustainable Transport		
STR/1 Sustainable Development, Accessibility and Development	A3, A4	This is a qualitative policy not leading to development. It mentions safeguarding but these are addressed in more detail in STR/5.
STR/2 Parking Standards SPG	A1	This is a qualitative policy not leading to development.
STR/3 Mitigating Travel Impact	A1	This is a qualitative policy not leading to development.

STR/4 Non-Motorised Travel	A1, A5	This is a qualitative policy not leading to development.
STR/5 Integrated Sustainable Transport System	A3, A4	This is a safeguarding policy which relates to various sites some of which are in the coastal zone and close to protected sites. This development will be subject to other development criteria, EIA and policy NTE/6 therefore no significant impact is expected.
STR/6 Railfreight	A4	This is a safeguarding policy which relates to an existing site within the settlement boundary, away from a protected site.
Minerals and Waste Strategy		
MWS/1 Minerals and Waste	B	This is an overarching policy covering MWS/2-MWS/8. Collectively MWS/1 potentially could indirectly affect a protected site.
MWS/2 Minerals	A4	This relates to existing sites where any new extension to works will be subject to EIA.
MWS/3 Safeguarding Hard Rock and Sand and Gravel Reserves	A4	This policy does not lead to development but protects general areas of deposit from development which may impede future rock extraction.
MWS/4 Quarry Buffer Zones	A1	The buffer zone includes a 200m area surrounding the quarry within which development sensitive to the quarry use will be avoided.
MWS/5 Proposals for Waste Management	A4	This is a criteria-based policy which will only allow development for waste management at suitable locations with any effects on biodiversity suitably mitigated for and protected sites avoided.
MWS/6 Locations for Waste Management Facilities	A4	This policy steers development away from protected areas and it will be expected to conform to other policy in the plan.
MWS/7 Use of Industrial Land for Waste for Waste Management Facilities	A4	This policy steers development away from protected areas and it will be expected to conform to other policy in the plan.
MWS/10 Landfill Buffer Zone	A1	The buffer zone includes a 250m area surrounding the landfill site within which development sensitive to the landfill use will be avoided.

16.2 Further assessment of **Category B** proposals

Policy	Further Commentary
HOU/1	The housing sites have been subject assessed by statutory consultees. Only sites considered suitable by all consultees have been included in the Revised LDP. CCW is a statutory consultee and those sites where concerns were raised have been avoided. There are no foreseen effects on any protected sites. Development will be expected to comply with policies DP1, DP/6
HOU/2	This policy does not lead to development and includes qualitative criteria. Exception sites in the rural area will be expected to be located within or adjacent to existing settlements and any negative impact on a specific site or species will be identified and avoided or mitigated for at application stage if considered acceptable.
EMP/1	This policy outlines the overall need for employment land but does not deal with specific sites.
EMP/2	This policy list the proposed sites required to meet the employment demand. Consultation on all the sites took place with the statutory consultees and none are considered to affect a protected site.
EMP/4	This policy seeks to safeguard existing sites. Any redevelopment of these employment sites will be expected to comply with other LDP policies
NTE/8	Large scale wind turbine development Whilst this provides guidance for onshore development it also lists a number of criteria aimed to protect, enhance and mitigate for development.
MSW/1	This is an overarching policy covering MWS/2-MWS/8 Collectively MWS/1 could indirectly affect a protected site, however, this is considered avoidable and controllable through any application for extension to an existing site. Safeguarding policies also cover large areas of the Borough and overlap with other landscape protection policies therefore any negative impacts on European Sites would be identified, avoided or addressed depending on consultee comments.

16.3 Other Plans and Strategies

Background Paper 1 Summaries of other Plans and Strategies:

Plan/Strategy	Category	Commentary
Regional Plans and Strategies		
North Wales Tourism Strategy 2003-2008		The strategy established three main priorities; to strengthen the unique sense of place, improve the quality of tourism facilities and reduce seasonality. There are no foreseen issues relating to a European site other than a general increase in users and visitors to certain public accessible sites. Any proposals as within or assessed against the LDP will be assessed on an individual basis at the time of an application.
North Wales Regional Waste Plan First Review 2003-2013		
North Wales Regional Transport Plan (Provisional Draft)		
North Wales Regional Transport Plan (Public Transport Plan)		
North Wales Regional Transport Plan (Freight Strategy)		Consultation has taken place with the relevant bodies and no impact foreseen either alone or in combination with the LDP freight .
Liverpool Bay Shoreline Management Plan 1999		No impact foreseen. Any recommendation out of the LBSMP should take into account any impacts on European sites, especially the Liverpool Bay SPA and Dee Estuary.
West Cheshire- NE Wales Sub-regional Spatial Strategy 2006-2021.		Subject to its own HRA screening assessment and not considered linked
Within Conwy		
Conwy County Borough Council Corporate Plan 2008-2012		No impact, does not relate to development- positive if any.
Conwy Community Strategy		No impact, does not relate to development- positive if any.
Conwy Regeneration Strategy		No impact – the plan mainly looks at regeneration of previously developed sites.
Conwy Sustainability Strategy 2008		No impact- positive if any.
The Baylife Initiative – Development Plan 2007-2014		No impact – the plan mainly looks at regeneration of previously developed sites within the town of Colwyn Bay.
Conwy Tourism Action Plan		

2008-2016		
Conwy Tidal Flood Risk Assessment		
Conwy Local Biodiversity Action Plan		No impact- positive if any.
CCBC Local Housing Strategy 2004-2009		
CCBC Local Transport Plan 2001-2006		
Conwy Quality Environment Strategy 2006-2014		No impact- positive if any.
An Agenda for Action for Conwy 2005-2015		
Neighbouring Plans		
Denbighshire UDP 1996-2011		No impact- surpassed by assessment of Deposit LDP below.
Denbighshire Deposit LDP 2006-2022		Conwy and Denbighshire have liaised through progress of both LDPs and assessed in-combination effects in terms of total additions as a result of each plan in sections 10.3-10.5 above.
Gwynedd UDP 2001- 2016		This was subject to its own SA/SEA therefore has been assessed in terms of
Eryri Local Plan 1993-2003		No impact- surpassed by the below.
Eryri LDP 2007-2022		Adopted in 2011 following Examination therefore no impact was foreseen and none identified in combination with the Conwy LDP.

No proposals were assigned to categories C or D. It is therefore concluded that no proposals would be likely to have a significant effect on any European Site, either alone or in combination with other plans or projects.

17. Conclusions and Consultation with CCW

- 17.1 The Council have undertaken this exercise to appraise the effects of the Conwy Revised LDP on classified, designated, listed and proposed European Sites in and adjacent to the area effected by the Plan. Each element of the Plan has been assessed for its potential effects in a systematic analysis following good practice guidance published by CCW in 2009, and in accordance with guidance from the Welsh Assembly Government in Annex 6 of TAN 5, 2009.

- 17.2 Considering the Plan is at Revised Deposit stage some sites have been replaced by more suitable or less constrained sites. Furthermore, many of the alternative suggested sites as a result of the previous consultation period for the Deposit LDP provided a small supply of suitable brownfield land. This has allowed the Council to put forward only the most suitable of sites in the Revised Deposit LDP.
- 17.3 The LDP will protect European Protected sites by steering development to the main hubs and settlements in a hierarchical approach. Any development will also be expected to result in no net loss of biodiversity shown through a Biodiversity Statement.
- 17.4 It is therefore concluded that an “Appropriate Assessment” of the implications of the plan for European Sites, in view of their conservation objectives, is not necessary in this case, in accordance with regulation 85B of the Conservation (Natural Habitats &c) Regulations, 1994, as amended.
- 17.5 The regulations do not provide for a formal consultation with CCW in respect of this consultation. However, CCW has been consulted during the screening stages of the Preferred Strategy and the consideration of the candidate and other proposed sites, in preparation of the Revised Deposit LDP.

18. Summary of Assessment

- 18.1 The policies in the Conwy Revised Deposit LDP generally provide a positive and proactive approach for conservation, enhancement and protection of biodiversity, including the integrity of European sites. This assessment has involved an officer-level desktop evaluation of potential LDP development allocations and policy. As discussed above, CCW have had opportunity to provide comments prior to public consultation.
- 18.2 Whilst supporting development on the suggested allocated sites, the Deposit Plan also emphasises the international importance of European sites, as well as the undeveloped areas of the Plan Area, and the need to protect and where possible enhance it. The Plan, in combination with National Guidance should include

sufficiently robust policies to safeguard and protect against possible negative effects at a local level.

- 18.3 The site selection process has assessed the suitability of potential sites by the LPA and through consultation with Local Members, service providers and other national bodies. The Plan is subject to a combined Sustainability Appraisal and Strategic Environmental Assessment which will also identify any potential negative effects of those proposed allocations.
- 18.4 In light of the results of this Screening Report, it can be concluded that the LDP will not have any significant effects upon the integrity of any of the European Sites within the Plan area or in adjacent areas, either alone or in combination with other plans or projects and will, therefore, not require Appropriate Assessment.

19. Appendix 1

European Site features and designations.

19.1 UK0014788, Great Orme's Head SAC

Annex I habitats that are a primary reason for selection of this site:

- Dry Heaths
- Semi-natural dry grasslands and scrubland facies: on calcareous substrates (*Festuco-Brometalia*)

Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:

- Vegetated sea cliffs of the Atlantic and Baltic coasts

19.2 UK0030124, Creuddyn Peninsula Woods SAC

Annex I habitats that are a primary reason for selection of this site:

- Tilio-Acerion forests of slopes, screes, and ravines

Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:

- *Taxus baccata* (Yew) woods of the British Isles
- Semi-natural dry grasslands and scrubland facies: on calcareous substrates (*Festuco- Brometalia*)

19.3 UK0030161, Gwydyr Forest Mines SAC

Annex I habitats that are a primary reason for selection of this site:

- Calminarian grasslands of the *Violetalia calaminariae*

Annex II species present as a qualifying feature, but not a primary reason for site selection:

- *Rhinopholus hipposideros* (Lesser Horseshoe Bat)

19.4 UK0030205 Migneint-Arenig-Ddualt SAC

Annex I habitats that are a primary reason for selection of this site:

- European Dry Heaths
- Blanket bogs

Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:

- Oligotrophic to mesotrophic standing waters with vegetation of the *Littorelletea uniflorae* and/or of the *Isoëto-Nanojuncetea*
- Natural dystrophic lakes and ponds
- North Atlantic wet heaths with *Erica tetralix*
- Old sessile oak woods with *Ilex* and *Blechnum* (Hard Fern)

19.5 **UK9013131 Migneint-Arenig-Ddualt SPA**

The site qualifies under article 4.1 of EC Directive 70/409 as it is regularly used by 1% or more of the Great Britain population of a species listed on Annex 1 in any season.

During the breeding season the area regularly supports:

- *Circus cyaneus* (Hen Harrier) at least 2% of the GB breeding population 10-12 pairs.
- *Falco columbarius* (Merlin) at least 0.7% of the population in Great Britain 9-12 pairs.
- *Falco peregrinus* (Peregrine) at least 1% of the population in Great Britain 12 pairs.

19.6 **UK0030146 Elwy Valley Woods SAC**

Annex I habitats that are a primary reason for selection of this site:

- Tilio-Acerion forests of slopes, screes and ravines

Natura 2000 sites outside LDP Area

19.7 **UK0030202 Menai Strait and Conwy Bay SAC** (below high water line, NW Conwy)

Annex I habitats that are a primary reason for selection of this site:

- Sandbanks which are slightly covered by sea water all the time
- Mudflats and sandflats not covered by seawater at low tide
- Reefs

Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:

- Large shallow inlets and bays
- Submerged or partially submerged sea caves

19.8 UK9013031 Traeth Lafan SPA (below high water line, NW Conwy)

Qualification for designation:

- Up to 500 *Podiceps cristatus* (Great Crested Grebes), (circa 5% of & largest known regular coastal moulting British population) during autumn moult
- Average of 5500 *Haematopus ostralegus* Oystercatchers in winter (2% of British wintering population)
- 1500 Curlews (2%)
- 1200 Redshanks (2%)
- 120 Red-breasted Merganser (1%)
- Third most important feeding ground in Wales for waders and wildfowl

19.9 UK0012946 Eryri/Snowdonia SAC (300m from Conwy LPA boundary at nearest point)

Annex I habitats that are a primary reason for selection of this site:

- Oligotrophic to mesotrophic standing waters with vegetation of the *Littorelletea uniflorae* and/or of the *Isoëto-Nanojuncetea*
- Siliceous alpine and boreal grasslands
- Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels
- Siliceous scree of the montane to snow levels (*Androsacetalia alpinae* and *Galeopsietalia ladanii*).
- Calcareous rocky slopes with chasmophytic vegetation
- Siliceous rocky slopes with chasmophytic vegetation

Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:

- Northern Atlantic wet heaths with *Erica tetralix*
- European dry heaths
- Alpine and Boreal heaths
- Alpine and subalpine calcareous grasslands

- Species-rich *Nardus* grassland, on siliceous substrates in mountain areas (and sub-montane areas in continental Europe) * Priority feature.
- Blanket bogs* Priority feature.
- Depressions on peat substrates of the *Rhynchosporion*
- Petrifying springs with tufa formation (*Cratoneurion*) * Priority feature
- Alkaline fens
- Alpine pioneer formations of the *Caricion bicoloris-atrofuscae* * Priority feature.
- Old sessile oak woods with *Ilex* and *Blechnum* in the British Isles.

Annex II species that are a primary reason for selection of this site:

- Slender Green Feather-moss *Drepanocladus (Hamatocaulis) vernicosus*
- Floating water-plantain *Luronium natans*

Annex II species are present as a qualifying feature, but are not a primary reason for site selection.

19.10 **UK0030118 Coedydd Aber** (150m from Conwy LPA boundary at nearest point)

Annex I habitats that are a primary reason for selection of this site:

- Old sessile oak woods with *Ilex* (Holly) and *Blechnum* in the British Isles

Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:

- Alluvial forests with *Alnus glutinosa* (Alder) and *Fraxinus excelsior* (Ash), (*Alno-Padion*, *Alnion incanae*, *Salicion albae*) * Priority feature.

19.11 **UK9020294 Liverpool Bay / Bae Lerpwl SPA**

Qualification for designation:

- Red-throated Diver (*Gavia stellata*) 1,405 individuals – wintering (2001/02 – 2002/03)
- Common Scoter (*Melanitta nigra*) 53,454 individuals, 28.7% of the GB wintering population, (2001/02 – 2002/03), and 3.3% of the GB migratory population.

19.12 **UK9020285 Puffin Island SPA** (7km for Penmaenmawr high water mark)

Qualification for designation:

- Cormorant *Phalacrocorax carbo*, 776 pairs representing at least 1.9% of the breeding Northwestern Europe population (count as at 1996)

19.13 UK0030131 Dee Estuary/ Aber Dyfrdwy

Cheshire, Flintshire, Wirral

Qualification for designation:

- Tidal rivers. Estuaries. Mud flats. Sand flats. Lagoons (including saltwork basins) (81.8%)
- Salt marshes. Salt pastures. Salt steppes (16.1%)
- Coastal sand dunes. Sand beaches. Machair (0.7%)
- Shingle. Sea cliffs. Islets (0.5%)
- Bogs. Marshes. Water fringed vegetation. Fens (0.4%)
- Humid grassland. Mesophile grassland (0.2%)
- Improved grassland (0.1%)
- Broad-leaved deciduous woodland (0.1%)
- Other land (including towns, villages, roads, waste places, mines, industrial sites) (0.1%)

Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:

- Estuaries
- Annual vegetation of drift lines
- Vegetated sea cliffs of the Atlantic and Baltic coasts
- Embryonic shifting dunes
- Shifting dunes along the shoreline with *Ammophila arenaria* ('white dunes')
- Fixed dunes with herbaceous vegetation ('grey dunes')
- Humid dune slacks

Annex II species present as a qualifying feature, but not a primary reason for site selection:

- Sea lamprey
- River Lamprey
- Petalwort

20. Appendix 2 - Assessment of Allocated sites.

Creuddyn Peninsula Woods / Coedwigoedd Penrhyn Creuddyn SAC

Qualifying features:

Primary: Tilio-Acerion forests of slopes, screes, and ravines

Secondary: Taxus baccata (Yew) woods of the British Isles

Semi-natural dry grasslands and scrubland facies: on calcareous substrates (Festuco- Brometalia)

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield/ Brownfield?
14	Woodlands, Llandudno Junction	Junction	75	100	The site is in close proximity to the SAC however the proposed residential site is on the opposite side of the A470 main road and there are no provisions for pedestrians to cross this section of road. There are footpaths into the woodland from the opposite side of the A470 but increased use as a result of housing at the edge of Llandudno Junction is not foreseen to exacerbate use with detriment to the qualifying features.	Greenfield
37/38	Off Derwen Lane, Penrhyn Bay	Penrhyn Bay	175	100	The site is adjacent to the SAC but both the woodland and the site are owned and managed by the same land owner who are agreeable to forming a buffer (or planting more trees to extend the woodland) so that there is greater distance between the site and the SAC. During site development brief stage it will be expressed that the layout should also maximise this distance and there will be no direct access to the SAC from the site. There is a footpath into the SAC from the western corner of Derwen Lane. There is the potential through this development that usage of the footpath would increase however it is not considered to be at the detriment of the qualifying features.	Greenfield
449	Donkey Field, Plas Penrhyn, Penrhyn Bay	Penrhyn Bay	30	400	This is an infill plot between two areas of housing, development of which is not considered to impact on the SAC and its qualifying features.	Greenfield
176	Esgyryn, Llandudno Junction	Junction	120	500	This is a large mixed-use site on the edge of Llandudno Junction. Although it involves a large greenfield area on the edge of the town it is not considered to impact on the SAC and its qualifying features. The A470 road forms a border to the development which encircles the eastern side of the settlement and forms a physical buffer between development and open countryside.	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield/Brownfield?
SR85	Nant y Gamar, Llandudno	Llandudno	60	600	This is an edge of settlement site with existing development on two boundaries. There is considered to be no impact foreseen on the SAC and its qualifying features.	Greenfield
439	Social Club/Youth Club, Llandudno Junction	Junction	40	700	Redevelopment site within built up area therefore no impact foreseen from residential development.	Brownfield
71/348	Dinerth Hall Farm, Rhos on Sea	Rhos on Sea	80	800	This is an infill site between existing residential areas on two boundaries. It seems a logical infill area and there is no impact expected on any SAC as a result of it being developed for residential use.	Greenfield
247	Dinerth Road, Rhos on Sea	Rhos on Sea	65	1000	Redevelopment site. No impact foreseen as a result of it being developed for residential use.	Brownfield
217	BT Exchange, Colwyn Bay	Colwyn Bay	70	1300	Redevelopment site. No impact foreseen as a result of it being developed for residential use.	Brownfield
CR12	Bodlondeb, Conwy (Mixed Use)	Conwy	30	1900	This site is a proposed mixed use development separated from the SAC by a considerable distance and River Conwy. No impact foreseen.	Greenfield
SR43	Henryd Rd, Gyffin	Conwy	10	2000	This is an edge of settlement site at considerable distance from the above SAC and is considered not to result in any impact.	Greenfield
434	Plas yn Dre, Llandudno	Llandudno	40	2500	Redevelopment site. No impact foreseen as a result of it being developed for residential use.	Brownfield
488	Lawson Road, Colwyn Bay	Colwyn Bay	35	3400	Redevelopment site. No impact foreseen as a result of it being developed for residential use.	Brownfield
67	Glyn Farm, Colwyn Bay	Colwyn Bay	130	3500	This is an edge of settlement site at considerable distance from the above SAC and is considered not to result in any impact. There is currently an application under consideration submitted in challenge of the 5 year land supply.	Greenfield
270	Top Llan Road, Glan Conwy	Glan Conwy	80	5000	This is an edge of settlement site at considerable distance from the above SAC and is considered not to result in any impact.	Greenfield
335	Dolwen Rd, Old Colwyn	Old Colwyn	40	5500	This is an edge of settlement site at considerable distance from the above SAC and is considered not to result in any impact.	Greenfield
502	Llysfaen Road, Old Colwyn	Old Colwyn	20	5800	This is an edge of settlement site at considerable distance from the above SAC and is considered not to result in any impact.	Greenfield
494	Ysgol y Graig, Old Colwyn	Old Colwyn	30	5900	Redevelopment site. No impact foreseen	Brownfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield/ Brownfield?
496	Ty Mawr, Old Colwyn	Old Colwyn	255	6200	This large development is an edge of Old Colwyn which is a main urban settlement offering key services and facilities. Development of the site is not expected to result in any impact on the above SAC.	Greenfield
53	N of Groesffordd, Dwygy	Dwygyfylchi	30	6500	This is an edge of settlement site at considerable distance from the above SAC and is considered not to result in any impact.	Greenfield
56	Off Ysguborwen Road, Dwygyfylchi	Dwygyfylchi	15	6800	This is an edge of settlement site at considerable distance from the above SAC and is considered not to result in any impact.	Greenfield
87	Adjacent to former rectory, Llysfaen	Llysfaen	30	7500	This is an edge of settlement site at considerable distance from the above SAC and is considered not to result in any impact.	Greenfield
160	Adjoining Ysgol Cynfran, Llysfaen	Llysfaen	40	7600	This is an edge of settlement site at considerable distance from the above SAC and is considered not to result in any impact.	Greenfield
135	Conway Road, Penmaenmawr	Penmaenmawr	15	8300	Redevelopment site. No impact foreseen as a result of it being developed for residential use.	Greenfield
515	Old Weighbridge site, Penmaenmawr	Penmaenmawr	12	8500	Redevelopment site. No impact foreseen as a result of it being developed for residential use.	Brownfield
403	South of the Mill, Llanddulas	Llanddulas	20	8600	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
406	Pencoed Road, Llanddulas	Llanddulas	20	8600	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
60	Off Heol Martin, Eglwysbach	Eglwysbach	10	9800	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
481	Abergele Business Park	Abergele	120	11500	Redevelopment site. No impact foreseen	Brownfield
384	W of Penmaen Park, Llanfairfechan	Llanfairfechan	45	11700	This is an infill site bounded to the south and east by housing and to the north by two roads. It is not considered to have any impacts on the SAC or its qualifying features.	Greenfield
31	Adjacent to Glanafon, Llanfairfechan	Llanfairfechan	15	12100	Infill site between existing residential areas on three boundaries and road frontage to south. It seems a logical infill area and there is no impact expected on any SAC.	Greenfield
429	Dexter Products, Llanfairfechan	Llanfairfechan	15	12400	Redevelopment site. No impact foreseen as a result of it being developed for residential use.	Brownfield
521	West Coast Building, Llanfairfechan	Llanfairfechan	10	12400	Redevelopment site. No impact foreseen as a result of it being developed for residential use.	Brownfield
78	Llanfair Rd, Abergele	Abergele	120	12600	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
MS20	South of Siamber Wen, Abergele	Abergele	130	12600	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield/ Brownfield?
277	Coed Digain, Llangernyw	Llangernyw	25	12600	Partly under construction. No impact on SAC or its qualifying features.	Brownfield
91/284	Ffordd Llanelwy, Betws yn Rhos	Betws yn Rhos	10	12700	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
92/274	Minafon, Betws yn Rhos	Betws yn Rhos	10	12700	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
79/80	Tandderwen Farm, Abergele	Abergele	200	12800	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
81/82	Rhuddlan Road 1, Abergele	Abergele	200	13200	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
E3	Rhuddlan Road 2, Abergele	Abergele	200	13200	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
470	Tan y Ffordd, Dolgarrog	Dolgarrog	15	13400	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
MS25	Aluminium works, Dolgarrog	Dolgarrog	30	13400	Redevelopment site and considering distance from SAC there is no impact foreseen	Brownfield
455	Site A N of Llanrwst	Llanrwst	50	16200	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
457	Site C NE of Llanrwst	Llanrwst	70	16200	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
454	The Smithy, Llanfair TH	Llanfair TH	25	16400	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
458	Site D East of Llanrwst	Llanrwst	60	16800	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
459	Site E adj to Bryn Hyfryd	Llanrwst	50	16800	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
287	Bryn Hyfryd/Ffordd Tan yr Ysgol, Llanrwst	Llanrwst	40	17000	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
289	North of Llansannan	Llansannan	25	17500	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
453	Land fronting B5105, Cerrigydrudion	Cerrigydrudion	20	32900	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield

Great Orme's Head / Pen y Gogarth SAC

Qualifying features:

Primary: Dry Heaths,

Semi-natural dry grasslands and scrubland facies: on calcareous substrates,

Secondary: Vegetated sea cliffs of the Atlantic and Baltic coasts.

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
434	Plas yn Dre, Llandudno	Llandudno	40	300	This site is within built-up area of Llandudno. Redevelopment of which will have to conform to other policy for the plan area as with other sites. It is not considered to have a negative impact on the SAC or its qualifying features. The added population nearby may increase the recreational use of the area but this is encouraged in other policies and there are established footpaths across the headland.	Brownfield
SR85	Nant y Gamar, Llandudno	Llandudno	60	2100	This site is adjacent to the built-up area of Llandudno with existing housing to the west and a school to the north. Its development is not considered to have a negative impact on the SAC or its qualifying features. The added population nearby may increase the recreational activity in the area but this is encouraged in other policies and there are established footpaths across the headland.	Greenfield
37/38	Off Derwen Lane, Penrhyn Bay	Penrhyn Bay	175	3500	No impact on the above SAC other than increased population in the area and subsequent number of likely recreational visitors. The added population nearby may increase the recreational activity in the area but this is encouraged in other policies and there are established footpaths across the headland.	Greenfield
449	Donkey Field, Plas Penrhyn, Penrhyn Bay	Penrhyn Bay	30	3600	This is an infill site with housing to the No impact on above other than increased population in the area and subsequent number of likely recreational visitors to the site.	Greenfield
14	Woodlands, Llandudno Junction	Junction	75	4000	This site is closest to Creuddyn Peninsular Woods SAC. It comprises of rounding off the settlement between existing housing and the A470. Its development is not considered to impact on either SAC or their qualifying features.	Greenfield
CR12	Bodlondeb, Conwy (Mixed Use)	Conwy	30	4400	There is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the recreational activity in the area but this is encouraged on footpaths through policies which increase tourism and access in both the Snowdonia and Conwy LDPs. This SAC is outside of the plan area.	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
439	Social Club/Youth Club, Llandudno Junction	Junction	40	4900	Redevelopment site. No impact foreseen	Brownfield
71/348	Dinerth Hall Farm, Rhos on Sea	Rhos on Sea	80	5000	This is an infill site between existing residential areas on two boundaries. It seems a logical infill area and there is no impact expected on any SAC.	Greenfield
SR43	Henryd Rd, Gyffin	Conwy	10	5100	This is a small site at the edge of Conwy adjacent to the settlement boundary. It, by virtue of its distance from the SAC and size is not considered to impact upon it.	Greenfield
176	Esgyryn, Llandudno Junction	Junction	120	5200	This is a large mixed-use site on the edge of Llandudno Junction. Although it involves a large greenfield area on the edge of the town it is not considered to impact on the SAC and its qualifying features. The A470 road forms a border to the development which encircles the eastern side of the settlement and forms a physical buffer between development and open countryside.	Greenfield
247	Dinerth Road, Rhos on Sea	Rhos on Sea	65	5500	Redevelopment site. No impact foreseen	Brownfield
53	N of Groesffordd, Dwygy	Dwygyfylchi	30	5900	This is an edge of settlement site at considerable distance from the above SAC and is considered not to result in any impact on it or its qualifying features.	Greenfield
56	Off Ysguborwen Road, Dwygyfylchi	Dwygyfylchi	15	6200	This is an edge of settlement site at considerable distance from the above SAC and is considered not to result in any impact on it or its qualifying features.	Greenfield
217	BT Exchange, Colwyn Bay	Colwyn Bay	70	6300	Redevelopment site. No impact foreseen	Brownfield
270	Top Llan Road, Glan Conwy	Glan Conwy	80	7600	This is an edge of settlement site at considerable distance from the above SAC and is considered not to result in any impact on it or its qualifying features.	Greenfield
135	Conway Road, Penmaenmawr	Penmaenmawr	15	7700	This is an edge of settlement site at considerable distance from the above SAC and is considered not to result in any impact on it or its qualifying features.	Greenfield
515	Old Weighbridge site, Penmaenmawr	Penmaenmawr	12	7900	Redevelopment site. No impact foreseen	Brownfield
488	Lawson Road, Colwyn Bay	Colwyn Bay	35	8300	Redevelopment site. No impact foreseen	Brownfield
67	Glyn Farm, Colwyn Bay	Colwyn Bay	130	8800	This is an edge of settlement site at considerable distance from the above SAC and is considered not to result in any impact on it or its qualifying features.	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
454	The Smithy, Llanfair TH	Llanfair TH	25	10600	This is an edge of settlement site at considerable distance from the above SAC and is considered not to result in any impact on it or its qualifying features.	Greenfield
384	W of Penmaen Park, Llanfairfechan	Llanfairfechan	45	10700	This is an infill site bounded to the south and east by housing and to the north by two roads. It is not considered to have any impacts on the SAC or its qualifying features.	Greenfield
494	Ysgol y Graig, Old Colwyn	Old Colwyn	30	10700	Redevelopment site. No impact foreseen	Brownfield
502	Llysfaen Road, Old Colwyn	Old Colwyn	20	10700	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
335	Dolwen Rd, Old Colwyn	Old Colwyn	40	10800	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
31	Adjacent to Glanafon, Llanfairfechan	Llanfairfechan	15	11000	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
496	Ty Mawr, Old Colwyn	Old Colwyn	255	11200	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
429	Dexter Products, Llanfairfechan	Llanfairfechan	15	11600	Redevelopment site. No impact foreseen	Brownfield
521	West Coast Building, Llanfairfechan	Llanfairfechan	10	11600	Redevelopment site. No impact foreseen	Brownfield
60	Off Heol Martin, Eglwysbach	Eglwysbach	10	12200	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
87	Adjacent to former rectory, Llysfaen	Llysfaen	30	12400	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
160	Adjoining Ysgol Cynfran, Llysfaen	Llysfaen	40	12500	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
403	South of the Mill, Llanddulas	Llanddulas	20	13400	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
406	Pencoed Road, Llanddulas	Llanddulas	20	13400	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
470	Tan y Ffordd, Dolgarrog	Dolgarrog	15	15200	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
MS25	Aluminium works, Dolgarrog	Dolgarrog	30	15200	Redevelopment site. No impact foreseen	Brownfield
91/284	Ffordd Llanelwy, Betws yn Rhos	Betws yn Rhos	10	15600	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
92/274	Minafon, Betws yn Rhos	Betws yn Rhos	10	15600	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
481	Abergele Business Park	Abergele	120	16100	Redevelopment site. No impact foreseen	Brownfield
78	Llanfair Rd, Abergele	Abergele	120	17400	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
MS20	South of Siamber Wen, Abergele	Abergele	130	17400	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
79/80	Tandderwen Farm, Abergele	Abergele	200	17600	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
81/82	Rhuddlan Road 1, Abergele	Abergele	200	17900	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
E3	Rhuddlan Road 2, Abergele	Abergele	200	17900	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
277	Coed Digain, Llangernyw	Llangernyw	25	18000	Redevelopment site. No impact foreseen	Brownfield
455	Site A N of Llanrwst	Llanrwst	50	20000	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
457	Site C NE of Llanrwst	Llanrwst	70	20000	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
458	Site D East of Llanrwst	Llanrwst	60	20700	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
459	Site E adj to Bryn Hyfryd	Llanrwst	50	20700	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
287	Bryn Hyfryd/Ffordd Tan yr Ysgol, Llanrwst	Llanrwst	40	21000	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
289	North of Llansannan	Llansannan	25	23300	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
453	Land fronting B5105, Cerrigydrudion	Cerrigydrudion	20	38000	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield

Aber Woods / Coedydd Aber SAC

Qualifying features:

Primary: Old sessile oak woods with *Ilex* (Holly) and *Blechnum* in the British Isles

Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:

- Alluvial forests with *Alnus glutinosa* (Alder) and *Fraxinus excelsior* (Ash), (*Alno-Padion*, *Alnion incanae*, *Salicion albae*) * Priority feature.

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
429	Dexter Products, Llanfairfechan	Llanfairfechan	15	1400	This SAC is outside of the plan area. This is a redevelopment site. No impact foreseen	Brownfield
521	West Coast Building, Llanfairfechan	Llanfairfechan	10	1400	Redevelopment site. No impact foreseen	Brownfield
31	Adjacent to Glanafon, Llanfairfechan	Llanfairfechan	15	2100	Infill site between existing residential areas on three boundaries and road frontage to south. It seems a logical infill area and there is no impact expected on any SAC. This SAC is outside of the plan area	Greenfield
384	W of Penmaen Park, Llanfairfechan	Llanfairfechan	45	2500	This is an infill site bounded to the south and east by housing and to the north by two roads. It is not considered to have any impacts on the SAC or its qualifying features.	Greenfield
515	Old Weighbridge site, Penmaenmawr	Penmaenmawr	12	5100	This SAC is outside of the plan area. Redevelopment site. No impact foreseen	Brownfield
135	Conway Road, Penmaenmawr	Penmaenmawr	15	5400	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield
56	Off Ysguborwen Road, Dwygyfylchi	Dwygyfylchi	15	5600	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
53	N of Groesffordd, Dwygy	Dwygyfylchi	30	7200	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield
470	Tan y Ffordd, Dolgarrog	Dolgarrog	15	10600	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield
MS25	Aluminium works, Dolgarrog	Dolgarrog	30	10600	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Brownfield
CR12	Bodlondeb, Conwy (Mixed Use)	Conwy	30	11400	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield
SR43	Henryd Rd, Gyffin	Conwy	10	11400	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield
270	Top Llan Road, Glan Conwy	Glan Conwy	80	12500	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield
439	Social Club/Youth Club, Llandudno Junction	Junction	40	12800	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
14	Woodlands, Llandudno Junction	Junction	75	13100	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield
60	Off Heol Martin, Eglwysbach	Eglwysbach	10	13400	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield
176	Esgyryn, Llandudno Junction	Junction	120	13700	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield
434	Plas yn Dre, Llandudno	Llandudno	40	13700	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
277	Coed Digain, Llangernyw	Llangernyw	25	14000	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
SR85	Nant y Gamar, Llandudno	Llandudno	60	15100	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield
455	Site A N of Llanrwst	Llanrwst	50	15500	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
457	Site C NE of Llanrwst	Llanrwst	70	15500	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield
37/38	Off Derwen Lane, Penrhyn Bay	Penrhyn Bay	175	15700	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield
449	Donkey Field, Plas Penrhyn, Penrhyn Bay	Penrhyn Bay	30	16100	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield
458	Site D East of Llanrwst	Llanrwst	60	16200	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield
459	Site E adj to Bryn Hyfryd	Llanrwst	50	16200	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield
287	Bryn Hyfryd/Ffordd Tan yr Ysgol, Llanrwst	Llanrwst	40	16400	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
71/348	Dinerth Hall Farm, Rhos on Sea	Rhos on Sea	80	16500	Infill site between existing residential areas on two boundaries. It seems a logical infill area and there is no impact expected on any SAC.	Greenfield
217	BT Exchange, Colwyn Bay	Colwyn Bay	70	17000	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
247	Dinerth Road, Rhos on Sea	Rhos on Sea	65	17000	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Brownfield
67	Glyn Farm, Colwyn Bay	Colwyn Bay	130	18000	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield
488	Lawson Road, Colwyn Bay	Colwyn Bay	35	18400	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Brownfield
335	Dolwen Rd, Old Colwyn	Old Colwyn	40	19700	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield
502	Llysfaen Road, Old Colwyn	Old Colwyn	20	20600	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
494	Ysgol y Graig, Old Colwyn	Old Colwyn	30	20700	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Brownfield
496	Ty Mawr, Old Colwyn	Old Colwyn	255	20700	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield
87	Adjacent to former rectory, Llysfaen	Llysfaen	30	21900	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield
160	Adjoining Ysgol Cynfran, Llysfaen	Llysfaen	40	22000	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield
91/284	Ffordd Llanelwy, Betws yn Rhos	Betws yn Rhos	10	22900	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield
92/274	Minafon, Betws yn Rhos	Betws yn Rhos	10	22900	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
403	South of the Mill, Llanddulas	Llanddulas	20	23300	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield
406	Pencoed Road, Llanddulas	Llanddulas	20	23300	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield
454	The Smithy, Llanfair TH	Llanfair TH	25	24800	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield
481	Abergele Business Park	Abergele	120	26100	Redevelopment site. No impact foreseen	Brownfield
289	North of Llansannan	Llansannan	25	26500	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield
78	Llanfair Rd, Abergele	Abergele	120	26700	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield
MS20	South of Siamber Wen, Abergele	Abergele	130	26700	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
79/80	Tandderwen Farm, Abergele	Abergele	200	27000	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield
81/82	Rhuddlan Road 1, Abergele	Abergele	200	27300	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield
E3	Rhuddlan Road 2, Abergele	Abergele	200	27300	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield
453	Land fronting B5105, Cerrigydrudion	Cerrigydrudion	20	36000	This SAC is outside of the plan area and a considerable distance from most sites. Within the SAC public access is encouraged on designated routes and there may be a slight increase in recreational activity resulting from an increased population in the Plan Area but this has to be considered as negligible and of little threat to the qualifying features.	Greenfield

Eryri/Snowdonia SAC

Qualifying features:

Annex I habitats that are a primary reason for selection of this site:

- Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or of the Isoëto-Nanojuncetea
- Siliceous alpine and boreal grasslands
- Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels
- Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani).
- Calcareous rocky slopes with chasmophytic vegetation
- Siliceous rocky slopes with chasmophytic vegetation

Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:

- Northern Atlantic wet heaths with Erica tetralix
- European dry heaths
- Alpine and Boreal heaths
- Alpine and subalpine calcareous grasslands
- Species-rich Nardus grassland, on siliceous substrates in mountain areas (and sub-montane areas in continental Europe) * Priority feature.
- Blanket bogs* Priority feature.
- Depressions on peat substrates of the Rhynchosporion
- Petrifying springs with tufa formation (Cratoneurion) * Priority feature
- Alkaline fens
- Alpine pioneer formations of the Caricion bicoloris-atrofuscae * Priority feature.
- Old sessile oak woods with Ilex and Blechnum in the British Isles.

Annex II species that are a primary reason for selection of this site:

- Slender Green Feather-moss Drepanocladus (Hamatocaulis) vernicosus
- Floating water-plantain Luronium natans

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
470	Tan y Ffordd, Dolgarrog	Dolgarrog	15	1500	There is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the recreational use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs. This SAC is outside of the plan area.	Greenfield
MS25	Aluminium works, Dolgarrog	Dolgarrog	30	1500	Redevelopment site. No impact foreseen. This SAC is outside of the plan area.	Brownfield
429	Dexter Products, Llanfairfechan	Llanfairfechan	15	2300	Redevelopment site. No impact foreseen. This SAC is outside of the plan area.	Brownfield
521	West Coast Building, Llanfairfechan	Llanfairfechan	10	2300	Redevelopment site. No impact foreseen. This SAC is outside of the plan area.	Brownfield
31	Adjacent to Glanafon, Llanfairfechan	Llanfairfechan	15	2900	Infill site between existing residential areas on three boundaries and road frontage to south. It seems a logical infill area and there is no impact expected on any SAC. This SAC is outside of the plan area.	Greenfield
384	W of Penmaen Park, Llanfairfechan	Llanfairfechan	45	3100	This is an infill site bounded to the south and east by housing and to the north by two roads. It is not considered to have any impacts on the SAC or its qualifying features. This SAC is outside of the plan area.	Greenfield
455	Site A N of Llanrwst	Llanrwst	50	3900	There is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the recreational use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs. This SAC is outside of the plan area.	Greenfield
457	Site C NE of Llanrwst	Llanrwst	70	3900	There is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the recreational use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs. This SAC is outside of the plan area.	Greenfield
135	Conway Road, Penmaenmawr	Penmaenmawr	15	4700	There is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the recreational use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs. This SAC is outside of the plan area.	Greenfield
515	Old Weighbridge site, Penmaenmawr	Penmaenmawr	12	4300	Redevelopment site. No impact foreseen	Brownfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
458	Site D East of Llanrwst	Llanrwst	60	4500	There is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the recreational use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs. This SAC is outside of the plan area.	Greenfield
459	Site E adj to Bryn Hyfryd	Llanrwst	50	4500	There is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the recreational use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs.	Greenfield
287	Bryn Hyfryd/Ffordd Tan yr Ysgol, Llanrwst	Llanrwst	40	4600	There is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the recreational use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs. This SAC is outside of the plan area.	Greenfield
56	Off Ysguborwen Road, Dwygyfylchi	Dwygyfylchi	15	5800	There is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the recreational use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs.	Greenfield
60	Off Heol Martin, Eglwysbach	Eglwysbach	10	5900	There is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the recreational use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs. This SAC is outside of the plan area.	Greenfield
53	N of Groesffordd, Dwygy	Dwygyfylchi	30	6000	There is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the recreational use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs.	Greenfield
270	Top Llan Road, Glan Conwy	Glan Conwy	80	8400	There is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the recreational use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs. This SAC is outside of the plan area.	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
SR43	Henryd Rd, Gyffin	Conwy	10	8900	There is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the recreational use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs.	Greenfield
CR12	Bodlondeb, Conwy (Mixed Use)	Conwy	30	9100	There is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the recreational use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs. This SAC is outside of the plan area.	Greenfield
439	Social Club/Youth Club, Llandudno Junction	Junction	40	10300	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
14	Woodlands, Llandudno Junction	Junction	75	11000	This SAC is outside of the plan area.	Greenfield
176	Esgyryn, Llandudno Junction	Junction	120	11000	This is a large mixed-use site on the edge of Llandudno Junction. Although it involves a large greenfield area on the edge of the town it is not considered to impact on the SAC and its qualifying features. The A470 road forms a border to the development which encircles the eastern side of the settlement and forms a physical buffer between development and open countryside. This SAC is outside of the plan area.	Greenfield
277	Coed Digain, Llangernyw	Llangernyw	25	11600	Redevelopment site. No impact foreseen	Brownfield
434	Plas yn Dre, Llandudno	Llandudno	40	12300	Redevelopment site. No impact foreseen	Brownfield
SR85	Nant y Gamar, Llandudno	Llandudno	60	13200	On distance alone there is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs. This SAC is outside of the plan area.	Greenfield
37/38	Off Derwen Lane, Penrhyn Bay	Penrhyn Bay	175	13600	On distance alone there is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs.	Greenfield
217	BT Exchange, Colwyn Bay	Colwyn Bay	70	13800	Redevelopment site. No impact foreseen. This SAC is outside of the plan area.	Brownfield
71/348	Dinerth Hall Farm, Rhos on Sea	Rhos on Sea	80	13900	Infill site between existing residential areas on two boundaries. It seems a logical infill area and there is no impact expected on any SAC.	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
67	Glyn Farm, Colwyn Bay	Colwyn Bay	130	14000	On distance alone there is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs.	Greenfield
449	Donkey Field, Plas Penrhyn, Penrhyn Bay	Penrhyn Bay	30	14100	On distance alone there is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs.	Greenfield
247	Dinerth Road, Rhos on Sea	Rhos on Sea	65	14300	Redevelopment site. No impact foreseen. This SAC is outside of the plan area.	Brownfield
488	Lawson Road, Colwyn Bay	Colwyn Bay	35	14600	Redevelopment site. No impact foreseen. This SAC is outside of the plan area.	Brownfield
335	Dolwen Rd, Old Colwyn	Old Colwyn	40	15000	On distance alone there is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs. This SAC is outside of the plan area.	Greenfield
496	Ty Mawr, Old Colwyn	Old Colwyn	255	16200	On distance alone there is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs.	Greenfield
502	Llysfaen Road, Old Colwyn	Old Colwyn	20	16300	On distance alone there is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs. This SAC is outside of the plan area.	Greenfield
494	Ysgol y Graig, Old Colwyn	Old Colwyn	30	16400	Redevelopment site. No impact foreseen. This SAC is outside of the plan area.	Brownfield
91/284	Ffordd Llanelwy, Betws yn Rhos	Betws yn Rhos	10	16900	On distance alone there is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs. This SAC is outside of the plan area.	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
92/274	Minafon, Betws yn Rhos	Betws yn Rhos	10	16900	On distance alone there is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs.	Greenfield
87	Adjacent to former rectory, Llysfaen	Llysfaen	30	17200	On distance alone there is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs. This SAC is outside of the plan area.	Greenfield
454	The Smithy, Llanfair TH	Llanfair TH	25	17300	On distance alone there is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs.	Greenfield
160	Adjoining Ysgol Cynfran, Llysfaen	Llysfaen	40	17300	On distance alone there is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs. This SAC is outside of the plan area.	Greenfield
289	North of Llansannan	Llansannan	25	17700	On distance alone there is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs.	Greenfield
403	South of the Mill, Llanddulas	Llanddulas	20	18500	On distance alone there is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs. This SAC is outside of the plan area.	Greenfield
406	Pencoed Road, Llanddulas	Llanddulas	20	18500	On distance alone there is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs.	Greenfield
481	Abergele Business Park	Abergele	120	23300	Redevelopment site. No impact foreseen. This SAC is outside of the plan area.	Brownfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
78	Llanfair Rd, Abergele	Abergele	120	23700	On distance alone there is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs. This SAC is outside of the plan area.	Greenfield
MS20	South of Siamber Wen, Abergele	Abergele	130	23700	On distance alone there is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs.	Greenfield
79/80	Tandderwen Farm, Abergele	Abergele	200	24000	On distance alone there is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs.	Greenfield
453	Land fronting B5105, Cerrigydrudion	Cerrigydrudion	20	24000	On distance alone there is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs.	Greenfield
81/82	Rhuddlan Road 1, Abergele	Abergele	200	24400	On distance alone there is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs. This SAC is outside of the plan area.	Greenfield
E3	Rhuddlan Road 2, Abergele	Abergele	200	24400	On distance alone there is negligible impact foreseen on the above SAC or its qualifying features. The added population nearby may increase the use of the area but this is encouraged through policies which increase tourism and access in both the Snowdonia and Conwy LDPs. This SAC is outside of the plan area.	Greenfield

Gwydyr Forest Mines / Myngloddiau Fforest Gwydir SAC

Qualifying features:

Primary: Calminarian grasslands of the *Violetalia calaminariae*

Secondary: *Rhinopholus hipposideros* (Lesser Horseshoe Bat)

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
287	Bryn Hyfryd/Ffordd Tan yr Ysgol, Llanrwst	Llanrwst	40	1100	The Llanrwst sites are of equal distance to the SAC and collectively add 270 dwellings to the east side of the town. This does not represent an advancement towards the SAC. There is no public access to the mines but there are public footpaths nearby, As such there is no impact foreseen on the site or qualifying feature other than increased recreational use of public footpaths nearby.	Greenfield
455	Site A N of Llanrwst	Llanrwst	50	1200	The Llanrwst sites are of equal distance to the SAC and collectively add 270 dwellings to the east side of the town. This does not represent an advancement towards the SAC. There is no public access to the mines but there are public footpaths nearby, As such there is no impact foreseen on the site or qualifying feature other than increased recreational use of public footpaths nearby.	Greenfield
457	Site C NE of Llanrwst	Llanrwst	70	1200	The Llanrwst sites are of equal distance to the SAC and collectively add 270 dwellings to the east side of the town. This does not represent an advancement towards the SAC. There is no public access to the mines but there are public footpaths nearby, As such there is no impact foreseen on the site or qualifying feature other than increased recreational use of public footpaths nearby.	Greenfield
458	Site D East of Llanrwst	Llanrwst	60	1300	The Llanrwst sites are of equal distance to the SAC and collectively add 270 dwellings to the east side of the town. This does not represent an advancement towards the SAC. There is no public access to the mines but there are public footpaths nearby, As such there is no impact foreseen on the site or qualifying feature other than increased recreational use of public footpaths nearby.	Greenfield
459	Site E adj to Bryn Hyfryd	Llanrwst	50	1300	The Llanrwst sites are of equal distance to the SAC and collectively add 270 dwellings to the east side of the town. This does not represent an advancement towards the SAC. There is no public access to the mines but there are public footpaths nearby, As such there is no impact foreseen on the site or qualifying feature other than increased recreational use of public footpaths nearby.	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
470	Tan y Ffordd, Dolgarrog	Dolgarrog	15	4900	The Dolgarrog sites are of equal distance to the SAC and collectively add 45 dwellings to the east side of the town. This does not represent an advancement towards the SAC. There is no public access to the mines but there are public footpaths nearby, As such there is no impact foreseen on the site or qualifying feature other than increased recreational use of public footpaths nearby.	Greenfield
MS25	Aluminium works, Dolgarrog	Dolgarrog	30	4900	The Dolgarrog sites are of equal distance to the SAC and collectively add 45 dwellings to the east side of the town. This does not represent an advancement towards the SAC. There is no public access to the mines but there are public footpaths nearby, As such there is no impact foreseen on the site or qualifying feature other than increased recreational use of public footpaths nearby.	Brownfield
60	Off Heol Martin, Eglwysbach	Eglwysbach	10	8900	This is an infill plot on the edge of Eglwysbach. The site is nearly 9km away from the SAC and separated by the the River Conwy. There are no foreseen impacts on the SAC or its qualifying features.	Greenfield
277	Coed Digain, Llangernyw	Llangernyw	25	10500	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
270	Top Llan Road, Glan Conwy	Glan Conwy	80	13700	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
429	Dexter Products, Llanfairfechan	Llanfairfechan	15	14700	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
521	West Coast Building, Llanfairfechan	Llanfairfechan	10	14700	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
515	Old Weighbridge site, Penmaenmawr	Penmaenmawr	12	14700	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
135	Conway Road, Penmaenmawr	Penmaenmawr	15	15000	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
SR43	Henryd Rd, Gyffin	Conwy	10	15000	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
31	Adjacent to Glanafon, Llanfairfechan	Llanfairfechan	15	15200	Infill site between existing residential areas on three boundaries and road frontage to south. It seems a logical infill area and there is no impact expected on any SAC.	Greenfield
384	W of Penmaen Park, Llanfairfechan	Llanfairfechan	45	15200	This is an infill site bounded to the south and east by housing and to the north by two roads. It is not considered to have any impacts on the SAC or its qualifying features.	Greenfield
289	North of Llansannan	Llansannan	25	15300	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
53	N of Groesffordd, Dwygy	Dwygyfylchi	30	15400	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
CR12	Bodlondeb, Conwy (Mixed Use)	Conwy	30	15700	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
454	The Smithy, Llanfair TH	Llanfair TH	25	16000	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
439	Social Club/Youth Club, Llandudno Junction	Junction	40	16400	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
176	Esgyryn, Llandudno Junction	Junction	120	16700	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
56	Off Ysguborwen Road, Dwygyfylchi	Dwygyfylchi	15	16800	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
453	Land fronting B5105, Cerrigydrudion	Cerrigydrudion	20	16900	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
91/284	Ffordd Llanellwy, Betws yn Rhos	Betws yn Rhos	10	17000	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
92/274	Minafon, Betws yn Rhos	Betws yn Rhos	10	17000	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
14	Woodlands, Llandudno Junction	Junction	75	17000	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
67	Glyn Farm, Colwyn Bay	Colwyn Bay	130	17300	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
335	Dolwen Rd, Old Colwyn	Old Colwyn	40	17400	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
217	BT Exchange, Colwyn Bay	Colwyn Bay	70	18400	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
496	Ty Mawr, Old Colwyn	Old Colwyn	255	18500	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
488	Lawson Road, Colwyn Bay	Colwyn Bay	35	18700	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
502	Llysfaen Road, Old Colwyn	Old Colwyn	20	18800	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
87	Adjacent to former rectory, Llysfaen	Llysfaen	30	18900	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
494	Ysgol y Graig, Old Colwyn	Old Colwyn	30	18900	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
160	Adjoining Ysgol Cynfran, Llysfaen	Llysfaen	40	19000	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
71/348	Dinerth Hall Farm, Rhos on Sea	Rhos on Sea	80	19000	Infill site between existing residential areas on two boundaries. It seems a logical infill area and there is no impact expected on any SAC.	Greenfield
247	Dinerth Road, Rhos on Sea	Rhos on Sea	65	19200	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
37/38	Off Derwen Lane, Penrhyn Bay	Penrhyn Bay	175	19500	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
SR85	Nant y Gamar, Llandudno	Llandudno	60	19800	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
449	Donkey Field, Plas Penrhyn, Penrhyn Bay	Penrhyn Bay	30	19800	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
403	South of the Mill, Llanddulas	Llanddulas	20	20000	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
406	Pencoed Road, Llanddulas	Llanddulas	20	20000	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
434	Plas yn Dre, Llandudno	Llandudno	40	20000	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
78	Llanfair Rd, Abergele	Abergele	120	21500	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
MS20	South of Siamber Wen, Abergele	Abergele	130	21500	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
79/80	Tandderwen Farm, Abergele	Abergele	200	23200	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
481	Abergele Business Park	Abergele	120	23300	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
81/82	Rhuddlan Road 1, Abergele	Abergele	200	23500	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
E3	Rhuddlan Road 2, Abergele	Abergele	200	23500	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield

Migneint-Arenig-Dduallt SAC

Qualifying features:

Primary: European Dry Heaths

Blanket bogs

Secondary: Oligotrophic to mesotrophic standing waters with vegetation of the *Littorelletea uniflorae* and/or of the Isoëto-Nanojuncetea

Natural dystrophic lakes and ponds

North Atlantic wet heaths with *Erica tetralix*

Old sessile oak woods with *Ilex* and *Blechnum* (Hard Fern)

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
453	Land fronting B5105, Cerrigydrudion	Cerrigydrudion	20	6000	This is a small addition to the edge of settlement and does not result in an advancement towards the SAC and the additional population is not like to result in an impact upon the area or qualifying features.	Greenfield
287	Bryn Hyfryd/Ffordd Tan yr Ysgol, Llanrwst	Llanrwst	40	10600	The Llanrwst sites are of equal distance to the SAC and collectively add 270 dwellings to the east side of the town. This does not represent an advancement towards the SAC. There is no public access to the mines but there are public footpaths nearby, As such there is no impact foreseen on the site or qualifying feature other than increased recreational use of public footpaths nearby.	Greenfield
458	Site D East of Llanrwst	Llanrwst	60	10800	On distance alone there is no impact foreseen on the above SAC or its qualifying features as a result of this site coming forward or in combination with any other residential sites.	Greenfield
459	Site E adj to Bryn Hyfryd	Llanrwst	50	10800	On distance alone there is no impact foreseen on the above SAC or its qualifying features as a result of this site coming forward or in combination with any other residential sites.	Greenfield
455	Site A N of Llanrwst	Llanrwst	50	11400	On distance alone there is no impact foreseen on the above SAC or its qualifying features as a result of this site coming forward or in combination with any other residential sites.	Greenfield
457	Site C NE of Llanrwst	Llanrwst	70	11400	On distance alone there is no impact foreseen on the above SAC or its qualifying features as a result of this site coming forward or in combination with any other residential sites.	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
470	Tan y Ffordd, Dolgarrog	Dolgarrog	15	16700	On distance alone there is no impact foreseen on the above SAC or its qualifying features as a result of this site coming forward or in combination with any other residential sites.	Greenfield
MS25	Aluminium works, Dolgarrog	Dolgarrog	30	16700	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
277	Coed Digain, Llangernyw	Llangernyw	25	17800	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
289	North of Llansannan	Llansannan	25	19200	On distance alone there is no impact foreseen on the above SAC or its qualifying features as a result of this site coming forward or in combination with any other residential sites.	Greenfield
60	Off Heol Martin, Eglwysbach	Eglwysbach	10	19500	On distance alone there is no impact foreseen on the above SAC or its qualifying features as a result of this site coming forward or in combination with any other residential sites.	Greenfield
454	The Smithy, Llanfair TH	Llanfair TH	25	22100	On distance alone there is no impact foreseen on the above SAC or its qualifying features as a result of this site coming forward or in combination with any other residential sites.	Greenfield
270	Top Llan Road, Glan Conwy	Glan Conwy	80	24300	On distance alone there is no impact foreseen on the above SAC or its qualifying features as a result of this site coming forward or in combination with any other residential sites.	Greenfield
91/284	Ffordd Llanelwy, Betws yn Rhos	Betws yn Rhos	10	24500	On distance alone there is no impact foreseen on the above SAC or its qualifying features as a result of this site coming forward or in combination with any other residential sites.	Greenfield
92/274	Minafon, Betws yn Rhos	Betws yn Rhos	10	24500	On distance alone there is no impact foreseen on the above SAC or its qualifying features as a result of this site coming forward or in combination with any other residential sites.	Greenfield
SR43	Henryd Rd, Gyffin	Conwy	10	26400	On distance alone there is no impact foreseen on the above SAC or its qualifying features as a result of this site coming forward or in combination with any other residential sites.	Greenfield
335	Dolwen Rd, Old Colwyn	Old Colwyn	40	26500	On distance alone there is no impact foreseen on the above SAC or its qualifying features as a result of this site coming forward or in combination with any other residential sites.	Greenfield
429	Dexter Products, Llanfairfechan	Llanfairfechan	15	26900	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
521	West Coast Building, Llanfairfechan	Llanfairfechan	10	26900	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
67	Glyn Farm, Colwyn Bay	Colwyn Bay	130	27000	On distance alone there is no impact foreseen on the above SAC or its qualifying features as a result of this site coming forward or in combination with any other residential sites.	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
CR12	Bodlonddeb, Conwy (Mixed Use)	Conwy	30	27000	On distance alone there is no impact foreseen on the above SAC or its qualifying features as a result of this site coming forward or in combination with any other residential sites.	Greenfield
515	Old Weighbridge site, Penmaenmawr	Penmaenmawr	12	27000	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
439	Social Club/Youth Club, Llandudno Junction	Junction	40	27100	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
176	Esgyryn, Llandudno Junction	Junction	120	27200	On distance alone there is no impact foreseen on the above SAC or its qualifying features as a result of this site coming forward or in combination with any other residential sites.	Greenfield
135	Conway Road, Penmaenmawr	Penmaenmawr	15	27300	On distance alone there is no impact foreseen on the above SAC or its qualifying features as a result of this site coming forward or in combination with any other residential sites.	Greenfield
31	Adjacent to Glanafon, Llanfairfechan	Llanfairfechan	15	27500	Infill site between existing residential areas on three boundaries and road frontage to south. It seems a logical infill area and there is no impact expected on any SAC.	Greenfield
384	W of Penmaen Park, Llanfairfechan	Llanfairfechan	45	27500	This is an infill site bounded to the south and east by housing and to the north by two roads. It is not considered to have any impacts on the SAC or its qualifying features.	Greenfield
496	Ty Mawr, Old Colwyn	Old Colwyn	255	27500	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
53	N of Groesffordd, Dwygy	Dwygyfylchi	30	27600	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
56	Off Ysguborwen Road, Dwygyfylchi	Dwygyfylchi	15	27600	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
87	Adjacent to former rectory, Llysfaen	Llysfaen	30	27700	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
160	Adjoining Ysgol Cynfran, Llysfaen	Llysfaen	40	27700	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
488	Lawson Road, Colwyn Bay	Colwyn Bay	35	27800	This is a redevelopment site. No impact foreseen especially considering the distance from the site	Brownfield
502	Llysfaen Road, Old Colwyn	Old Colwyn	20	27900	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
14	Woodlands, Llandudno Junction	Junction	75	28000	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
494	Ysgol y Graig, Old Colwyn	Old Colwyn	30	28000	This is a redevelopment site. No impact foreseen especially considering the distance from the site	Brownfield
403	South of the Mill, Llanddulas	Llanddulas	20	28300	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
406	Pencoed Road, Llanddulas	Llanddulas	20	28300	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
217	BT Exchange, Colwyn Bay	Colwyn Bay	70	28400	This is a redevelopment site. No impact foreseen especially considering the distance from the site	Brownfield
78	Llanfair Rd, Abergele	Abergele	120	28600	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
MS20	South of Siamber Wen, Abergele	Abergele	130	28600	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
79/80	Tandderwen Farm, Abergele	Abergele	200	28800	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
71/348	Dinerth Hall Farm, Rhos on Sea	Rhos on Sea	80	29300	Infill site between existing residential areas on two boundaries. It seems a logical infill area and there is no impact expected on any SAC.	Greenfield
247	Dinerth Road, Rhos on Sea	Rhos on Sea	65	29400	This is a redevelopment site. No impact foreseen especially considering the distance from the site	Brownfield
481	Abergele Business Park	Abergele	120	29600	This is a redevelopment site. No impact foreseen especially considering the distance from the site	Brownfield
81/82	Rhuddlan Road 1, Abergele	Abergele	200	30000	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
E3	Rhuddlan Road 2, Abergele	Abergele	200	30000	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
37/38	Off Derwen Lane, Penrhyn Bay	Penrhyn Bay	175	30000	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
449	Donkey Field, Plas Penrhyn, Penrhyn Bay	Penrhyn Bay	30	30400	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
SR85	Nant y Gamar, Llandudno	Llandudno	60	30800	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
434	Plas yn Dre, Llandudno	Llandudno	40	31500	This is a redevelopment site. No impact foreseen especially considering the distance from the site	Brownfield

Migneint-Arenig-Dduallt SPA

Qualifying features:

The site qualifies under article 4.1 of EC Directive 70/409 as it is regularly used by 1% or more of the Great Britain population of a species listed on Annex 1 in any season.

During the breeding season the area regularly supports:

- *Circus cyaneus* (Hen Harrier) at least 2% of the GB breeding population 10-12 pairs.
- *Falco columbarius* (Merlin) at least 0.7% of the population in Great Britain 9-12 pairs.
- *Falco peregrinus* (Peregrine) at least 1% of the population in Great Britain 12 pairs.

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
453	Land fronting B5105, Cerrigydrudion	Cerrigydrudion	20	6000	This is a small addition to the edge of settlement and does not result in an advancement towards the SPA and the additional population is not like to result in an impact upon the area or qualifying features.	Greenfield
287	Bryn Hyfryd/Ffordd Tan yr Ysgol, Llanrwst	Llanrwst	40	10600	The Llanrwst sites are of equal distance to the SPA and collectively add 270 dwellings to the east side of the town. This does not represent an advancement towards the SPA. There is no public access to the mines but there are public footpaths nearby, As such there is no impact foreseen on the site or qualifying feature other than increased recreational use of public footpaths nearby.	Greenfield
458	Site D East of Llanrwst	Llanrwst	60	10800	On distance alone there is no impact foreseen on the above SPA or its qualifying features as a result of this site coming forward or in combination with any other residential sites.	Greenfield
459	Site E adj to Bryn Hyfryd	Llanrwst	50	10800	On distance alone there is no impact foreseen on the above SPA or its qualifying features as a result of this site coming forward or in combination with any other residential sites.	Greenfield
455	Site A N of Llanrwst	Llanrwst	50	11400	On distance alone there is no impact foreseen on the above SPA or its qualifying features as a result of this site coming forward or in combination with any other residential sites.	Greenfield
457	Site C NE of Llanrwst	Llanrwst	70	11400	On distance alone there is no impact foreseen on the above SPA or its qualifying features as a result of this site coming forward or in combination with any other residential sites.	Greenfield
470	Tan y Ffordd, Dolgarrog	Dolgarrog	15	16700	On distance alone there is no impact foreseen on the above SPA or its qualifying features as a result of this site coming forward or in combination with any other residential sites.	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
MS25	Aluminium works, Dolgarrog	Dolgarrog	30	16700	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
277	Coed Digain, Llangernyw	Llangernyw	25	17800	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
289	North of Llansannan	Llansannan	25	19200	On distance alone there is no impact foreseen on the above SPA or its qualifying features as a result of this site coming forward or in combination with any other residential sites.	Greenfield
60	Off Heol Martin, Eglwysbach	Eglwysbach	10	19500	On distance alone there is no impact foreseen on the above SPA or its qualifying features as a result of this site coming forward or in combination with any other residential sites.	Greenfield
454	The Smithy, Llanfair TH	Llanfair TH	25	22100	On distance alone there is no impact foreseen on the above SPA or its qualifying features as a result of this site coming forward or in combination with any other residential sites.	Greenfield
270	Top Llan Road, Glan Conwy	Glan Conwy	80	24300	On distance alone there is no impact foreseen on the above SPA or its qualifying features as a result of this site coming forward or in combination with any other residential sites.	Greenfield
91/284	Ffordd Llanelwy, Betws yn Rhos	Betws yn Rhos	10	24500	On distance alone there is no impact foreseen on the above SPA or its qualifying features as a result of this site coming forward or in combination with any other residential sites.	Greenfield
92/274	Minafon, Betws yn Rhos	Betws yn Rhos	10	24500	On distance alone there is no impact foreseen on the above SPA or its qualifying features as a result of this site coming forward or in combination with any other residential sites.	Greenfield
SR43	Henryd Rd, Gyffin	Conwy	10	26400	On distance alone there is no impact foreseen on the above SPA or its qualifying features as a result of this site coming forward or in combination with any other residential sites.	Greenfield
335	Dolwen Rd, Old Colwyn	Old Colwyn	40	26500	On distance alone there is no impact foreseen on the above SPA or its qualifying features as a result of this site coming forward or in combination with any other residential sites.	Greenfield
429	Dexter Products, Llanfairfechan	Llanfairfechan	15	26900	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
521	West Coast Building, Llanfairfechan	Llanfairfechan	10	26900	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
67	Glyn Farm, Colwyn Bay	Colwyn Bay	130	27000	On distance alone there is no impact foreseen on the above SPA or its qualifying features as a result of this site coming forward or in combination with any other residential sites.	Greenfield
CR12	Bodlondeb, Conwy (Mixed Use)	Conwy	30	27000	On distance alone there is no impact foreseen on the above SPA or its qualifying features as a result of this site coming forward or in combination with any other residential sites.	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
515	Old Weighbridge site, Penmaenmawr	Penmaenmawr	12	27000	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
439	Social Club/Youth Club, Llandudno Junction	Junction	40	27100	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
176	Esgyryn, Llandudno Junction	Junction	120	27200	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
135	Conway Road, Penmaenmawr	Penmaenmawr	15	27300	On distance alone there is no impact foreseen on the above SPA or its qualifying features as a result of this site coming forward or in combination with any other residential sites.	Greenfield
31	Adjacent to Glanafon, Llanfairfechan	Llanfairfechan	15	27500	Infill site between existing residential areas on three boundaries and road frontage to south. It seems a logical infill area and there is no impact expected on any SPA.	Greenfield
384	W of Penmaen Park, Llanfairfechan	Llanfairfechan	45	27500	This is an infill site bounded to the south and east by housing and to the north by two roads. It is not considered to have any impacts on the SPA or its qualifying features.	Greenfield
496	Ty Mawr, Old Colwyn	Old Colwyn	255	27500	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
53	N of Groesffordd, Dwygy	Dwygyfylchi	30	27600	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
56	Off Ysguborwen Road, Dwygyfylchi	Dwygyfylchi	15	27600	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
87	Adjacent to former rectory, Llysfaen	Llysfaen	30	27700	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
160	Adjoining Ysgol Cynfran, Llysfaen	Llysfaen	40	27700	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
488	Lawson Road, Colwyn Bay	Colwyn Bay	35	27800	This is a redevelopment site. No impact foreseen especially considering the distance from the site	Brownfield
502	Llysfaen Road, Old Colwyn	Old Colwyn	20	27900	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
14	Woodlands, Llandudno Junction	Junction	75	28000	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
494	Ysgol y Graig, Old Colwyn	Old Colwyn	30	28000	This is a redevelopment site. No impact foreseen especially considering the distance from the site	Brownfield
403	South of the Mill, Llanddulas	Llanddulas	20	28300	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
406	Pencoed Road, Llanddulas	Llanddulas	20	28300	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
217	BT Exchange, Colwyn Bay	Colwyn Bay	70	28400	This is a redevelopment site. No impact foreseen especially considering the distance from the site	Brownfield
78	Llanfair Rd, Abergele	Abergele	120	28600	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
MS20	South of Siamber Wen, Abergele	Abergele	130	28600	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
79/80	Tandderwen Farm, Abergele	Abergele	200	28800	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
71/348	Dinerth Hall Farm, Rhos on Sea	Rhos on Sea	80	29300	Infill site between existing residential areas on two boundaries. It seems a logical infill area and there is no impact expected on any SPA.	Greenfield
247	Dinerth Road, Rhos on Sea	Rhos on Sea	65	29400	This is a redevelopment site. No impact foreseen especially considering the distance from the site	Brownfield
481	Abergele Business Park	Abergele	120	29600	This is a redevelopment site. No impact foreseen especially considering the distance from the site	Brownfield
81/82	Rhuddlan Road 1, Abergele	Abergele	200	30000	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
E3	Rhuddlan Road 2, Abergele	Abergele	200	30000	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
37/38	Off Derwen Lane, Penrhyn Bay	Penrhyn Bay	175	30000	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
449	Donkey Field, Plas Penrhyn, Penrhyn Bay	Penrhyn Bay	30	30400	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
SR85	Nant y Gamar, Llandudno	Llandudno	60	30800	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
434	Plas yn Dre, Llandudno	Llandudno	40	31500	This is a redevelopment site. No impact foreseen especially considering the distance from the site	Brownfield

Menai Strait & Conwy Bay/ Y Fenai a Bae Conwy SAC

Qualifying features:

Annex I habitats that are a primary reason for selection of this site:

- Sandbanks which are slightly covered by sea water all the time
- Mudflats and sandflats not covered by seawater at low tide
- Reefs

Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:

- Large shallow inlets and bays
- Submerged or partially submerged sea caves

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
135	Conway Road, Penmaenmawr	Penmaenmawr	15	300	This is an edge of settlement site separated from the SAC by the A55 trunkroad, railway and seafront/promenade. Although in close proximity to the SAC there is no impact foreseen on its qualifying features.	Greenfield
56	Off Ysguborwen Road, Dwygyfylchi	Dwygyfylchi	15	400	This is an edge of settlement site separated from the SAC by the A55 trunkroad, railway and seafront/promenade. Although in close proximity to the SAC there is no impact foreseen on its qualifying features.	Greenfield
31	Adjacent to Glanafon, Llanfairfechan	Llanfairfechan	15	400	This is an infill site between existing residential areas on three boundaries and road frontage to south. It seems a logical infill area and there is no impact expected on any SAC.	Greenfield
384	W of Penmaen Park, Llanfairfechan	Llanfairfechan	45	400	This is an infill site bounded to the south and east by housing and to the north by two roads. It is not considered to have any impacts on the SAC or its qualifying features.	Greenfield
53	N of Groesffordd, Dwygy	Dwygyfylchi	30	500	This is an edge of settlement site separated from the SAC by the A55 trunkroad, railway and seafront/promenade. Although in close proximity to the SAC there is no impact foreseen on its qualifying features.	Greenfield
515	Old Weighbridge site, Penmaenmawr	Penmaenmawr	12	500	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
CR12	Bodlondeb, Conwy (Mixed Use)	Conwy	30	1200	This is an edge of settlement site separated from the SAC by the A55 trunkroad, railway and seafront/promenade. Although in close proximity to the SAC there is no impact foreseen on its qualifying features.	Greenfield
429	Dexter Products, Llanfairfechan	Llanfairfechan	15	1200	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
521	West Coast Building, Llanfairfechan	Llanfairfechan	10	1200	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
14	Woodlands, Llandudno Junction	Junction	75	1900	This site is closer to the Creuddyn Peninsula Woods SAC but it is not considered to impact on either due to its separation from both sites by existing development or main roads and limited if no direct access.	Greenfield
SR43	Henryd Rd, Gyffin	Conwy	10	2000	This is an edge of settlement site separated from the SAC by existing development and is not considered to impact on the SAC or its qualifying features.	Greenfield
439	Social Club/Youth Club, Llandudno Junction	Junction	40	2300	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
176	Esgyryn, Llandudno Junction	Junction	120	2500	This is an edge of settlement site separated from the SAC by existing development and is not considered to impact on the SAC or its qualifying features.	Greenfield
434	Plas yn Dre, Llandudno	Llandudno	40	3300	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
SR85	Nant y Gamar, Llandudno	Llandudno	60	3600	This is an edge of settlement site separated from the SAC by existing development and is not considered to impact on the SAC or its qualifying features.	Greenfield
37/38	Off Derwen Lane, Penrhyn Bay	Penrhyn Bay	175	4200	This is an edge of settlement site separated from the SAC by existing development and is not considered to impact on the SAC or its qualifying features.	Greenfield
449	Donkey Field, Plas Penrhyn, Penrhyn Bay	Penrhyn Bay	30	4600	This is an edge of settlement site separated from the SAC by existing development and is not considered to impact on the SAC or its qualifying features.	Greenfield
270	Top Llan Road, Glan Conwy	Glan Conwy	80	4700	This is an edge of settlement site separated from the SAC by existing development and is not considered to impact on the SAC or its qualifying features.	Greenfield
71/348	Dinerth Hall Farm, Rhos on Sea	Rhos on Sea	80	5200	Infill site between existing residential areas on two boundaries. It seems a logical infill area and there is no impact expected on any SAC.	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
247	Dinerth Road, Rhos on Sea	Rhos on Sea	65	5700	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
217	BT Exchange, Colwyn Bay	Colwyn Bay	70	6000	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
67	Glyn Farm, Colwyn Bay	Colwyn Bay	130	7900	This is an edge of settlement site separated from the SAC by existing development and is not considered to impact on the SAC or its qualifying features.	Greenfield
488	Lawson Road, Colwyn Bay	Colwyn Bay	35	7900	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
335	Dolwen Rd, Old Colwyn	Old Colwyn	40	9900	On distance alone there is no impact foreseen on the above SAC or its qualifying features as a result of this site coming forward or in combination with others.	Greenfield
60	Off Heol Martin, Eglwysbach	Eglwysbach	10	10000	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
502	Llysfaen Road, Old Colwyn	Old Colwyn	20	10300	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
494	Ysgol y Graig, Old Colwyn	Old Colwyn	30	10400	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
470	Tan y Ffordd, Dolgarrog	Dolgarrog	15	11300	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
MS25	Aluminium works, Dolgarrog	Dolgarrog	30	11300	Redevelopment site. No impact foreseen	Brownfield
91/284	Ffordd Llanellwy, Betws yn Rhos	Betws yn Rhos	10	11400	On distance alone there is no impact foreseen on the above SAC or its qualifying features either alone or in combination with other sites.	Greenfield
92/274	Minafon, Betws yn Rhos	Betws yn Rhos	10	11400	On distance alone there is no impact foreseen on the above SAC or its qualifying features either alone or in combination with other sites.	Greenfield
87	Adjacent to former rectory, Llysfaen	Llysfaen	30	11900	On distance alone there is no impact foreseen on the above SAC or its qualifying features either alone or in combination with other sites.	Greenfield
160	Adjoining Ysgol Cynfran, Llysfaen	Llysfaen	40	12000	On distance alone there is no impact foreseen on the above SAC or its qualifying features either alone or in combination with other sites.	Greenfield
277	Coed Digain, Llangernyw	Llangernyw	25	15200	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
481	Abergele Business Park	Abergele	120	16000	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
455	Site A N of Llanrwst	Llanrwst	50	16700	On distance alone there is no impact foreseen on the above SAC or its qualifying features either alone or in combination with other sites.	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
457	Site C NE of Llanrwst	Llanrwst	70	16700	On distance alone there is no impact foreseen on the above SAC or its qualifying features either alone or in combination with other sites.	Greenfield
78	Llanfair Rd, Abergele	Abergele	120	17000	On distance alone there is no impact foreseen on the above SAC or its qualifying features either alone or in combination with other sites.	Greenfield
MS20	South of Siamber Wen, Abergele	Abergele	130	17000	On distance alone there is no impact foreseen on the above SAC or its qualifying features either alone or in combination with other sites.	Greenfield
79/80	Tandderwen Farm, Abergele	Abergele	200	17300	On distance alone there is no impact foreseen on the above SAC or its qualifying features either alone or in combination with other sites.	Greenfield
454	The Smithy, Llanfair TH	Llanfair TH	25	17600	On distance alone there is no impact foreseen on the above SAC or its qualifying features either alone or in combination with other sites.	Greenfield
287	Bryn Hyfryd/Ffordd Tan yr Ysgol, Llanrwst	Llanrwst	40	17700	On distance alone there is no impact foreseen on the above SAC or its qualifying features either alone or in combination with other sites.	Greenfield
81/82	Rhuddlan Road 1, Abergele	Abergele	200	17800	On distance alone there is no impact foreseen on the above SAC or its qualifying features either alone or in combination with other sites.	Greenfield
E3	Rhuddlan Road 2, Abergele	Abergele	200	17800	On distance alone there is no impact foreseen on the above SAC or its qualifying features either alone or in combination with other sites.	Greenfield
458	Site D East of Llanrwst	Llanrwst	60	18600	On distance alone there is no impact foreseen on the above SAC or its qualifying features either alone or in combination with other sites.	Greenfield
459	Site E adj to Bryn Hyfryd	Llanrwst	50	18600	On distance alone there is no impact foreseen on the above SAC or its qualifying features either alone or in combination with other sites.	Greenfield
403	South of the Mill, Llanddulas	Llanddulas	20	18700	On distance alone there is no impact foreseen on the above SAC or its qualifying features either alone or in combination with other sites.	Greenfield
406	Pencoed Road, Llanddulas	Llanddulas	20	18700	On distance alone there is no impact foreseen on the above SAC or its qualifying features either alone or in combination with other sites.	Greenfield
496	Ty Mawr, Old Colwyn	Old Colwyn	255	19900	On distance alone there is no impact foreseen on the above SAC or its qualifying features either alone or in combination with other sites.	Greenfield
289	North of Llansannan	Llansannan	25	20900	On distance alone there is no impact foreseen on the above SAC or its qualifying features either alone or in combination with other sites.	Greenfield
453	Land fronting B5105, Cerrigydrudion	Cerrigydrudion	20	37800	On distance alone there is no impact foreseen on the above SAC or its qualifying features either alone or in combination with other sites.	Greenfield

Traeth Lafan SPA

Qualifying features:

- Up to 500 Podiceps cristatus (Great Crested Grebes), (circa 5% of & largest known regular coastal moulting British population) during autumn moult
- Average of 5500 Haematopus ostralegus Oystercatchers in winter (2% of British wintering population)
- 1500 Curlews (2%)
- 1200 Redshanks (2%)
- 120 Red-breasted Merganser (1%)
- Third most important feeding ground in Wales for waders and wildfowl

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
31	Adjacent to Glanafon, Llanfairfechan	Llanfairfechan	15	400	This is an infill site between existing residential areas on three boundaries and road frontage to south. It seems a logical infill area and there is no impact expected on any SPA.	Greenfield
384	W of Penmaen Park, Llanfairfechan	Llanfairfechan	45	400	This is an infill site bounded to the south and east by housing and to the north by two roads. It is not considered to have any impacts on the SPA or its qualifying features.	Greenfield
429	Dexter Products, Llanfairfechan	Llanfairfechan	15	1000	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
521	West Coast Building, Llanfairfechan	Llanfairfechan	10	1000	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
515	Old Weighbridge site, Penmaenmawr	Penmaenmawr	12	2700	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
135	Conway Road, Penmaenmawr	Penmaenmawr	15	2800	This is an edge of settlement site separated from the SPA by existing development and is not considered to impact on the SAC or its qualifying features.	Greenfield
56	Off Ysguborwen Road, Dwygyfylchi	Dwygyfylchi	15	5100	This is an edge of settlement site separated from the SPA by existing development and is not considered to impact on the SAC or its qualifying features.	Greenfield
53	N of Groesffordd, Dwygy	Dwygyfylchi	30	5300	This is an edge of settlement site separated from the SPA by existing development and is not considered to impact on the SAC or its qualifying features.	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
CR12	Bodlondeb, Conwy (Mixed Use)	Conwy	30	10300	This is an edge of settlement site separated from the SPA by existing development and is not considered to impact on the SAC or its qualifying features.	Greenfield
SR43	Henryd Rd, Gyffin	Conwy	10	10400	This is an edge of settlement site separated from the SPA by existing development and is not considered to impact on the SAC or its qualifying features.	Greenfield
434	Plas yn Dre, Llandudno	Llandudno	40	10900	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
14	Woodlands, Llandudno Junction	Junction	75	11400	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
439	Social Club/Youth Club, Llandudno Junction	Junction	40	11600	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
270	Top Llan Road, Glan Conwy	Glan Conwy	80	12000	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
176	Esgyryn, Llandudno Junction	Junction	120	12500	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
SR85	Nant y Gamar, Llandudno	Llandudno	60	12600	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
470	Tan y Ffordd, Dolgarrog	Dolgarrog	15	12900	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
MS25	Aluminium works, Dolgarrog	Dolgarrog	30	12900	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
60	Off Heol Martin, Eglwysbach	Eglwysbach	10	13400	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
37/38	Off Derwen Lane, Penrhyn Bay	Penrhyn Bay	175	13400	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
449	Donkey Field, Plas Penrhyn, Penrhyn Bay	Penrhyn Bay	30	13900	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
71/348	Dinerth Hall Farm, Rhos on Sea	Rhos on Sea	80	14500	Infill site between existing residential areas on two boundaries. It seems a logical infill area and there is no impact expected on any SPA.	Greenfield
247	Dinerth Road, Rhos on Sea	Rhos on Sea	65	15000	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
217	BT Exchange, Colwyn Bay	Colwyn Bay	70	15100	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
67	Glyn Farm, Colwyn Bay	Colwyn Bay	130	17300	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
455	Site A N of Llanrwst	Llanrwst	50	17500	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
457	Site C NE of Llanrwst	Llanrwst	70	17500	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
488	Lawson Road, Colwyn Bay	Colwyn Bay	35	17600	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
287	Bryn Hyfryd/Ffordd Tan yr Ysgol, Llanrwst	Llanrwst	40	18400	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
335	Dolwen Rd, Old Colwyn	Old Colwyn	40	18400	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
458	Site D East of Llanrwst	Llanrwst	60	18600	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
459	Site E adj to Bryn Hyfryd	Llanrwst	50	18600	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
502	Llysfaen Road, Old Colwyn	Old Colwyn	20	19100	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
494	Ysgol y Graig, Old Colwyn	Old Colwyn	30	19200	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
496	Ty Mawr, Old Colwyn	Old Colwyn	255	19900	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
87	Adjacent to former rectory, Llysfaen	Llysfaen	30	20600	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
160	Adjoining Ysgol Cynfran, Llysfaen	Llysfaen	40	20700	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
277	Coed Digain, Llangernyw	Llangernyw	25	21200	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
403	South of the Mill, Llanddulas	Llanddulas	20	22400	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
406	Pencoed Road, Llanddulas	Llanddulas	20	22400	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
91/284	Ffordd Llanelwy, Betws yn Rhos	Betws yn Rhos	10	24900	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
92/274	Minafon, Betws yn Rhos	Betws yn Rhos	10	24900	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
481	Abergele Business Park	Abergele	120	25300	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
78	Llanfair Rd, Abergele	Abergele	120	25800	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
MS20	South of Siamber Wen, Abergele	Abergele	130	25800	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
79/80	Tandderwen Farm, Abergele	Abergele	200	25900	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
454	The Smithy, Llanfair TH	Llanfair TH	25	25900	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
81/82	Rhuddlan Road 1, Abergele	Abergele	200	26400	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
E3	Rhuddlan Road 2, Abergele	Abergele	200	26400	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
289	North of Llansannan	Llansannan	25	27200	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
453	Land fronting B5105, Cerrigydrudion	Cerrigydrudion	20	38600	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield

Puffin Island / Ynys Seiriol SPA

Qualifying features:

- Cormorant *Phalacrocorax carbo*, 776 pairs representing at least 1.9% of the breeding Northwestern Europe population (count as at 1996)

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
31	Adjacent to Glanafon, Llanfairfechan	Llanfairfechan	15	7400	This is an island SPA off the coast of Conwy. None of the residential sites are considered to have an impact on the SPA or its qualifying features. This is an infill site between existing residential areas on three boundaries and road frontage to south. It seems a logical infill area for residential development.	Greenfield
384	W of Penmaen Park, Llanfairfechan	Llanfairfechan	45	7600	This is an infill site bounded to the south and east by housing and to the north by two roads. It is not considered to have any impacts on the SPA or its qualifying features.	Greenfield
429	Dexter Products, Llanfairfechan	Llanfairfechan	15	8300	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
521	West Coast Building, Llanfairfechan	Llanfairfechan	10	8300	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
135	Conway Road, Penmaenmawr	Penmaenmawr	15	8500	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
515	Old Weighbridge site, Penmaenmawr	Penmaenmawr	12	8700	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
56	Off Ysguborwen Road, Dwygyfylchi	Dwygyfylchi	15	9100	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
53	N of Groesffordd, Dwygy	Dwygyfylchi	30	9400	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
60	Off Heol Martin, Eglwysbach	Eglwysbach	10	10100	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
434	Plas yn Dre, Llandudno	Llandudno	40	12200	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
CR12	Bodlondeb, Conwy (Mixed Use)	Conwy	30	13700	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
SR43	Henryd Rd, Gyffin	Conwy	10	14000	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
SR85	Nant y Gamar, Llandudno	Llandudno	60	14500	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
14	Woodlands, Llandudno Junction	Junction	75	14600	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
439	Social Club/Youth Club, Llandudno Junction	Junction	40	15000	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
176	Esgyryn, Llandudno Junction	Junction	120	15600	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
37/38	Off Derwen Lane, Penrhyn Bay	Penrhyn Bay	175	15800	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
449	Donkey Field, Plas Penrhyn, Penrhyn Bay	Penrhyn Bay	30	16200	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
270	Top Llan Road, Glan Conwy	Glan Conwy	80	16600	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
71/348	Dinerth Hall Farm, Rhos on Sea	Rhos on Sea	80	17300	This is an infill site between existing residential areas on two boundaries. It seems a logical infill area and there is no impact expected on any SPA.	Greenfield
247	Dinerth Road, Rhos on Sea	Rhos on Sea	65	17800	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
217	BT Exchange, Colwyn Bay	Colwyn Bay	70	18300	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
488	Lawson Road, Colwyn Bay	Colwyn Bay	35	20400	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
67	Glyn Farm, Colwyn Bay	Colwyn Bay	130	20500	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
335	Dolwen Rd, Old Colwyn	Old Colwyn	40	22500	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
502	Llysfaen Road, Old Colwyn	Old Colwyn	20	22800	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
494	Ysgol y Graig, Old Colwyn	Old Colwyn	30	23000	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
496	Ty Mawr, Old Colwyn	Old Colwyn	255	23200	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
470	Tan y Ffordd, Dolgarrog	Dolgarrog	15	24600	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
MS25	Aluminium works, Dolgarrog	Dolgarrog	30	24600	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
455	Site A N of Llanrwst	Llanrwst	50	24800	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
457	Site C NE of Llanrwst	Llanrwst	70	24800	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
87	Adjacent to former rectory, Llysfaen	Llysfaen	30	25300	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
458	Site D East of Llanrwst	Llanrwst	60	25400	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
459	Site E adj to Bryn Hyfryd	Llanrwst	50	25400	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
160	Adjoining Ysgol Cynfran, Llysfaen	Llysfaen	40	25400	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
403	South of the Mill, Llanddulas	Llanddulas	20	25600	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
406	Pencoed Road, Llanddulas	Llanddulas	20	25600	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
287	Bryn Hyfryd/Ffordd Tan yr Ysgol, Llanrwst	Llanrwst	40	25600	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
277	Coed Digain, Llangernyw	Llangernyw	25	26800	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
91/284	Ffordd Llanelwy, Betws yn Rhos	Betws yn Rhos	10	27100	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
92/274	Minafon, Betws yn Rhos	Betws yn Rhos	10	27100	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
481	Abergele Business Park	Abergele	120	28500	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
78	Llanfair Rd, Abergele	Abergele	120	29700	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
MS20	South of Siamber Wen, Abergele	Abergele	130	29700	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
79/80	Tandderwen Farm, Abergele	Abergele	200	29900	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
454	The Smithy, Llanfair TH	Llanfair TH	25	30000	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
81/82	Rhuddlan Road 1, Abergele	Abergele	200	30300	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
E3	Rhuddlan Road 2, Abergele	Abergele	200	30300	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
289	North of Llansannan	Llansannan	25	32800	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield
453	Land fronting B5105, Cerrigydrudion	Cerrigydrudion	20	45000	On distance alone there is no impact foreseen on the above SPA or its qualifying features	Greenfield

Liverpool Bay / Bae Lerpwl SPA

Qualifying features:

- Red-throated Diver *Gavia stellata* 1,405 individuals wintering (2001/02 -2002/03) Common Scoter *Melanitta nigra* 53,454 individuals, 28.7% of the GB wintering population, (2001/02 - 2002/03), and 3.3% of the GB migratory population.

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
135	Conway Road, Penmaenmawr	Penmaenmawr	15	300	The sites within 1km of the SPA provide and additional 361 dwellings along the coast however the main risk to the qualifying feature is considered to be disturbance from watersport activities which is assessed separately under the tourism policies.	Greenfield
56	Off Ysguborwen Road, Dwygyfylchi	Dwygyfylchi	15	400	The sites within 1km of the SPA provide and additional 361 dwellings along the coast however the main risk to the qualifying feature is considered to be disturbance from watersport activities which is assessed separately under the tourism policies.	Greenfield
53	N of Groesffordd, Dwygy	Dwygyfylchi	30	500	The sites within 1km of the SPA provide and additional 361 dwellings along the coast however the main risk to the qualifying feature is considered to be disturbance from watersport activities which is assessed separately under the tourism policies.	Greenfield
SR85	Nant y Gamar, Llandudno	Llandudno	60	500	The sites within 1km of the SPA provide and additional 361 dwellings along the coast however the main risk to the qualifying feature is considered to be disturbance from watersport activities which is assessed separately under the tourism policies.	Greenfield
384	W of Penmaen Park, Llanfairfechan	Llanfairfechan	45	500	This is an infill site bounded to the south and east by housing and to the north by two roads. It is not considered to have any impacts on the SPA or its qualifying features.	Greenfield
494	Ysgol y Graig, Old Colwyn	Old Colwyn	30	500	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
515	Old Weighbridge site, Penmaenmawr	Penmaenmawr	12	500	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
502	Llysfaen Road, Old Colwyn	Old Colwyn	20	600	The sites within 1km of the SPA provide and additional 361 dwellings along the coast however the main risk to the qualifying feature is considered to be disturbance from watersport activities which is assessed separately under the tourism policies.	Greenfield
488	Lawson Road, Colwyn Bay	Colwyn Bay	35	610	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
481	Abergele Business Park	Abergele	120	700	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
434	Plas yn Dre, Llandudno	Llandudno	40	800	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
403	South of the Mill, Llanddulas	Llanddulas	20	1000	The sites within 1km of the SPA provide and additional 361 dwellings along the coast however the main risk to the qualifying feature is considered to be disturbance from watersport activities which is assessed separately under the tourism policies.	Greenfield
406	Pencoed Road, Llanddulas	Llanddulas	20	1000	The sites within 1km of the SPA provide and additional 361 dwellings along the coast however the main risk to the qualifying feature is considered to be disturbance from watersport activities which is assessed separately under the tourism policies.	Greenfield
31	Adjacent to Glanafon, Llanfairfechan	Llanfairfechan	15	1100	This is an infill site between existing residential areas on three boundaries and road frontage to south. It seems a logical infill area and there is no impact expected on any SPA.	Greenfield
87	Adjacent to former rectory, Llysfaen	Llysfaen	30	1100	No impact foreseen as a result of the residential development however the main risk to the qualifying feature is considered to be disturbance from watersport activities which is assessed separately under the tourism policies.	Greenfield
160	Adjoining Ysgol Cynfran, Llysfaen	Llysfaen	40	1100	No impact foreseen as a result of the residential development however the main risk to the qualifying feature is considered to be disturbance from watersport activities which is assessed separately under the tourism policies.	Greenfield
496	Ty Mawr, Old Colwyn	Old Colwyn	255	1100	No impact foreseen as a result of the residential development however the main risk to the qualifying feature is considered to be disturbance from watersport activities which is assessed separately under the tourism policies.	Greenfield
449	Donkey Field, Plas Penrhyn, Penrhyn Bay	Penrhyn Bay	30	1100	No impact foreseen as a result of the residential development however the main risk to the qualifying feature is considered to be disturbance from watersport activities which is assessed separately under the tourism policies.	Greenfield
247	Dinerth Road, Rhos on Sea	Rhos on Sea	65	1200	No impact foreseen as a result of the residential development however the main risk to the qualifying feature is considered to be disturbance from watersport activities which is assessed separately under the tourism policies.	Brownfield
217	BT Exchange, Colwyn Bay	Colwyn Bay	70	1300	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
71/348	Dinerth Hall Farm, Rhos on Sea	Rhos on Sea	80	1400	Infill site between existing residential areas on two boundaries. It seems a logical infill area and there is no impact expected on any SPA.	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
429	Dexter Products, Llanfairfechan	Llanfairfechan	15	1500	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
521	West Coast Building, Llanfairfechan	Llanfairfechan	10	1500	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
37/38	Off Derwen Lane, Penrhyn Bay	Penrhyn Bay	175	1500	No impact foreseen on the SPA other than increased population in the area and subsequent number of likely recreational visitors in the form of watersports and seafront use which is assessed under the policy section.	Greenfield
67	Glyn Farm, Colwyn Bay	Colwyn Bay	130	1600	No impact foreseen as a result of the residential development however the main risk to the qualifying feature is considered to be disturbance from watersport activities which is assessed separately under the tourism policies.	Greenfield
335	Dolwen Rd, Old Colwyn	Old Colwyn	40	1900	No impact foreseen as a result of the residential development however the main risk to the qualifying feature is considered to be disturbance from watersport activities which is assessed separately under the tourism policies.	Greenfield
81/82	Rhuddlan Road 1, Abergale	Abergale	200	2100	No impact foreseen as a result of the residential development however the main risk to the qualifying feature is considered to be disturbance from watersport activities which is assessed separately under the tourism policies.	Greenfield
E3	Rhuddlan Road 2, Abergale	Abergale	200	2100	No impact foreseen as a result of the residential development however the main risk to the qualifying feature is considered to be disturbance from watersport activities which is assessed separately under the tourism policies.	Greenfield
78	Llanfair Rd, Abergale	Abergale	120	2400	No impact foreseen as a result of the residential development however the main risk to the qualifying feature is considered to be disturbance from watersport activities which is assessed separately under the tourism policies.	Greenfield
MS20	South of Siamber Wen, Abergale	Abergale	130	2400	No impact foreseen as a result of the residential development however the main risk to the qualifying feature is considered to be disturbance from watersport activities which is assessed separately under the tourism policies.	Greenfield
CR12	Bodlondeb, Conwy (Mixed Use)	Conwy	30	2400	No impact foreseen as a result of the residential development however the main risk to the qualifying feature is considered to be disturbance from watersport activities which is assessed separately under the tourism policies.	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
79/80	Tandderwen Farm, Abergele	Abergele	200	2500	No impact foreseen as a result of the residential development however the main risk to the qualifying feature is considered to be disturbance from watersport activities which is assessed separately under the tourism policies.	Greenfield
SR43	Henryd Rd, Gyffin	Conwy	10	3000	No impact foreseen as a result of the residential development however the main risk to the qualifying feature is considered to be disturbance from watersport activities which is assessed separately under the tourism policies.	Greenfield
14	Woodlands, Llandudno Junction	Junction	75	4000	No impact foreseen as a result of the residential development however the main risk to the qualifying feature is considered to be disturbance from watersport activities which is assessed separately under the tourism policies.	Greenfield
176	Esgyryn, Llandudno Junction	Junction	120	4100	No impact foreseen as a result of the residential development however the main risk to the qualifying feature is considered to be disturbance from watersport activities which is assessed separately under the tourism policies.	Greenfield
439	Social Club/Youth Club, Llandudno Junction	Junction	40	4200	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
91/284	Ffordd Llanelwy, Betws yn Rhos	Betws yn Rhos	10	5000	On distance alone there is no impact foreseen on the above SPA or its qualifying features either individually or in combination with other residential sites.	Greenfield
92/274	Minafon, Betws yn Rhos	Betws yn Rhos	10	5000	On distance alone there is no impact foreseen on the above SPA or its qualifying features either individually or in combination with other residential sites.	Greenfield
270	Top Llan Road, Glan Conwy	Glan Conwy	80	6400	On distance alone there is no impact foreseen on the above SPA or its qualifying features either individually or in combination with other residential sites.	Greenfield
454	The Smithy, Llanfair TH	Llanfair TH	25	8500	On distance alone there is no impact foreseen on the above SPA or its qualifying features either individually or in combination with other residential sites.	Greenfield
60	Off Heol Martin, Eglwysbach	Eglwysbach	10	10500	On distance alone there is no impact foreseen on the above SPA or its qualifying features either individually or in combination with other residential sites.	Greenfield
470	Tan y Ffordd, Dolgarrog	Dolgarrog	15	11100	On distance alone there is no impact foreseen on the above SPA or its qualifying features either individually or in combination with other residential sites.	Greenfield
MS25	Aluminium works, Dolgarrog	Dolgarrog	30	11100	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
277	Coed Digain, Llangernyw	Llangernyw	25	11700	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
289	North of Llansannan	Llansannan	25	13100	On distance alone there is no impact foreseen on the above SPA or its qualifying features either individually or in combination with other residential sites.	Greenfield
455	Site A N of Llanrwst	Llanrwst	50	16600	On distance alone there is no impact foreseen on the above SPA or its qualifying features either individually or in combination with other residential sites.	Greenfield
457	Site C NE of Llanrwst	Llanrwst	70	16600	On distance alone there is no impact foreseen on the above SPA or its qualifying features either individually or in combination with other residential sites.	Greenfield
458	Site D East of Llanrwst	Llanrwst	60	17000	On distance alone there is no impact foreseen on the above SPA or its qualifying features either individually or in combination with other residential sites.	Greenfield
459	Site E adj to Bryn Hyfryd	Llanrwst	50	17000	On distance alone there is no impact foreseen on the above SPA or its qualifying features either individually or in combination with other residential sites.	Greenfield
287	Bryn Hyfryd/Ffordd Tan yr Ysgol, Llanrwst	Llanrwst	40	17600	On distance alone there is no impact foreseen on the above SPA or its qualifying features either individually or in combination with other residential sites.	Greenfield
453	Land fronting B5105, Cerrigydrudion	Cerrigydrudion	20	29500	On distance alone there is no impact foreseen on the above SPA or its qualifying features either individually or in combination with other residential sites.	Greenfield

Elwy Valley Woods / Coedwigoedd Dyffryn Elwy SAC

Qualifying features:

Annex I habitats that are a primary reason for selection of this site:

- Tilio-Acerion forests of slopes, screes and ravines

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
81/82	Rhuddlan Road 1, Abergele	Abergele	200	8000	Abergele sees the largest amount of residential allocations compared to other settlements and is located closest to the above SAC. However due to the distance between the plan area and the SAC it would be more practical to consider the population increase collectively and it is not considered that the additional population and housing would impact on the above SAC or its qualifying features.	Greenfield
E3	Rhuddlan Road 2, Abergele	Abergele	200	8000	Abergele sees the largest amount of residential allocations compared to other settlements and is located closest to the above SAC. However due to the distance between the plan area and the SAC it would be more practical to consider the population increase collectively and it is not considered that the additional population and housing would impact on the above SAC or its qualifying features.	Greenfield
289	North of Llansannan	Llansannan	25	8400	This is a small addition to a village and due to the distance between the site and the SAC it is not considered that the additional population and housing would impact on the above SAC or its qualifying features.	Greenfield
454	The Smithy, Llanfair TH	Llanfair TH	25	8700	This is a small addition to a village and due to the distance between the site and the SAC it is not considered that the additional population and housing would impact on the above SAC or its qualifying features.	Greenfield
79/80	Tandderwen Farm, Abergele	Abergele	200	9600	Abergele sees the largest amount of residential allocations compared to other settlements and is located closest to the above SAC. However due to the distance between the plan area and the SAC it would be more practical to consider the population increase collectively and it is not considered that the additional population and housing would impact on the above SAC or its qualifying features.	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
78	Llanfair Rd, Abergele	Abergele	120	9700	Abergele sees the largest amount of residential allocations compared to other settlements and is located closest to the above SAC. However due to the distance between the plan area and the SAC it would be more practical to consider the population increase collectively and it is not considered that the additional population and housing would impact on the above SAC or its qualifying features.	Greenfield
MS20	South of Siamber Wen, Abergele	Abergele	130	9700	Abergele sees the largest amount of residential allocations compared to other settlements and is located closest to the above SAC. However due to the distance between the plan area and the SAC it would be more practical to consider the population increase collectively and it is not considered that the additional population and housing would impact on the above SAC or its qualifying features.	Greenfield
91/284	Ffordd Llanelwy, Betws yn Rhos	Betws yn Rhos	10	11300	This is a small addition to a village and due to the distance between the site and the SAC it is not considered that the additional population and housing would impact on the above SAC or its qualifying features.	Greenfield
92/274	Minafon, Betws yn Rhos	Betws yn Rhos	10	11300	This is a small addition to a village and due to the distance between the site and the SAC it is not considered that the additional population and housing would impact on the above SAC or its qualifying features.	Greenfield
481	Abergele Business Park	Abergele	120	11400	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
160	Adjoining Ysgol Cynfran, Llysfaen	Llysfaen	40	12900	This is a small addition to a village and due to the distance between the site and the SAC it is not considered that the additional population and housing would impact on the above SAC or its qualifying features.	Greenfield
87	Adjacent to former rectory, Llysfaen	Llysfaen	30	13000	This is a small addition to a village and due to the distance between the site and the SAC it is not considered that the additional population and housing would impact on the above SAC or its qualifying features.	Greenfield
403	South of the Mill, Llanddulas	Llanddulas	20	13500	On distance alone there is no impact foreseen on the above SAC or its qualifying features either individually or in combination with other residential sites.	Greenfield
406	Pencoed Road, Llanddulas	Llanddulas	20	13500	On distance alone there is no impact foreseen on the above SAC or its qualifying features either individually or in combination with other residential sites.	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
496	Ty Mawr, Old Colwyn	Old Colwyn	255	15400	On distance alone there is no impact foreseen on the above SAC or its qualifying features either individually or in combination with other residential sites.	Greenfield
335	Dolwen Rd, Old Colwyn	Old Colwyn	40	15800	On distance alone there is no impact foreseen on the above SAC or its qualifying features either individually or in combination with other residential sites.	Greenfield
494	Ysgol y Graig, Old Colwyn	Old Colwyn	30	15900	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
502	Llysfaen Road, Old Colwyn	Old Colwyn	20	15900	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
67	Glyn Farm, Colwyn Bay	Colwyn Bay	130	17900	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
488	Lawson Road, Colwyn Bay	Colwyn Bay	35	18200	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
277	Coed Digain, Llangernyw	Llangernyw	25	20200	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
217	BT Exchange, Colwyn Bay	Colwyn Bay	70	20300	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
453	Land fronting B5105, Cerrigydrudion	Cerrigydrudion	20	20700	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
60	Off Heol Martin, Eglwysbach	Eglwysbach	10	21100	On distance alone there is no impact foreseen on the above SAC or its qualifying features	Greenfield
247	Dinerth Road, Rhos on Sea	Rhos on Sea	65	21100	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
71/348	Dinerth Hall Farm, Rhos on Sea	Rhos on Sea	80	21600	Infill site between existing residential areas on two boundaries. It seems a logical infill area and there is no impact expected on any SAC.	Greenfield
270	Top Llan Road, Glan Conwy	Glan Conwy	80	21800	On distance alone there is no impact foreseen on the above SAC or its qualifying features either individually or in combination with other residential sites.	Greenfield
458	Site D East of Llanrwst	Llanrwst	60	22400	On distance alone there is no impact foreseen on the above SAC or its qualifying features either individually or in combination with other residential sites.	Greenfield
459	Site E adj to Bryn Hyfryd	Llanrwst	50	22400	On distance alone there is no impact foreseen on the above SAC or its qualifying features either individually or in combination with other residential sites.	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
287	Bryn Hyfryd/Ffordd Tan yr Ysgol, Llanrwst	Llanrwst	40	22500	On distance alone there is no impact foreseen on the above SAC or its qualifying features either individually or in combination with other residential sites.	Greenfield
176	Esgyryn, Llandudno Junction	Junction	120	22600	On distance alone there is no impact foreseen on the above SAC or its qualifying features either individually or in combination with other residential sites.	Greenfield
449	Donkey Field, Plas Penrhyn, Penrhyn Bay	Penrhyn Bay	30	23000	On distance alone there is no impact foreseen on the above SAC or its qualifying features either individually or in combination with other residential sites.	Greenfield
37/38	Off Derwen Lane, Penrhyn Bay	Penrhyn Bay	175	23100	On distance alone there is no impact foreseen on the above SAC or its qualifying features either individually or in combination with other residential sites.	Greenfield
439	Social Club/Youth Club, Llandudno Junction	Junction	40	23300	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
14	Woodlands, Llandudno Junction	Junction	75	23700	On distance alone there is no impact foreseen on the above SAC or its qualifying features either individually or in combination with other residential sites.	Greenfield
SR43	Henryd Rd, Gyffin	Conwy	10	24100	On distance alone there is no impact foreseen on the above SAC or its qualifying features either individually or in combination with other residential sites.	Greenfield
470	Tan y Ffordd, Dolgarrog	Dolgarrog	15	24400	On distance alone there is no impact foreseen on the above SAC or its qualifying features either individually or in combination with other residential sites.	Greenfield
MS25	Aluminium works, Dolgarrog	Dolgarrog	30	24400	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
CR12	Bodlondeb, Conwy (Mixed Use)	Conwy	30	24500	On distance alone there is no impact foreseen on the above SAC or its qualifying features either individually or in combination with other residential sites.	Greenfield
SR85	Nant y Gamar, Llandudno	Llandudno	60	24600	On distance alone there is no impact foreseen on the above SAC or its qualifying features either individually or in combination with other residential sites.	Greenfield
455	Site A N of Llanrwst	Llanrwst	50	26200	On distance alone there is no impact foreseen on the above SAC or its qualifying features either individually or in combination with other residential sites.	Greenfield
457	Site C NE of Llanrwst	Llanrwst	70	26200	On distance alone there is no impact foreseen on the above SAC or its qualifying features either individually or in combination with other residential sites.	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
434	Plas yn Dre, Llandudno	Llandudno	40	26800	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
53	N of Groesffordd, Dwygy	Dwygyfylchi	30	29000	On distance alone there is no impact foreseen on the above SAC or its qualifying features either individually or in combination with other residential sites.	Greenfield
56	Off Ysguborwen Road, Dwygyfylchi	Dwygyfylchi	15	29300	On distance alone there is no impact foreseen on the above SAC or its qualifying features either individually or in combination with other residential sites.	Greenfield
135	Conway Road, Penmaenmawr	Penmaenmawr	15	30200	On distance alone there is no impact foreseen on the above SAC or its qualifying features either individually or in combination with other residential sites.	Greenfield
515	Old Weighbridge site, Penmaenmawr	Penmaenmawr	12	30400	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
384	W of Penmaen Park, Llanfairfechan	Llanfairfechan	45	33300	This is an infill site bounded to the south and east by housing and to the north by two roads. It is not considered to have any impacts on the SAC or its qualifying features.	Greenfield
31	Adjacent to Glanafon, Llanfairfechan	Llanfairfechan	15	33500	Infill site between existing residential areas on three boundaries and road frontage to south. It seems a logical infill area and there is no impact expected on any SAC.	Greenfield
429	Dexter Products, Llanfairfechan	Llanfairfechan	15	33500	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
521	West Coast Building, Llanfairfechan	Llanfairfechan	10	33500	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield

Dee Estuary / Aber Dyfrdwy SCI RAMSAR SPA SAC

Qualifying features:

- Tilio-Acerion forests of slopes, screes, and ravines

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
81/82	Rhuddlan Road 1, Abergele	Abergele	200	18600	Abergele sees the largest amount of residential allocations compared to other settlements and is located closest to the above SAC/SPA. However due to the distance between the plan area and the SAC/SPA it would be more practical to consider the population increase collectively. Conwy is not included in the list of Dee Estuary European Marine Site Relevant Authorities.	Greenfield
E3	Rhuddlan Road 2, Abergele	Abergele	200	18600	Abergele sees the largest amount of residential allocations compared to other settlements and is located closest to the above SAC/SPA. However due to the distance between the plan area and the SAC/SPA it would be more practical to consider the population increase collectively. Conwy is not included in the list of Dee Estuary European Marine Site Relevant Authorities.	Greenfield
79/80	Tandderwen Farm, Abergele	Abergele	200	19400	Abergele sees the largest amount of residential allocations compared to other settlements and is located closest to the above SAC/SPA. However due to the distance between the plan area and the SAC/SPA it would be more practical to consider the population increase collectively. Conwy is not included in the list of Dee Estuary European Marine Site Relevant Authorities.	Greenfield
78	Llanfair Rd, Abergele	Abergele	120	20200	Abergele sees the largest amount of residential allocations compared to other settlements and is located closest to the above SAC/SPA. However due to the distance between the plan area and the SAC/SPA it would be more practical to consider the population increase collectively. Conwy is not included in the list of Dee Estuary European Marine Site Relevant Authorities.	Greenfield
MS20	South of Siamber Wen, Abergele	Abergele	130	20200	Abergele sees the largest amount of residential allocations compared to other settlements and is located closest to the above SAC/SPA. However due to the distance between the plan area and the SAC/SPA it would be more practical to consider the population increase collectively. Conwy is not included in the list of Dee Estuary European Marine Site Relevant Authorities.	Greenfield
481	Abergele Business Park	Abergele	120	22000	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
403	South of the Mill, Llanddulas	Llanddulas	20	23200	Llanddulas only sees an addition of 40 dwellings over the plan period and due to the distance between the plan area and the SAC/SPA it is not considered to have an impact on the SAC/SPA or their qualifying features.	Greenfield
406	Pencoed Road, Llanddulas	Llanddulas	20	23200	Llanddulas only sees an addition of 40 dwellings over the plan period and due to the distance between the plan area and the SAC/SPA it is not considered to have an impact on the SAC/SPA or their qualifying features.	Greenfield
87	Adjacent to former rectory, Llysfaen	Llysfaen	30	24100	Llysfaen only sees an addition of 70 dwellings over the plan period and due to the distance between the plan area and the SAC/SPA it is not considered to have an impact on the SAC/SPA or their qualifying features.	Greenfield
160	Adjoining Ysgol Cynfran, Llysfaen	Llysfaen	40	24100	Llysfaen only sees an addition of 70 dwellings over the plan period and due to the distance between the plan area and the SAC/SPA it is not considered to have an impact on the SAC/SPA or their qualifying features.	Greenfield
494	Ysgol y Graig, Old Colwyn	Old Colwyn	30	25400	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
502	Llysfaen Road, Old Colwyn	Old Colwyn	20	25500	On distance alone there is no impact foreseen on the above SAC/SPA or their qualifying features	Greenfield
91/284	Ffordd Llanellwy, Betws yn Rhos	Betws yn Rhos	10	25600	On distance alone there is no impact foreseen on the above SAC/SPA or their qualifying features	Greenfield
92/274	Minafon, Betws yn Rhos	Betws yn Rhos	10	25600	On distance alone there is no impact foreseen on the above SAC/SPA or their qualifying features	Greenfield
496	Ty Mawr, Old Colwyn	Old Colwyn	255	25600	On distance alone there is no impact foreseen on the above SAC/SPA or their qualifying features	Greenfield
289	North of Llansannan	Llansannan	25	26300	On distance alone there is no impact foreseen on the above SAC/SPA or their qualifying features	Greenfield
335	Dolwen Rd, Old Colwyn	Old Colwyn	40	26400	On distance alone there is no impact foreseen on the above SAC/SPA or their qualifying features	Greenfield
454	The Smithy, Llanfair TH	Llanfair TH	25	27700	On distance alone there is no impact foreseen on the above SAC/SPA or their qualifying features	Greenfield
488	Lawson Road, Colwyn Bay	Colwyn Bay	35	28100	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
67	Glyn Farm, Colwyn Bay	Colwyn Bay	130	28300	On distance alone there is no impact foreseen on the above SAC/SPA or their qualifying features	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
217	BT Exchange, Colwyn Bay	Colwyn Bay	70	29500	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
247	Dinerth Road, Rhos on Sea	Rhos on Sea	65	29900	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
277	Coed Digain, Llangernyw	Llangernyw	25	30400	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
71/348	Dinerth Hall Farm, Rhos on Sea	Rhos on Sea	80	30400	Infill site between existing residential areas on two boundaries. It seems a logical infill area and there is no impact expected on any SAC or SPA.	Greenfield
449	Donkey Field, Plas Penrhyn, Penrhyn Bay	Penrhyn Bay	30	31500	On distance alone there is no impact foreseen on the above SAC/SPA or their qualifying features	Greenfield
37/38	Off Derwen Lane, Penrhyn Bay	Penrhyn Bay	175	31700	On distance alone there is no impact foreseen on the above SAC/SPA or their qualifying features	Greenfield
SR85	Nant y Gamar, Llandudno	Llandudno	60	33000	On distance alone there is no impact foreseen on the above SAC/SPA or their qualifying features	Greenfield
176	Esgyryn, Llandudno Junction	Junction	120	33100	On distance alone there is no impact foreseen on the above SAC/SPA or their qualifying features	Greenfield
14	Woodlands, Llandudno Junction	Junction	75	33900	On distance alone there is no impact foreseen on the above SAC/SPA or their qualifying features	Greenfield
439	Social Club/Youth Club, Llandudno Junction	Junction	40	34000	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
SR43	Henryd Rd, Gyffin	Conwy	10	35000	On distance alone there is no impact foreseen on the above SAC/SPA or their qualifying features	Greenfield
CR12	Bodlondeb, Conwy (Mixed Use)	Conwy	30	35200	On distance alone there is no impact foreseen on the above SAC/SPA or their qualifying features	Greenfield
434	Plas yn Dre, Llandudno	Llandudno	40	35200	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
270	Top Llan Road, Glan Conwy	Glan Conwy	80	35600	On distance alone there is no impact foreseen on the above SAC/SPA or their qualifying features	Greenfield
60	Off Heol Martin, Eglwysbach	Eglwysbach	10	36500	On distance alone there is no impact foreseen on the above SAC/SPA or their qualifying features	Greenfield
453	Land fronting B5105, Cerrigydrudion	Cerrigydrudion	20	39100	On distance alone there is no impact foreseen on the above SAC/SPA or their qualifying features	Greenfield
455	Site A N of Llanrwst	Llanrwst	50	39400	On distance alone there is no impact foreseen on the above SAC/SPA or their qualifying features	Greenfield

Site Ref	Site	Settlement	Total	Distance from Site (metres)	Comments	Greenfield /Brownfield?
457	Site C NE of Llanrwst	Llanrwst	70	39400	On distance alone there is no impact foreseen on the above SAC/SPA or their qualifying features	Greenfield
458	Site D East of Llanrwst	Llanrwst	60	39500	On distance alone there is no impact foreseen on the above SAC/SPA or their qualifying features	Greenfield
459	Site E adj to Bryn Hyfryd	Llanrwst	50	39500	On distance alone there is no impact foreseen on the above SAC/SPA or their qualifying features	Greenfield
53	N of Groesffordd, Dwygyfylchi	Dwygyfylchi	30	40000	On distance alone there is no impact foreseen on the above SAC/SPA or their qualifying features	Greenfield
470	Tan y Ffordd, Dolgarrog	Dolgarrog	15	40500	On distance alone there is no impact foreseen on the above SAC/SPA or their qualifying features	Greenfield
MS25	Aluminium works, Dolgarrog	Dolgarrog	30	40500	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
56	Off Ysguborwen Road, Dwygyfylchi	Dwygyfylchi	15	40500	On distance alone there is no impact foreseen on the above SAC/SPA or their qualifying features	Greenfield
135	Conway Road, Penmaenmawr	Penmaenmawr	15	42000	On distance alone there is no impact foreseen on the above SAC/SPA or their qualifying features	Greenfield
515	Old Weighbridge site, Penmaenmawr	Penmaenmawr	12	42100	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
287	Bryn Hyfryd/Ffordd Tan yr Ysgol, Llanrwst	Llanrwst	40	44600	On distance alone there is no impact foreseen on the above SAC/SPA or their qualifying features	Greenfield
384	W of Penmaen Park, Llanfairfechan	Llanfairfechan	45	45300	This is an infill site bounded to the south and east by housing and to the north by two roads. It is not considered to have any impacts on the SAC/SPA or its qualifying features.	Greenfield
31	Adjacent to Glanafon, Llanfairfechan	Llanfairfechan	15	45400	Infill site between existing residential areas on three boundaries and road frontage to south. It seems a logical infill area and there is no impact expected on any SAC or SPA.	Greenfield
429	Dexter Products, Llanfairfechan	Llanfairfechan	15	45800	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield
521	West Coast Building, Llanfairfechan	Llanfairfechan	10	45800	Redevelopment site. No impact foreseen as a result of residential development.	Brownfield

21. Glossary

Appropriate Assessment (AA) – Assessment undertaken by the local planning authority where the LDP is likely to have a significant effect on a designated European site.

CCW – Countryside Council for Wales

Habitats Directive - This Directive makes a contribution to the general objective of sustainable development through promoting the maintenance of biodiversity, taking account of economic, social, cultural and regional requirements. This involves designating Special Areas of Conservation (SAC) in order to create a coherent European ecological network. Planning and development policies should encourage the management of features of the landscape that are of major importance for wild flora and fauna. LDPs should also be assessed for their impact on the designated Special Areas of Conservation.

Local Development Plan (LDP) - The required statutory development plan for each local planning authority in Wales under the Planning and Compensation Act 2006.

Local Planning Authority (LPA) – The body that is responsible for planning decisions in its area. Conwy County Borough Council is the local planning authority for the Plan Area.

Policy Statements – Text contained within the greyed out boxes in the LDP Preferred Strategy outlining the Council's general policy approach.

pSPA- proposed Special Protection Area

SNPA - Snowdonia National Park Authority

Special Area of Conservation (SAC) - These sites are also afforded the highest level of protection, courtesy of European legislation, this time by the EU Habitats Directive (see paragraph 5.2). These sites are designated to conserve habitats and species that are rare or threatened within the European Union and form part of the network of internationally sites known as 'Natura 2000'.

Special Protection Area (SPA) - These sites are afforded the highest level of protection by the EU Birds Directive (see paragraph 5.1), which are designated to ensure the survival

and reproduction of rare breeding and migratory species. These sites form part of a network of internationally important sites known as 'Natura 2000' throughout the European Union.

TAN - Technical Advice Note

WG – Welsh Government

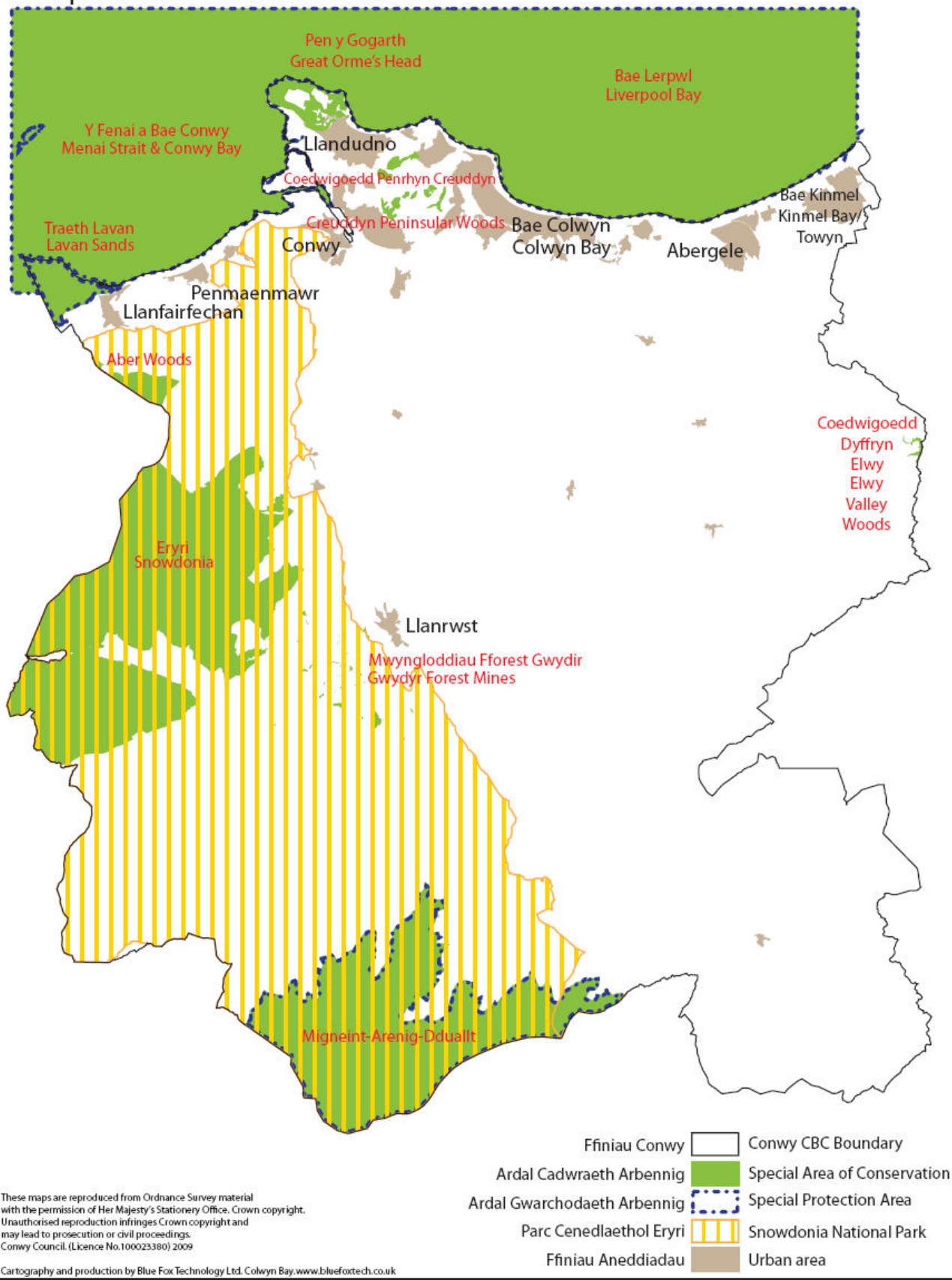
22. References

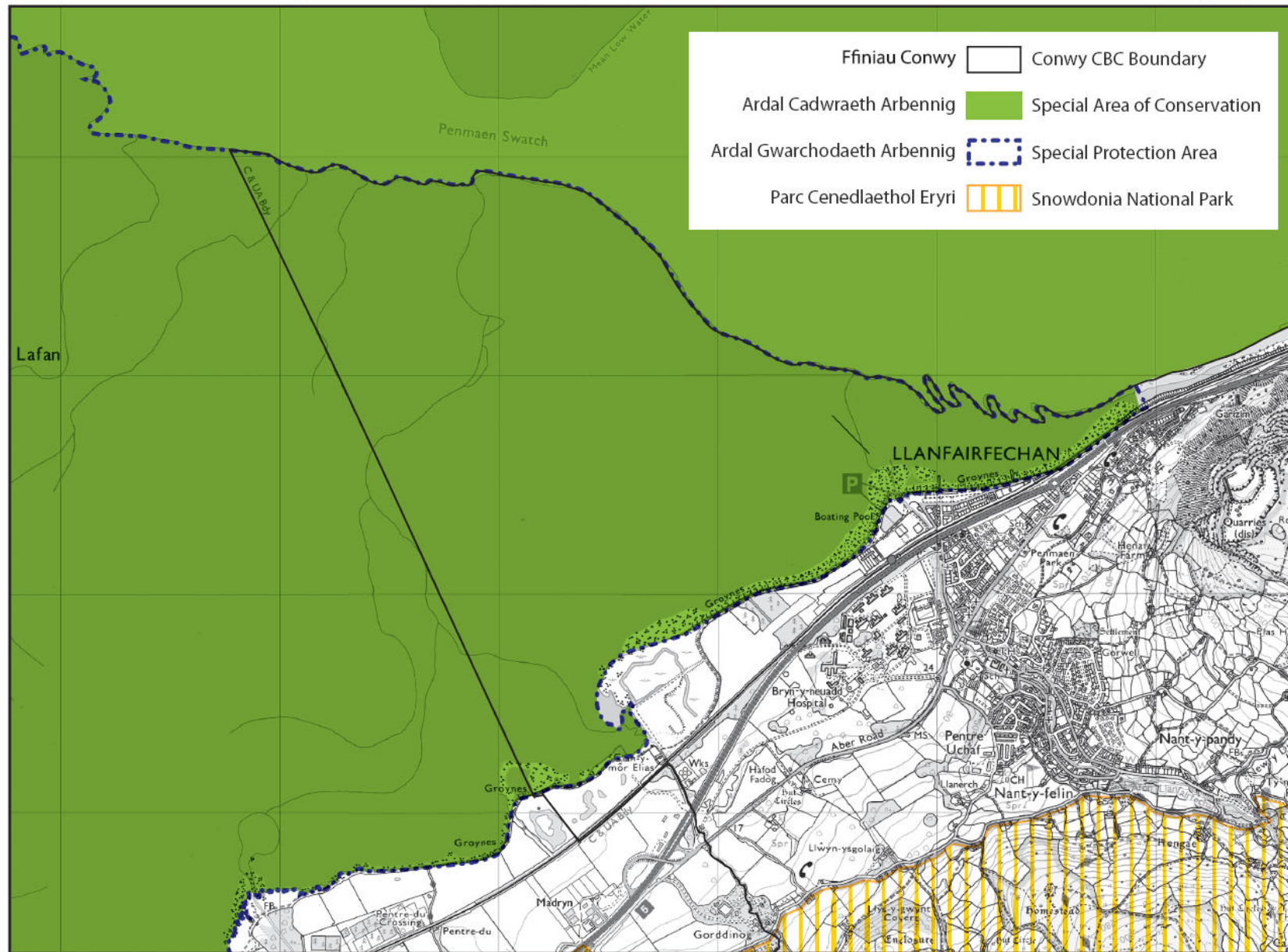
TAN 5, Annex 6, Welsh Assembly Government 2009

Habitat Regulations Appraisal, Wrexham County Borough Council,
Prepared by D. Tyldesley Associates, 2010.

Safleoedd Ewropeaidd tu fewn i ardal y Cynllun European sites within the Plan area

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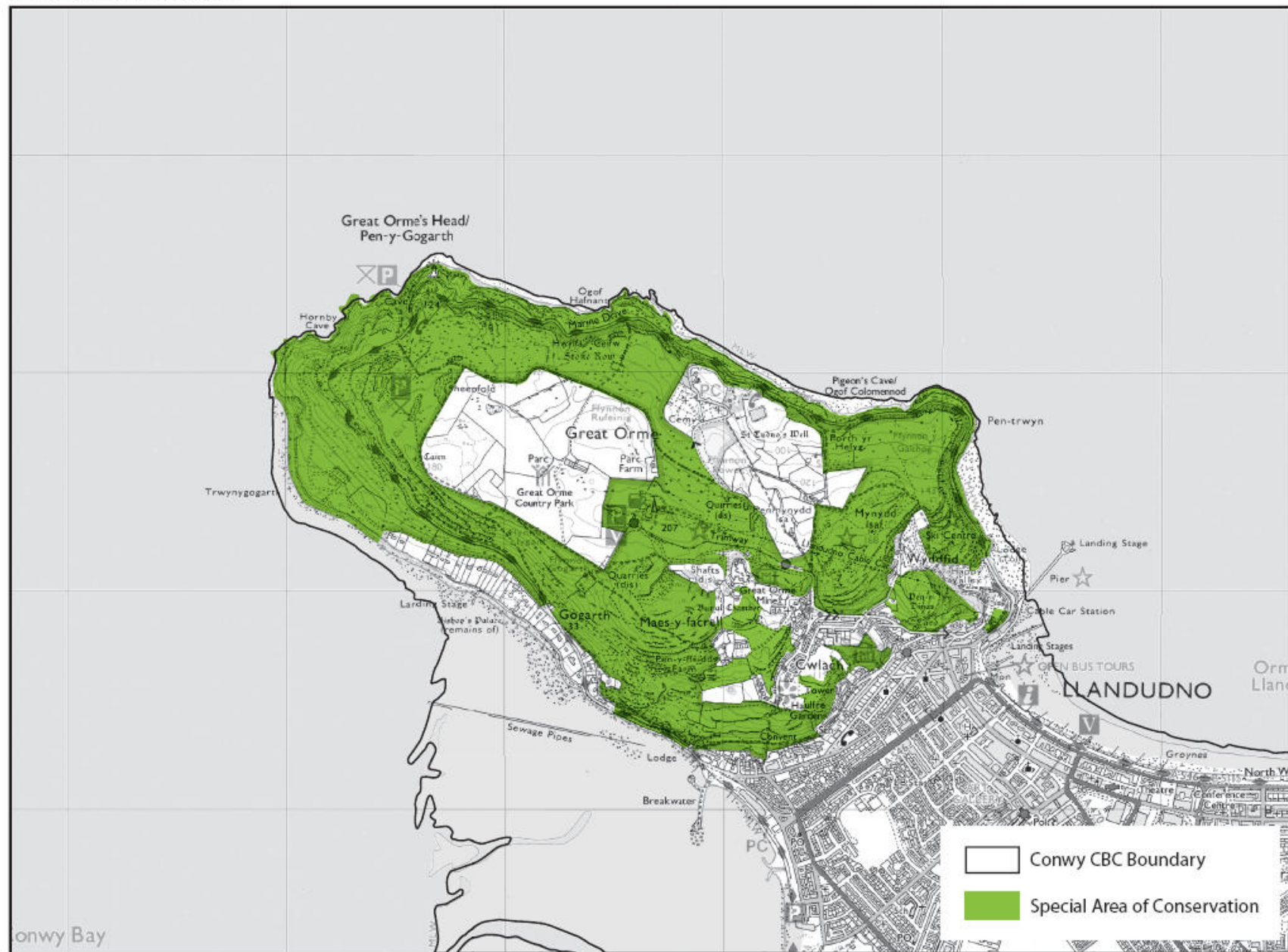


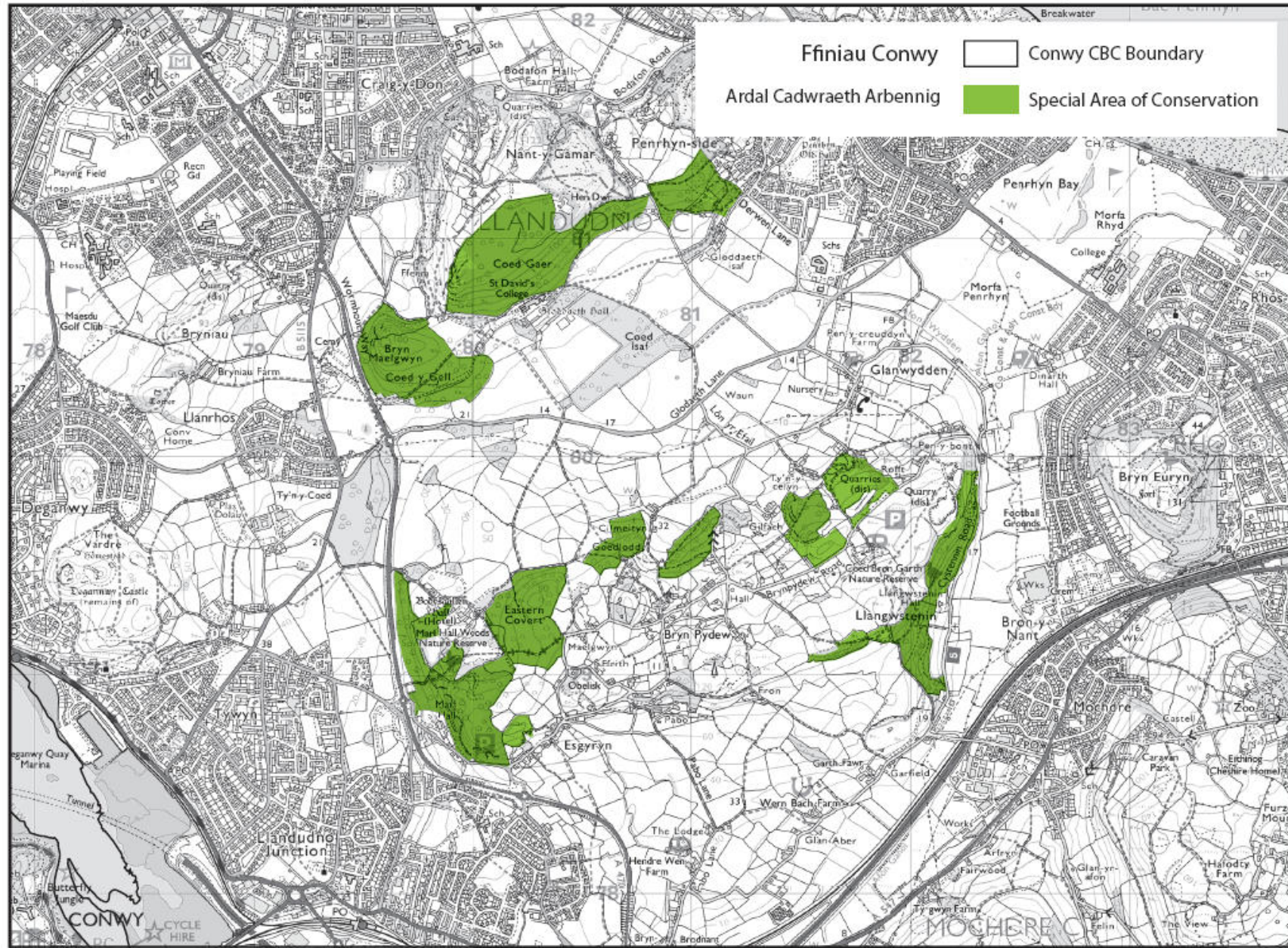


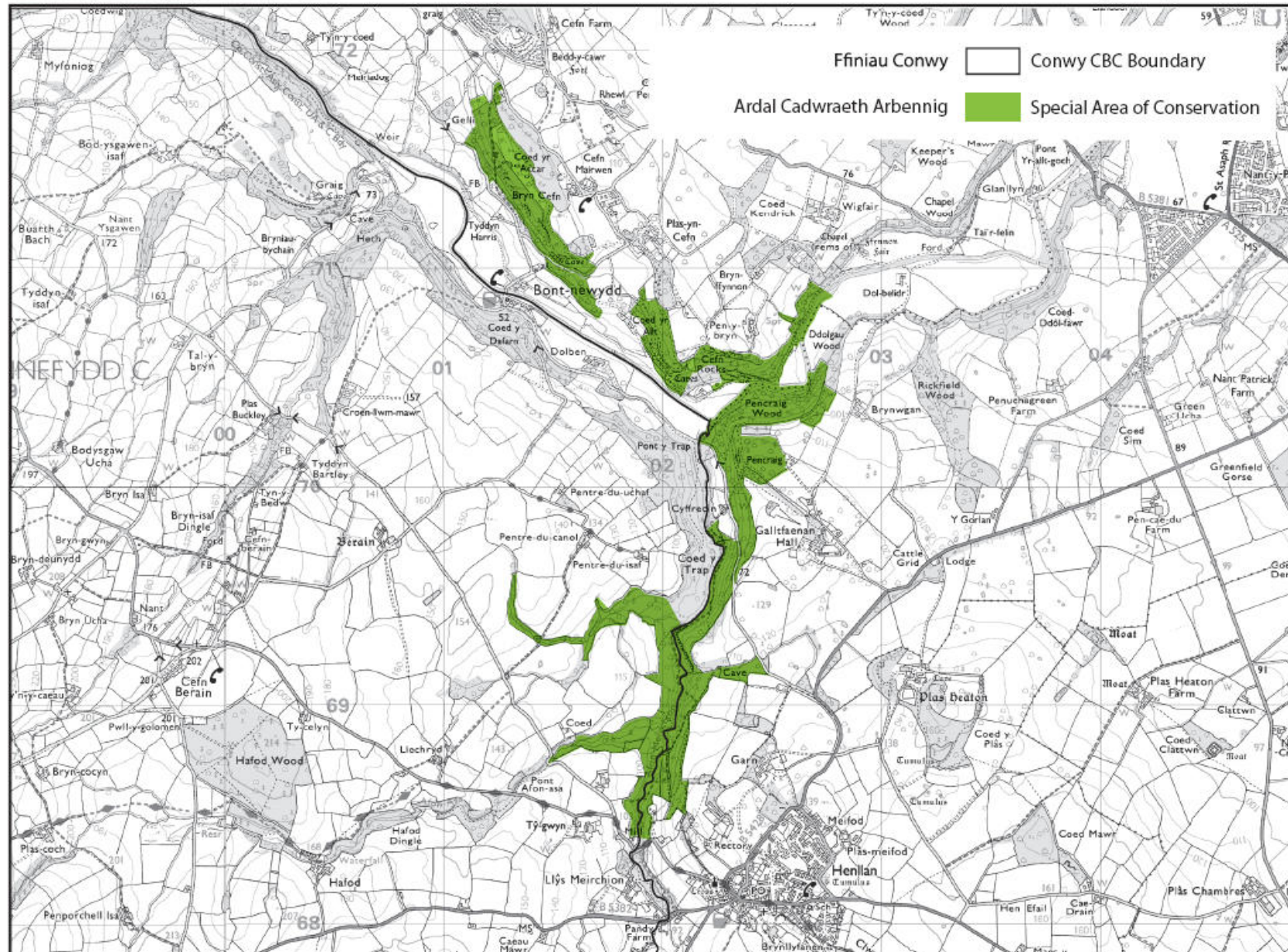
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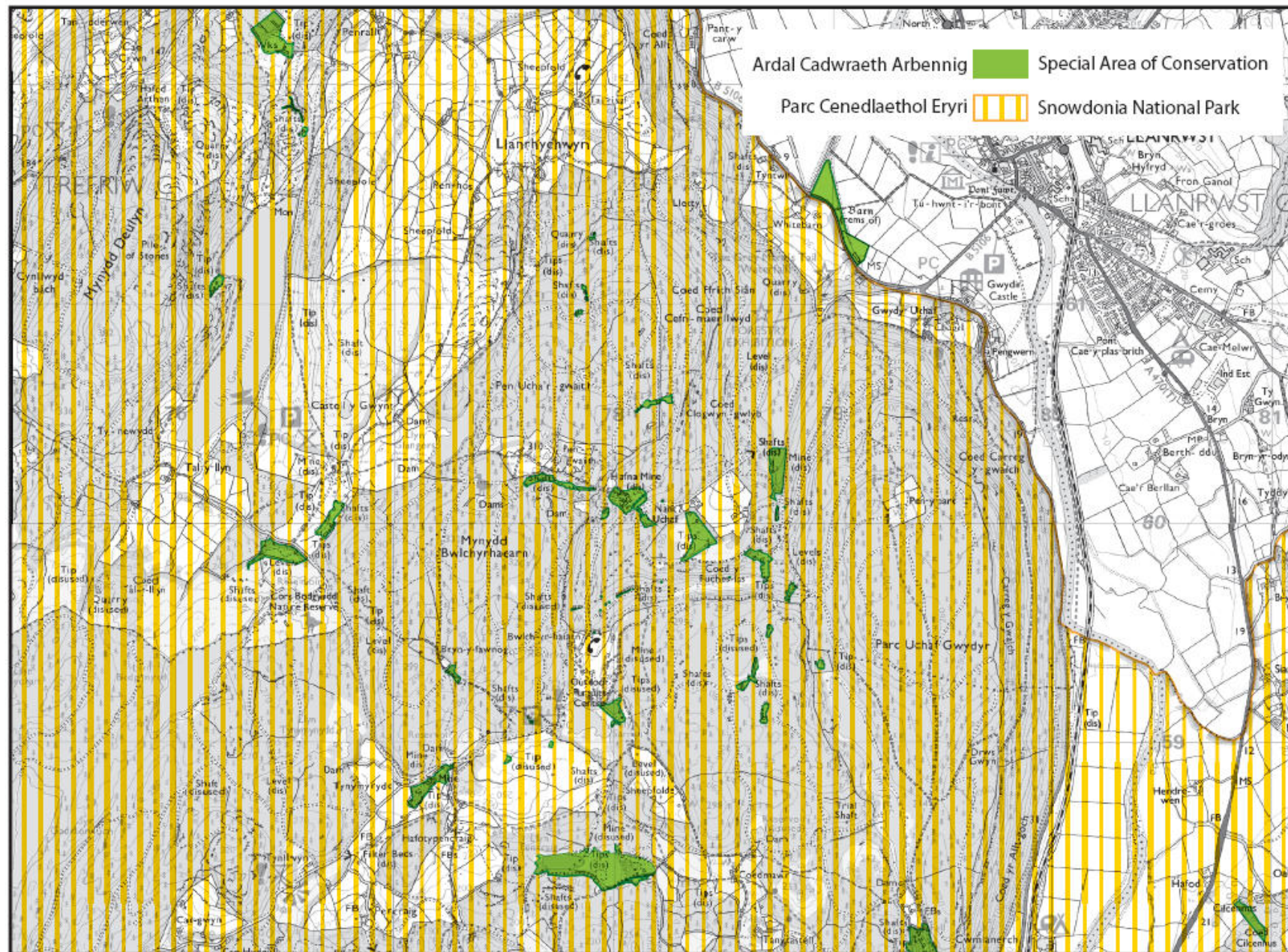
Great Orme's Head SAC

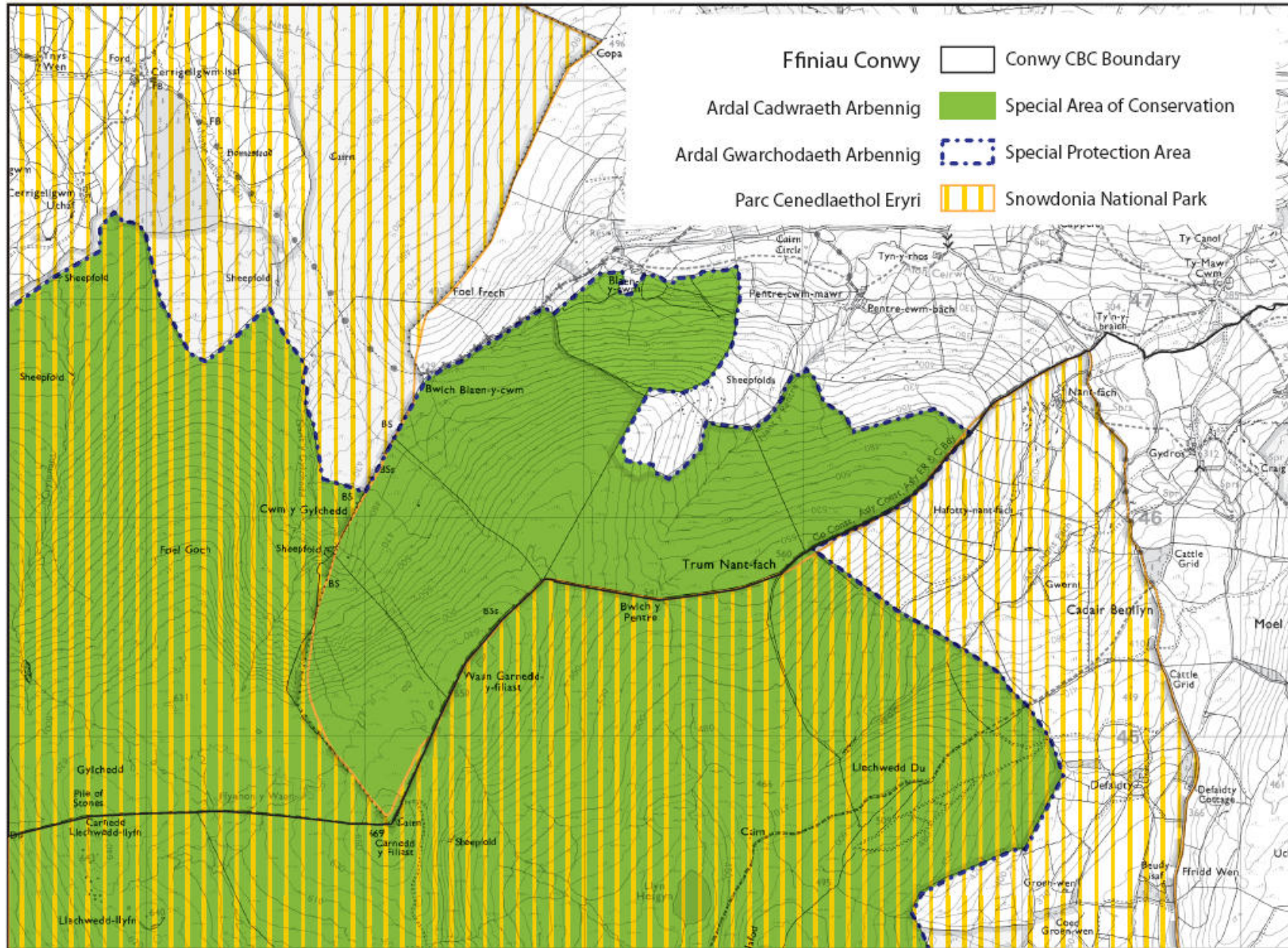






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