



Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	Geoff	Surname:	Doherty
Company name:	YGC				
Street address:	YGC				
	Swyddfa'r Cyngor			Telephone number:	01286679614
	Shirehall Street			Mobile number:	07920288931
Town/City:	CAERNARFON			Fax number:	
Country:					
Postcode:	LL55 1SH			Email address:	geoffdoherty@gwynedd.llyw.cymru
Are you an agent acting on behalf of the applicant?					
<input checked="" type="radio"/> Yes <input type="radio"/> No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Geoff	Surname:	Doherty
Company name:	YGC				
Street address:	YGC				
	Council Offices			Telephone number:	01286679614
	Shirehall Street			Mobile number:	07920288931
Town/City:	Caernarfon			Fax number:	
Country:					
Postcode:	LL551SH			Email address:	geoffdoherty@gwynedd.llyw.cymru

3. Description of the Proposal

Please describe the proposed development including any change of use:

Construction of a new road to the west of Llanbedr approximately 1.5 km in length. The new road will diverge from the A496 north of Llanbedr close to the sewage treatment works and will head south to pass to the west of Llanbedr crossing over the Afon Artro and Mochras Road just to the east of the public car park off Mochras Road. The road will then head roughly southwards to tie into the existing A496 close to Llwyn y Pin. The road will require the construction of a bridge spanning over the Afon Artro and Mochras Road and a bridge over a tributary of the Afon Artro a little further north. A number of culverts passing under the road will also be constructed. The new road will include new road junctions close to its northern and southern ends, linking into the village along the existing A496, and one just south of Mochras Road linking in to this road. North of Mochras Road the new road will be constructed on embankment and to the south of Mochras Road it will be constructed in a combination of cutting and embankment.

Has the building, work or change of use already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

Description:

Site runs from the north of Llanbedr to the south of Llanbedr passing to the west of the village.
North end of new road is at approximate NGR 258157 327611
South end of new road is at approximate NGR 258310 326274
New road crosses the Afon Artro at approximate grid reference 258170 326989
New road is approximately 1.5 km in length

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Attendance at Environmental Liaison Group meetings in connection with the scheme.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Design and Access Statement
Non Motorised Users Reports
Environmental Statement

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

7. Waste Storage and Collection

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes No

If Yes, please provide details:

See Design and Access Statement

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Boundary Treatments - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Masonry boundary walls where the road is on embankment and masonry faced concrete vehicle retrain walls on bridges.

Lighting - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Replacement of the existing street lighting along Mochras Road with new street lighting designed to reduce light spill and glare.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Design and Access Statement

11. Vehicle Parking

No Vehicle Parking details were submitted for this application

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit Other

Other

No foul drainage requirement generated by the proposed works

Are you proposing to connect to the existing drainage system?

Yes No Unknown

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Welsh Government's Development Advice Maps website - <http://data.wales.gov.uk/apps/floodmapping/>)

Yes No

If Yes, and you are proposing a new building or a change of use, please add details of the proposal in the following table:

Floodplain Area	Residential (Number of units)	Non-residential (Area of land - hectares)
Floodplain C1	0	3.20
Floodplain C2	0	0

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. (Refer to Section 6 and 7 and Appendix 1 of TAN 15 - <http://wales.gov.uk/topics/planning/policy/tans/tan15/?lang=en>)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

- Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes on the Planning Portal website (see "Local level requirements and additional documentation").

The notes provide further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features:

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance:

Yes, on the development site Yes, on land adjacent to or near the proposed development No

Supporting Information Requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

Your Local Planning Authority will be able to advise on the content of any assessments that may be required.

15. Existing Use

Please describe the current use of the site:

The majority of the proposed new road site is on agricultural land.

Is the site currently vacant?

Yes No

Does the proposal involve any of the following?

Land which is known to be contaminated?

Yes No

Land where contamination is suspected for all or part of the site?

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination?

Yes No

15. Existing Use

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

Yes No

16. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

Yes No

18. Residential Units

Does your proposal include the gain or loss of residential units?

Yes No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					

18. Residential Units

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

20. Employment

No Employment details were submitted for this application

21. Hours of Opening

No Hours of Opening details were submitted for this application

22. Site Area

What is the site area?

hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

Yes No

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

No industrial or commercial processes

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Renewable and Low Carbon Energy

Does your proposal involve the installation of a stand-alone renewable or low-carbon energy development? Yes No

25. Hazardous Substances

Is any hazardous waste involved in the proposal? Yes No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

26. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

27. Certificates (Certificate C)

Certificate of Ownership - Certificate C Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/The applicant certifies that:

Neither Certificate A or B can be issued for this application

- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

The steps taken were:

Land Registry search
Local enquiries

- I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Notice recipient	Date notice served
Name: <input type="text" value="E. Bailey"/>	<input type="text" value="16/03/2017"/>
Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="Plas y Bryn Farm"/>	
Street: <input type="text"/>	
Locality: <input type="text"/>	
Town: <input type="text" value="Llanbedr"/>	
Postcode: <input type="text" value="LL45 2DZ"/>	
Name: <input type="text" value="I.P. O'Rourke"/>	<input type="text" value="16/03/2017"/>
Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="Haulfryn"/>	
Street: <input type="text" value="Mynach Road"/>	

27. Certificates (Certificate C)

Locality: <input type="text"/> Town: <input type="text" value="Barmouth"/> Postcode: <input type="text" value="LL42 1RL"/>	
Name: <input type="text" value="Cyngor Gwynedd"/> Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="Swyddfa'r Cyngor,"/> Street: <input type="text" value="Stryd y Jel"/> Locality: <input type="text"/> Town: <input type="text" value="Caernarfon"/> Postcode: <input type="text" value="LL55 1SH"/>	<input type="text" value="16/03/2017"/>
Name: <input type="text" value="R.J & M. Evans"/> Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="Gwern Carnyddion"/> Street: <input type="text"/> Locality: <input type="text"/> Town: <input type="text" value="Llanbedr"/> Postcode: <input type="text" value="LL45 2NA"/>	<input type="text" value="16/03/2017"/>
Name: <input type="text" value="J.T. Williams"/> Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="Ty'r Acrau"/> Street: <input type="text"/> Locality: <input type="text"/> Town: <input type="text" value="Harlech"/> Postcode: <input type="text" value="LL46 2UW"/>	<input type="text" value="16/03/2017"/>
Name: <input type="text" value="Dwr Cymru Cyfyngedig"/> Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/> Street: <input type="text" value="Pentwyn Road"/> Locality: <input type="text" value="Nelson"/> Town: <input type="text" value="Tre Harris"/> Postcode: <input type="text" value="CF46 6LY"/>	<input type="text" value="16/03/2017"/>
Name: <input type="text" value="B.N. Murrel"/> Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="Bryn Heulog"/> Street: <input type="text"/> Locality: <input type="text"/> Town: <input type="text" value="Llanbedr"/> Postcode: <input type="text" value="LL45 2SL"/>	<input type="text" value="16/03/2017"/>
Name: <input type="text" value="A.J. & L.J. Rooney"/> Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="Llwyn y Pin"/> Street: <input type="text"/> Locality: <input type="text"/>	<input type="text" value="16/03/2017"/>

27. Certificates (Certificate C)

Town:	Llanbedr			
Postcode:	LL45 2LP			
Name:	G. Wigglesworth			
Number:		Suffix:		House name: Awel Y Llan
Street:	Llanfair			16/03/2017
Locality:				
Town:	Harlech			
Postcode:	LL46 2RR			
Name:	Pensarn Properties Limited			
Number:		Suffix:		House name:
Street:	Unit 4, Byd Wynn			16/03/2017
Locality:				
Town:	Llanbedr			
Postcode:	LL45 2LP			
Name:	J. Payne			
Number:		Suffix:		House name: Hafod y Bryn Lodge
Street:				16/03/2017
Locality:				
Town:	Llanbedr			
Postcode:	LL45 2LP			
Name:	E.C. Hughes			
Number:		Suffix:		House name: The Tudor
Street:	St Johns Hill			16/03/2017
Locality:				
Town:	Barmouth			
Postcode:	LL42 1AE			
Name:	M. Hughes			
Number:	40	Suffix:	A	House name:
Street:	Lyonsdown Avenue			16/03/2017
Locality:	New Barnet			
Town:	Barnet			
Postcode:	EN5 1DX			
Name:	M. Dunbar-Holtom			
Number:		Suffix:		House name: Hafod Y Bryn 'A'
Street:				16/03/2017
Locality:				
Town:	Llanbedr			

27. Certificates (Certificate C)

Postcode:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Title: First name:

Surname:

Person role:

Declaration date:

Declaration made

27. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Notice recipient	Date notice served
Name: <input type="text"/>	<input type="text"/>
Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/>	
Street: <input type="text"/>	
Locality: <input type="text"/>	
Town: <input type="text"/>	
Postcode: <input type="text"/>	

Title: First name:

Surname:

Person role:

Declaration date:

Declaration made

28. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.



Date