



**CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL**

DEWI FRANCIS JONES MSc, M.R.T.P.I
Prif Swyddog Cynllunio – Rheoleiddio a Datblygu
Economaid
Chief Planning Officer – Regulation and Economic
Development

CYNGOR SIR YNYS MÔN
ISLE OF ANGLESEY COUNTY COUNCIL
Swyddfeydd y Cyngor • Council Offices
LLANGFN
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LL77 7TW

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Gofynnwch am / Please ask for: **Joanne Roberts**
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Cais Rhif / App. No. **OP/2020/3**

DEDDF CYNLLUNIO GWLAD A THREF 1990 / TOWN AND COUNTRY PLANNING ACT 1990

Cais amlinellol gyda'r holl faterion wedi gadw yn ol ar gyfer codi annedd yn / Outline application with all matters reserved for the erection of a dwelling at 3 Tudno View, Porthaethwy/Menal Bridge

RHYBUDD PENDERFYNIAD

Darllenwch yr amodau a restrir isod yn ofalus os gwelwch yn dda, efallai y bydd angen cyflawni rhai o'r amodau cyn, neu yn ystod, y gwaith datblygu.

Mae eich cais wedi cael ei ystyried gan y Cyngor yn unol â'i awdurdod dan y Ddeddf uchod, a rhoddwyd **CANIATÂD** gyda'r amodau canlynol:-

(01) Bydd manylion y fynedfa, ymddangosiad, tirlunio, gosodiad a graddfa (a elwir yn "y materion wrth gefn" o hyn allan) yn cael eu cyflwyno ac yn cael eu cymeradwyo yn ysgrifenedig gan yr awdurdod cynllunio lleol cyn y bydd unrhyw ddatblygiad yn cael ei gyflawni yn unol â'r hyn a gymeradwywyd.

Rheswm: Mae'r cais yn un ar gyfer caniatâd cynllunio amlinellol.

(02) Bydd unrhyw gais ar gyfer cymeradwyo'r materion wrth gefn yn cael ei wneud i'r awdurdod cynllunio lleol ddim hwyrach na thair blynedd o ddyddiad y caniatâd hwn.

Rheswm: Er mwyn atal cronïad caniatâd cynllunio er mwyn galluogi'r Cyngor i adolygu addasrwydd y datblygiad yng ngoleuni'r amgylchiadau a newidiwyd ac er mwyn cydymffurfio â darpariaethau Adran 92(2) Deddf Cynllunio Gwlad a Thref 1990.

(03) Bydd y datblygiad yn dechrau un al cyn diwedd y pum mlynedd o ddyddiad y caniatâd hwn neu cyn i'r ddwy flynedd ddod i ben ers dyddiad caniatâd cymeradwyo'r materion wrth gefn diwethaf, pa bynnag un sydd hwyraf.

Rheswm: Er mwyn atal cronïad caniatâd cynllunio er mwyn galluogi'r Cyngor i adolygu addasrwydd y datblygiad yng ngoleuni'r amgylchiadau a newidiwyd ac er mwyn cydymffurfio â darpariaethau Adran 92(2) Deddf Cynllunio Gwlad a Thref 1990.

(04) Os deuir o hyd i unrhyw lygredd, dylid paratoi Strategaeth Adfer addas ar gyfer y safle a dylid ei chymeradwyo'n ysgrifenedig cyn y bydd unrhyw walth arall yn cael ei wneud.

(05) Ni fydd unrhyw waith adeiladu'n cael ei wneud y tu allan i oriau 08.00 i 18.00 rhwng dydd Llun a dydd Gwener, 08.00 i 13.00 ar dydd Sadwrn ac nid ar unrhyw adeg ar y Sul neu Wyliau Cyhoeddus.

Rheswm: I amddiffyn mwynderau preswylwyr tai cyfagos.

(06) Cyn cychwyn ar unrhyw waith datblygu, bydd cynlluniau'n cael eu cyflwyno i'r Awdurdod Cynllunio Lleol a'u cymeradwyo ganddo mewn ymgynghoriad â'r Awdurdod Priffyrdd yn dangos manylion am y materion isod a gadwyd yn ôl:

- a) dull mynediad i'r safle.
- b) maint a lleoliad y cyfleusterau lle gall cerbydau droi.
- c) maint a lleoliad y ddarpariaeth ar gyfer parcio ceir.

Rheswm Priodol: Er mwyn lleihau'r perygl, rhwystr ac anhwylystod i ddefnyddwyr y briffordd a'r fynedfa. Fel y gall cerbydau dynnu i ffwrdd, parcio a thro'i'n glir o'r briffordd er mwyn lleihau'r perygl, rhwystr ac anhwylystod i ddefnyddwyr y briffordd gyfagos.

(07) Bydd raid adeiladu pob dreif gerbydau ar oleddf na fydd yn ddim mwy serth nag 1 mewn 20 am y 5 metr cyntaf yn ôl o ochr agosaf y dreif cyffiniol.

Rheswm: Er mwyn lleihau'r perygl, rhwystr ac anhwylystod i ddefnyddwyr y briffordd a'r fynedfa.

(08) Ni chychwynir unrhyw waith ar y Datblygiad hyd oni fydd cynlluniau wedi eu cyflwyno a'u cadarnhau yn ysgrifenedig gan yr Awdurdod Cynllunio Lleol a Chynllun Rheoli Traffig Adeiladu (CTMP). Bydd y CTMP yn cynnwys;

- (i) Llwybr cerbydau adeiladu, peiriannau trwm a cherbydau danfon nwyddau i ac o'r safle.
 - (ii) Math, maint a phwysau cerbydau adeiladu a danfon i'w defnyddio mewn cysylltiad â'r gwaith o adeiladu'r datblygiad gan roi ystyriaeth i geometreg, lled, aliniad a chyflwr strwythurol rhwydwaith y briffordd ar hyd y llwybr mynediad i'r safle;
 - (iii) Amseriad ac amlder y gwaith adeiladu a'r cerbydau danfon sydd i'w defnyddio mewn cysylltiad â'r datblygiad gan roi ystyriaeth i leihau'r effaith ar rannau sensitif rhwydwaith y briffordd a'r llwybrau adeiladu i'r safle, yn cynnwys ystyriaeth i dderbynyddion sensitif e.e. ysgollon a chyfyngiadau rhwydwaith;
 - (iv) Mesurau i leihau a lliniaru'r risg i ddefnyddwyr ffordd yn enwedig rhai nad ydynt yn defnyddio moduron;
 - (v) Y trefniadau parcio i'w gwneud ar gyfer yr holl bobl sy'n parcio ar y Safle ac ar gyfer ymwelwyr;
 - (vi) Y trefniadau ar gyfer storio peiriannau ac offer a llwytho a dadlwytho peiriannau a deunyddiau;
 - (vii) Manylion mesurau sydd i'w gweithredu er mwyn atal mwd a malurion rhag halogi'r rhwydwaith briffyrdd gyfagos;
- Bydd y datblygiad yn cael ei adeiladu'n unol â'r cynllun a gymeradwywyd.

Rheswm: Er mwyn sicrhau bod rheolaeth resymol a chywir yn cael ei gweithredu dros draffig adeiladu a gweithgareddau adeiladu er budd diogelwch y briffordd.

(09) Bydd llechi naturiol unlliw yn cael eu defnyddio ar gyfer to'r anedd arfaethedig.

Rheswm: Er mwyn sicrhau bod y datblygiad er budd amwynder.

(10) Bydd gwaith ar y datblygiad a ganiateir yma yn cael ei gyflawni mewn modd a fydd yn cydymffurfio'n llwyr â'r manylion a ddangosir ar y cynlluniau a nodir isod, manylion sydd wedi eu cynnwys mewn unrhyw ddogfennau a gyflwynwyd gyda chais o'r fath oni bai eu bod wedi eu cynnwys yn narpariaethau'r amodau sy'n rhan o'r caniatâd cynllunio hwn:

- Cynllun Lleoliad: OBS-2019-063 GA001 Rev A
- Cynllun Bloc Arfaethedig: OBS-2019-063 GA002 Rev B
- Trawsdoriad Safle Presennol ac Arfaethedig: OBS-2019-063 GA003 Rev A
- Llain Gwelededd: OBS-2019-063 GA006 Rev A

Rheswm: Sicrhau bod y datblygiad yn cael ei weithredu'n unol â'r manylion a gymeradwywyd.

Y cynllun datblygu sy'n berthnasol i Ynys Môn yw'r Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn (2017). Roedd y polisiau canlynol yn berthnasol i'r sylw a roddwyd i'r cais hwn: PS1, PS4, PS5, PS17, PS20, PCYFF1, PCYFF2,

NOTICE OF DECISION

Please read the conditions listed below carefully, some conditions may require to be discharged prior to or during development.

Your application has been considered by the Council in accordance with its authority under the above Act and permission has been **GRANTED** with the following conditions:-

(01) Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: The application is for outline planning permission.

(02) Any application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

Reason: To prevent the accumulation of planning permissions to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990.

(03) The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To prevent the accumulation of planning permission: to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990

(04) In the event of any contamination being found, a suitable Remediation Strategy should be prepared for the site which should be submitted to the Local Planning Authority for its written approval prior to any other works being carried out.

Reason: In the interests of public health.

(05) Construction works shall not take place outside the hours of 08.00 to 18.00 Mondays to Fridays and 08.00 to 13.00 on Saturdays and at no time on Sundays or Public Holidays.

Reason: To protect the amenities of nearby residential occupiers.

(06) Before any development commences, plans shall be submitted and approved by the Local Planning Authority in consultation with the Highway Authority showing details of the following reserved matters:

- a) the means of access to the site.
- b) the extent and position of vehicle turning facilities.
- c) the extent and position of accommodation for car parking.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access. To enable vehicles to draw off and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

(07) The vehicle driveways shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining driveway.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(08) The commencement of the development shall not take place until there has been submitted to and approved in writing by the Local Planning Authority, a Construction Traffic Management Plan (CTMP). The CTMP shall include;

- (i) The routing to and from the site of construction vehicles, plant and deliveries.**
- (ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**
- (iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;**
- (iv) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**
- (v) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**
- (vi) The arrangements for loading and unloading and the storage of plant and materials;**
- (vii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**

The construction of the development shall be completed in accordance with the approved plan.

Reason: To ensure reasonable and proper control is exercised over construction traffic and construction activities in the interests of highway safety.

(09) Natural slates of uniform colour shall be used as the roofing material of the proposed dwelling.

Reason: To ensure that the development is in the interests of amenity.

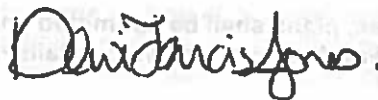
(10) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission:

- Location Plan: OBS-2019-063 GA001 Rev A
- Proposed Block Plan: OBS-2019-063 GA002 Rev B
- Existing and Proposed Site Sections: OBS-2019-063 GA003 Rev A
- Visibility Splay: OBS-2019-063 GA006 Rev A

Reason: To ensure that the development is implemented in accord with the approved details.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PS1, PS4, PS5, PS17, PS20, PCYFF1, PCYFF2, PCYFF3, TRA2, AT1, TAI2, TAI8, TAI15.

DYDDIAD Y PENDERFYNIAD 23/10/2020 DATE OF DECISION



DEWI FRANCIS JONES
PRIF SWYDDOG CYNLLUNIO / CHIEF PLANNING OFFICER

Croeso i chi ddello gyda'r Cyngor yn Gymraeg neu'n Saesneg. Cewch yr un safon o wasanaeth yn y ddwy iaith.
You are welcome to deal with the Council in Welsh or English. You will receive the same standard of service in both languages.

Nodiadau i'w cyflwyno hefo Hysbysiadau Penderfyniadau

Systemau Draenio Cynaliadwy (SDCau) - Bydd angen systemau draenio cynaliadwy ar gyfer pob datblygiad newydd o fwy nac 1 tŷ neu lle mae'r arwynebedd adeiladu yn 100m² neu fwy er mwyn rheoli dŵr wyneb ar y safle. Mae'n rhaid i systemau draenio dŵr wyneb gael eu dylunio a'u hadeiladu yn unol â safonau gofynnol ar gyfer draenio cynaliadwy a gyhoeddwyd gan Weinidogion Cymru. Mae Atodlen 3 o Ddeddf Rheoli Llifogydd a Dŵr (DRhLID) 2010 yn gorchymyn bod rhaid i systemau draenio dŵr wyneb ar gyfer datblygiadau newydd gydymffurfio â Safonau Cenedlaethol gorfodol ar gyfer draenio cynaliadwy (SDCau). Mae'n rhaid i'r systemau hyn gael eu cymeradwyo gan Gyngor Sir Ynys Môn yn ei rôl fel Corff Cymeradwyo SDCau (CCS) cyn i'r gwaith adeiladu gychwyn. Os hoffech ragor o wybodaeth am y broses newydd hon, cysylltwch â permht@ynysmon.gov.uk neu gwelwch

<https://gov.wales/topics/environmentcountryside/epq/flooding/drainage/?skip=1&lang=cy>

Rheoliadau Adeiladu – Nid penderfyniad dan y Rheoliadau Adeiladu mo hwn a dylai ymgeiswyr sicrhau eu bod wedi cael yr holl ganiatadau angenrheidiol ar gyfer yr un cynnig a'r un cynlluniau cyn cychwyn unrhyw waith ar y safle. Gweler <https://www.ynysmon.gov.uk/cy/Trigolion/Cynllunio-rheoli-adeiladu-a-chadwraeth/Rheoli-Adeiladu/Beth-yw-rheoli-adeiladu.aspx> am ragor o wybodaeth.

Cyflawni Amodau – Os ydyw eich cais wedi cael ei ganiatáu gydag amodau, yna rhaid i unrhyw amodau y mynnwyd arnynt cyn cychwyn ar y gwaith, gael eu cyflawni'n ffurfiol drwy ffurflen gais cyn cychwyn ar y gwaith. Gellir cael ffurflenni cais drwy <https://www.anglesey.gov.uk/documents/Dogfennau-Cy/Cynllunio/1APP/Ffurflenni-Cynllunio-Ynys-Môn-1APP.pdf>

Diwygio eich caniatâd (nid yw hyn ond yn ymwneud â chaniatadau cynllunio) – Os ydych eisiau newid rhai o'r manylion ar eich caniatâd cynllunio a'r rheini fe ystyrir yn fân-newidiadau yn unig, gallwch ymgeisio am Ddiwygiad Ansylweddol. Gellir cytuno ar newidiadau eraill drwy gyflwyno cais ffurfiol i Amrywio amod neu drwy gyflwyno Cais Cynllunio newydd. Gellir cael ffurflenni cais drwy <https://www.anglesey.gov.uk/documents/Dogfennau-Cy/Cynllunio/1APP/Ffurflenni-Cynllunio-Ynys-Môn-1APP.pdf>

Glynu wrth amodau/cynlluniau a gymeradwywyd – Bydd methiant i lynu wrth fanylion cynlluniau a gymeradwywyd neu i gydymffurfio gydag amodau yn tynnu'n groes i Ddeddf Cynllunio Gwlad a Thref 1990 a gellir cymryd camau gorfodaeth yn y fath achosion.

Enwi a Rhifo Strydoedd / Creu Cyfeiriad Newydd - Mae enwi a rhifo strydoedd yn un o swyddogaethau cyfreithiol Cyngor Sir Ynys Môn, i ddyrannu rhifau tai ac enwau ffyrdd i unrhyw ddatblygiadau newydd ac addasiadau eiddo, fel bod y gwasanaethau brys yn gallu dod o hyd i unrhyw gyfeiriad maent yn cael eu galw iddo; ac i alluogi danfon post yn effeithiol.

Gan weithredu fel yr Awdurdod Enwi a Rhifo Strydoedd mae'r Cyngor yn cyflawni'r swyddogaethau hyn o dan ddarpariaethau adrannau 17 -19 o'r Deddf Iechyd Cyhoeddus 1925.

Sylwer nad yw'r awdurdod yn pennu codau post, ond lle bo angen, 'rydym yn cael codau post newydd gan y Post Brenhinol ar ôl cytuno ar gyfeiriadau newydd. Ni fydd y Post Brenhinol yn dyrannu codau post heb yr hysbysiad ffurfiol o gyfeiriad newydd gan yr awdurdod lleol

Bydd perchnogion/datblygwyr yn ei chael yn anodd cael gafael ar bost, nwyddau a gwasanaethau o amrywiaeth o ffynonellau os nad oes ganddynt gyfeiriad post swyddogol; er enghraifft, wrth wneud cais am gerdyn credyd, cael nwyddau drwy'r post neu gofrestru gyda gwasanaethau cyfleustodau. Felly, mae'n bwysig iawn eich bod yn dechrau'r broses enwi a rhifo strydoedd a chreu cyfeiriad newydd cyn gynted â phosibl ar ôl derbyn caniatâd cynllunio ac o leiaf cyn cwblhau unrhyw adeilad newydd neu drosiadau.

Mae manylion y broses enwi a rhifo strydoedd ar gael ar wefan y Cyngor:

<https://www.ynysmon.gov.uk/cy/Trigolion/Parcio-lonydd-a-theithio/Ffyrdd-a-Phalmentydd/Enwi-strydoedd-a-rhifo-eiddo.aspx>

Hawl i Apelio - Os ydych yn teimlo eich bod wedi cael cam oherwydd bod cais wedi ei wrthod neu am fod amodau wedi eu gosod ar gais, gallwch gyflwyno apêl i'r Arolygiaeth Gynllunio yn Adeiladau'r Goron, Parc Cathays, Caerdydd CF10 3NQ neu ar-lein yn <https://lyw.cymru/apeliadau-cynllunio>. Rhaid gwneud apeliadau ar y ffurflen gywir ar gyfer y math o gais a gyflwynwyd gennych. Bydd gwybodaeth a ddarperir fel rhan o broses apelio'n cael ei chyhoeddi ar-lein. Dim ond yr ymgeisydd sydd â'r hawl i apelio. Mewn rhai amgylchiadau gall yr Arolygiaeth Gynllunio wrthod ystyried apêl.

Mae'r hysbyseb penderfyniad hwn yn ymwneud yn unig gyda'r Ddeddf Cynllunio Gwlad a Thref 1990 (fel diwygiwyd) ac nid yw yn awgrymu y cymeradwyr unrhyw gymeradwyaeth, sydd efallai ei angen o dan

Notes to accompany Decision Notices

Sustainable Drainage Systems (SuDS) - All new developments of more than 1 house or where the construction area is of 100m² or more will require sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers. Schedule 3 of the Flood and Water Management Act (FWMA) 2010 requires surface water drainage for new developments to comply with mandatory National Standards for sustainable drainage (SuDS). These systems must be approved by the Isle of Anglesey County Council acting in its SuDS Approving Body (SAB) role before construction work begins. If you would like more information about this new process, please contact pemht@anglesey.gov.uk or see <https://gov.wales/topics/environmentcountryside/epq/flooding/drainage/?lang=en>

Building Regulations - This decision is not a decision under the Building Regulations and the applicant should ensure that all necessary approvals for the same proposal and same plans are obtained before commencing any work on the site. See <https://www.anglesey.gov.uk/en/Residents/Planning-building-control-and-conservation/Building-control/What-is-building-control.aspx> for further information.

Discharge of Conditions – If your application has been approved with conditions then any pre-commencement conditions must be formally discharged through application before work starts. Application forms can be obtained via <https://www.anglesey.gov.uk/documents/Docs-en/Planning/Making-a-Planning-Application/1APP/Isle-of-Anglesey-Planning-Application-Forms-1APP.pdf>

Amending your permission (only applies to planning permissions) – If you want to change some details of your planning permission and the change is considered minor, you can apply for a Non-Material Amendment. Other changes may be agreed through formal application for a Variation of Condition or through a new Planning Application. Application forms can be obtained via <https://www.anglesey.gov.uk/documents/Docs-en/Planning/Making-a-Planning-Application/1APP/Isle-of-Anglesey-Planning-Application-Forms-1APP.pdf>

Adherence to approved plans/conditions - Failure to adhere to the details of the approved plans or to comply with the conditions contravenes the Town and Country Planning Act 1990 and enforcement action may be taken.

Street Naming & Numbering / Creation of New Address - Street naming and numbering is a legal function of the Isle of Anglesey County Council, to allocate house numbers and road names logically to any new developments and property conversions, so that the emergency services are able to speedily locate any address to which they may be summoned; and to enable effective delivery of mail.

Acting as the Street Naming and Numbering Authority the Council carries out these functions under the provisions of the Public Health Act 1925 sections 17 -19.

Please note that the authority does not determine postcodes, but where necessary, obtains new postcodes from the Royal Mail after new addresses have been agreed. Royal Mail will not allocate postcodes without a formal notification of a new address from the local authority.

Owners/developers will encounter difficulties in obtaining mail, goods and services from a variety of sources if they do not have an official postal address; for example, when applying for a credit card, obtaining goods by mail order or registering with utility services. Therefore, it is very important that you commence the street naming and numbering process as soon as possible after receiving planning approval and at the latest before any new build or conversion is completed.

Details of the Street naming and Numbering process can be found on the Council's website: <https://www.anglesey.gov.uk/en/Residents/Parking-roads-and-travel/Roads-and-pavements/Street-naming-and-numbering.aspx>

Right of Appeal - If you are aggrieved by a decision to refuse permission or to grant it subject to conditions you can appeal to the Planning Inspectorate at Crown Buildings, Cathays Park, Cardiff CF103NQ or online at <https://gov.wales/planning-appeals>. Appeals must be made on the correct form relating to the type of application you submitted and within the subscribed time limit. Information provided as part of the appeal process will be published online. Only the applicant has the right of appeal. In some circumstances the Planning Inspectorate may refuse to consider an appeal.

This decision notice relates solely to the Town and Country Planning Act 1990 (as amended) and does not purport to grant any approval, which may be required under any separate legislative provisions.



14.2.20

OP/2020/3 3 Tudno View, Porthaethwy/Menai Bridge

Cais amlinellol gyda'r holl faterion wedi gadw yn ol ar gyfer codi annedd yn / Outline application with all matters reserved for the erection of a dwelling at 3 Tudno View, Porthaethwy/Menai Bridge JR

The proposal would see the loss of an existing well-vegetated area of garden. In view of the Council's duty under the Environment Wales Act (2016) to seek to maintain and enhance biodiversity whilst carrying out its functions, some new planting should be carried out to mitigate this effect, either marked on plans before determination, or through a planning condition. Also, some bird boxes such as Schwelger Sparrow Terrace boxes, could be included on the NE elevation of the proposed building at the reserved matters stage.

Vegetation clearance should avoid harm/ disturbance to nesting birds, and be carried out following appropriate checks, or done September-end February to avoid the nesting season. This advice is in view of protection of active nests in law. Works should also be mindful of possible presence of wildlife such as amphibians.

**Dave Cowley ACIEEM
Ymgynghorydd Ecolegol/ Ecological Adviser 2470**



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-109261
Eich cyf/Your ref: OP/2020/3

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

Isle of Anglesey County Council,
Council Offices,
Llangefni,
Ynys Mon,
LL77 7TW

ebost/email: Choose an item.
Ffôn/Phone: 03000 65 3785

19/02/2020

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: Outline application with all matters reserved for the erection of a dwelling
LLEOLIAD / LOCATION: 3 Tudno View, Menai Bridge

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 14 February 2020.

We have no objection to the proposed development as submitted and provide the following advice.

We note that there is no information about protected species with the application and, therefore, are assuming that your Authority has screened the application and concluded that there is not a reasonable likelihood of protected species being present.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

LYGCA

Ymddiriedolaeth Cynllunio Datblygu / Development Planning Authority
Llywodraeth Cymru / Welsh Government

Meryl Read

Meryl Read
Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales

Enw / Name	Cofrestru / Registration
Meryl Read	Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning Cyfoeth Naturiol Cymru / Natural Resources Wales
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Enw / Name	Cofrestru / Registration	Statws / Status
Meryl Read	Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning Cyfoeth Naturiol Cymru / Natural Resources Wales	Cynghorydd / Advisor
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Cyf/Ref: OP/2020/3
Risg Llifogydd a Draenio Tîr/Flood Risk and Land Drainage
Polisi ARNA1/Policy ARNA1
Sylwadau Corff Cymeradwyo SDC/Initial SuDS Approval Body Comments
<p><i>As of January 7th 2019, all new developments of more than 1 property or where the construction area with drainage implications is 100m² or more, will require sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers.</i></p> <p><i>These systems must be approved by Isle of Anglesey County Council acting in its role as a SuDS Approving Body (SAB), before construction work begins. The SAB will have a duty to adopt compliant systems which serve more than one property so long as it is built and functions in accordance with the approved proposals, including any SAB conditions of approval.</i></p> <p><i>No drainage plan has also been submitted illustrating the planned approach. However reverence is made to separate SUDS application. Due to the size and nature of the development it will be necessary to provide an application to the SAB for approval prior to the commencement of the building work.</i></p> <p>https://www.anglesey.gov.uk/en/Residents/Parking-roads-and-travel/Flood-and-water-management/Sustainable-drainage-systems-approval-body-SAB.aspx</p>



Dwr Cymru
Welsh Water

Developer Services
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E.mail: developer.services@dwrwymru.com

Gwasanaethau Datblygu
Blwch Post 3146
Caerdydd
CF30 0EH

Ffôn: +44 (0)800 917 2652
Ffacs: +44 (0)2920 740472
E.bost: developer.services@dwrwymru.com

Isle of Anglesey County Council
Swyddfa'r Sir
Llangefni
LL77 7TW

Date: 30/03/2020

Our Ref: PLA0047837

Your Ref: OP/2020/3

Dear Sir,

Grid Ref: SH555721 255586 372231

Site: 3 Tudno View, Hill Street, Menai Bridge, Anglesey

Development: all matters reserved for the erection of a dwelling

Thank you for re-consulting us on above application.

Having reviewed the revised proposed block plan (dwg ref: OBS-2019-063 GA002 Rev A), we note foul flows are proposed to be connected into a transferred public sewer located in Stryd y Ffynnon. We have no objection to the proposed foul drainage arrangements in principle.

Advisory Notes

We would kindly request that if you are minded to grant Planning Consent for the above development that the following Advisory Notes are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

As of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore may require approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with The Isle of Anglesey County Council as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also



We welcome correspondence in
Welsh and English

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,

Dafydd Bailey
Development Control Officer
Developer Service

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Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'

We welcome correspondence in
Welsh and English

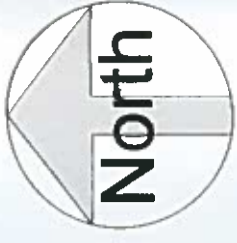
Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

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Notes



A	Red line amended to extend to Hill Street	Feb '20
No.	Description	Date
DO NOT SCALE FROM DRAWING		
CHECK ALL DIMENSIONS ON SITE		

OUTLINE

BUILDING SOLUTIONS

Cyf

Tel: 07584 570479
E-mail: info@outlinebuildingsolutions.co.uk



Chartered Institute of
Architectural Technologists
Registered Practice

Mr & Mrs A. Price
3 Tudno View, Hill Street,
Menai Bridge, Ynys Môn,
LL59 5AF

Location & Existing Block Plans

Drawn by	GLJ	Date	Dec 2019
Drawing No	OBS-2019-063 GA001	Rev	A



2 EXISTING BLOCK PLAN
1 : 500

1 LOCATION PLAN
1 : 2500

Scale @ A3
As indicated

Notes

Lower and Upper Limits

Width:
Lower - 6.5m
Upper - 8.0m

Length:
Lower - 8.0m
Upper - 9.5m

Height:
Lower - 6.0m
Upper - 7.5m

The proposal will create 1nr 3 bedroom dormer bungalow.

Affordable housing provisions are not applicable to this application.

B	Proposal limits revised	Aug '2
A	Foul drainage note added.	Mar '20
No.	Description	Date
DO NOT SCALE FROM DRAWING		
CHECK ALL DIMENSIONS ON SITE		

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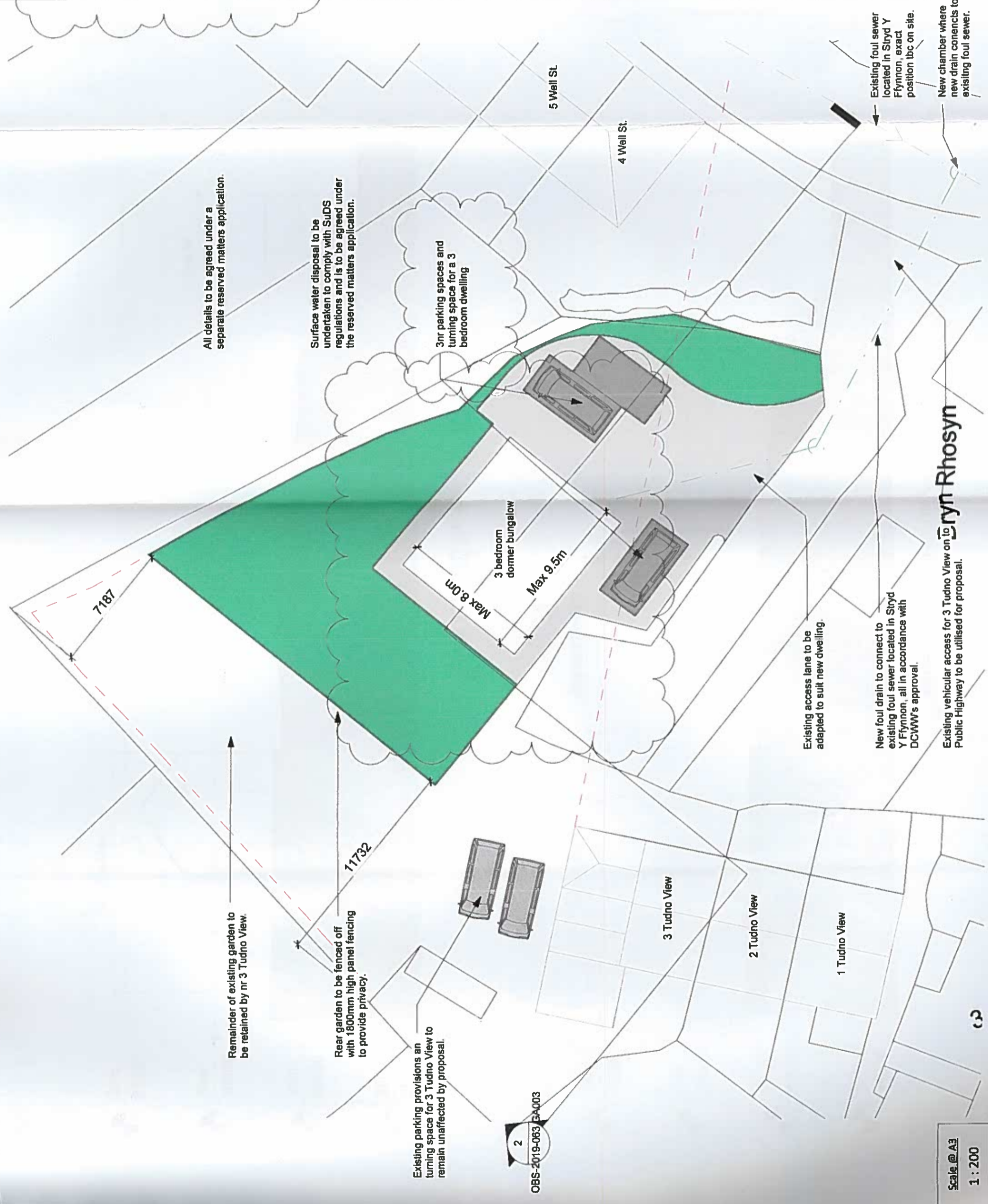


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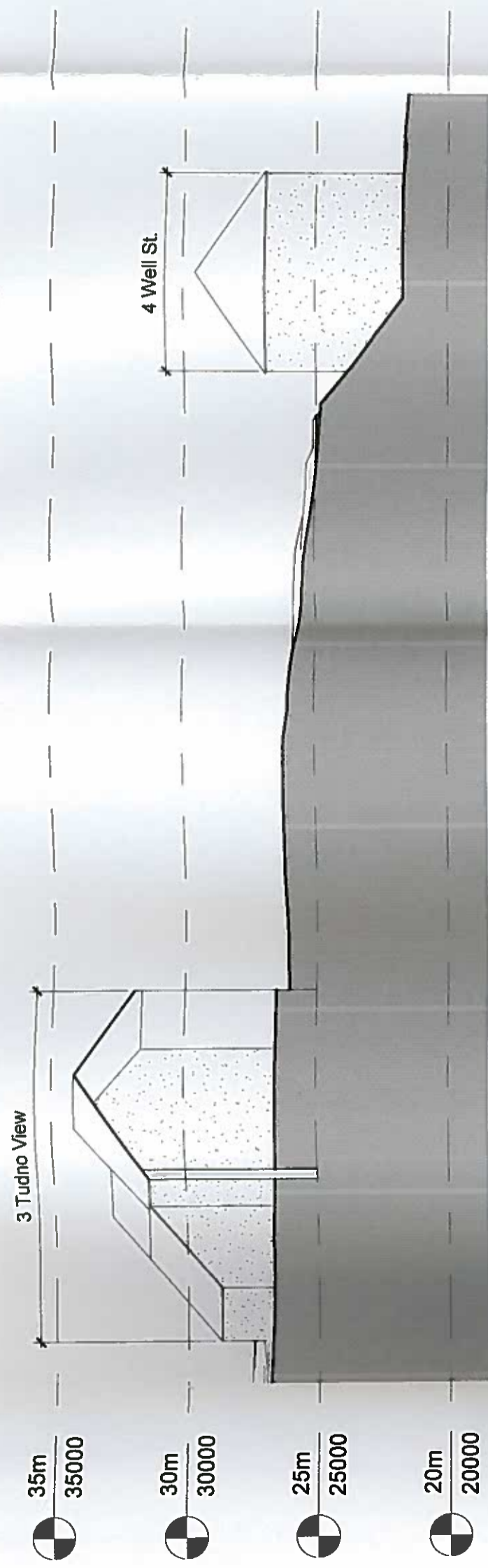
Proposed Block Plan

Drawn by	GUJ	Date	Dec 2019
Drawing No	OBS-2019-063 GA002	Rev	B

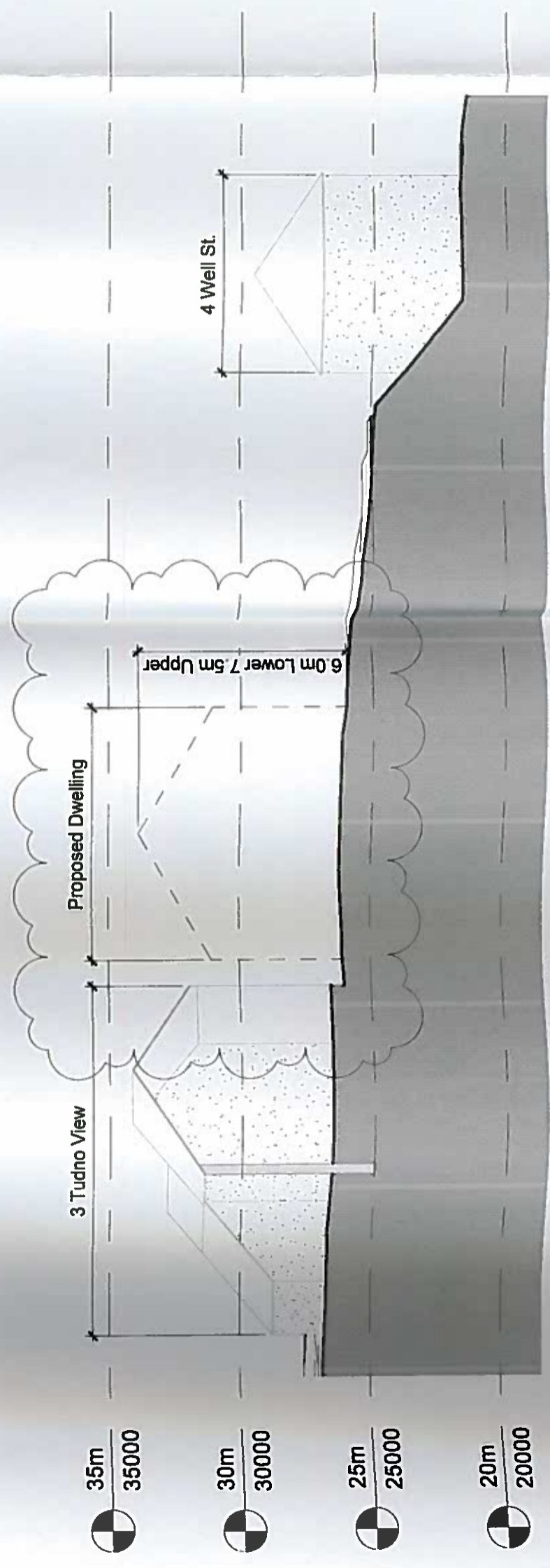


Bryn Rhosyn

Notes



1 EXISTING SITE SECTION A-A
1 : 200



2 PROPOSED SITE SECTION A-A
1 : 200

Scale @ A3
1 : 200

A	Scale of building reduced	Aug '20
No.	Description	Date

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Existing & Proposed
Site Sections

Drawn by	GUJ	Date	Dec 2019
Drawing No	OBS-2019-063 GA003	Rev	A



Photograph P1



Photograph P2



Photograph P3



Photograph P4



Photograph P5



Photograph P6



DO NOT SCALE FROM DRAWING

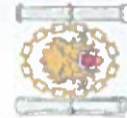
CHECK ALL DIMENSIONS ON SITE

Scale 1:250

NOTES

No.	Description	Date

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Cyl



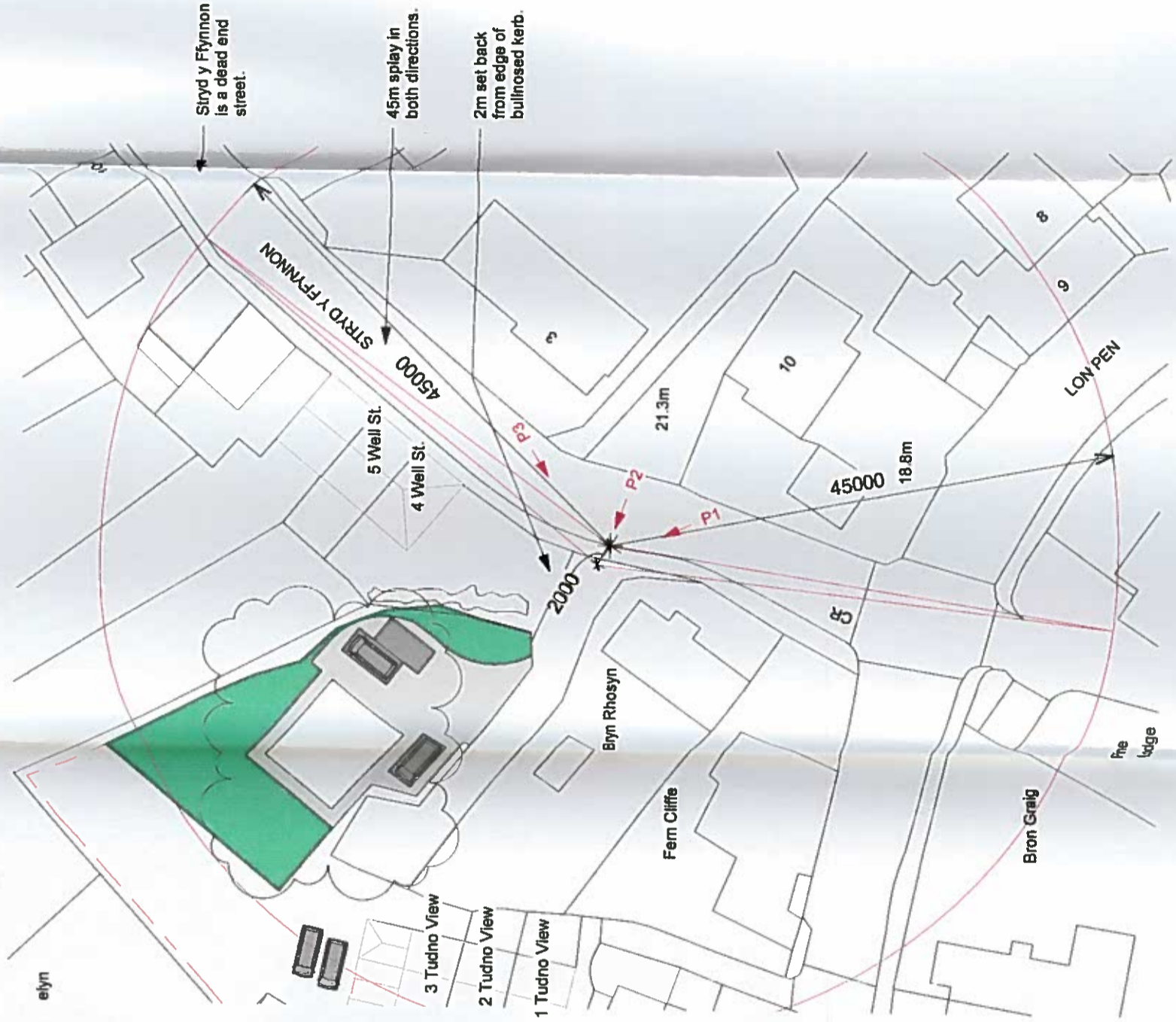
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3 Tuono View, Hill Street, Menai
Bridge, Ynys Mbn, LL59 5AF

Photographs of the Site

Tel: 07384570273
E-mail: info@outlinebuildingsolutions.co.uk
Drawn by: GU Date: June 2020
Drawing No: OBS-2019-063 GA005
Rev:

Note: The existing drive currently only provides vehicular and pedestrian access to nr 3 Tudno View, nr 1 & 2 Tudno View park their vehicles on Hill Street and have a separate footpath from Hill Street.



1 VISIBILITY SPLAYS
1 : 500



Existing bush on applicant's land can be trimmed back to aid with visibility.

Photograph P1



Photograph P2



Photograph P3

Scale @ A3

1 : 500

A No.	Scale of building reduced	Description	Aug '20
			Date

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CHECK ALL DIMENSIONS ON SITE

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Visibility Splay

Drawn by: GU Date: June 2020

Drawing No: OBS-2019-063 GA006 Rev: A