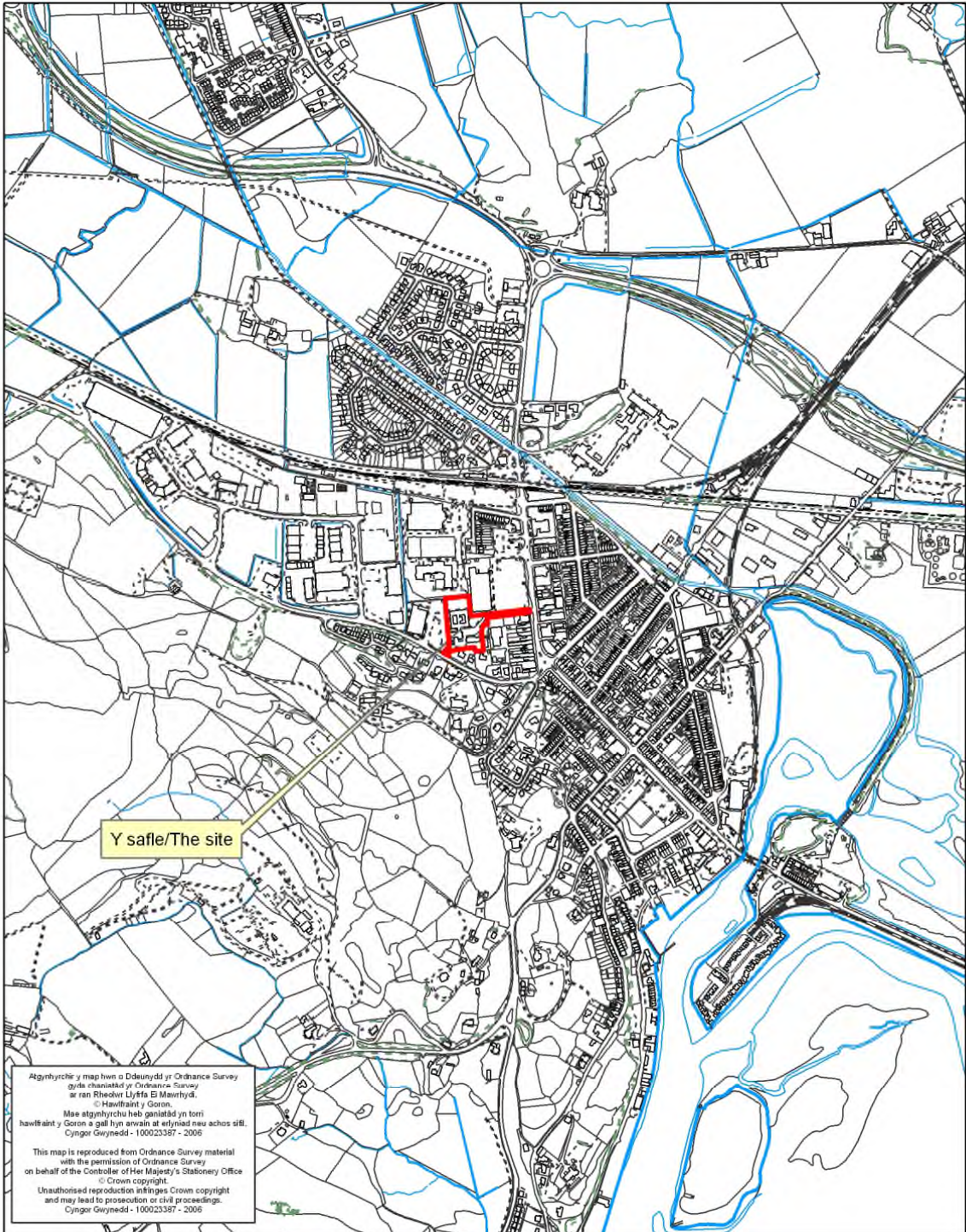


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THE SENIOR PLANNING SERVICE AND ENVIRONMENT MANAGER'S REPORT	DOLGELLAU

Application Number: C14/0931/44/LL  
Date Registered: 01/10/2014  
Application Type: Full - Planning  
Community: Porthmadog  
Ward: Porthmadog West

Proposal: DEMOLISH EXISTING CARE HOME AND ERECT 40 EXTRA CARE RESIDENTIAL UNITS IN ITS PLACE TOGETHER WITH OFFERING ASSOCIATED SUPPORT AND COMMUNITY FACILITIES

Location: HAFOD Y GEST, HIGH STREET, PORTHMADOG, GWYNEDD, LL49 9NU

**Summary of the Recommendation:**

APPROVE WITH CONDITIONS.

**1. Description:**

1.1 This is a full planning application to demolish an existing single-storey derelict care home and erect an extra care residential development in its place. It is proposed to provide 40 independent units within the development together with associated support and communal facilities. The main elements of the proposal can be split as follows:-

- Demolition – the existing single-storey sub-standard home together with the derelict adjacent day centre ‘Noddfa Madog’ will be demolished. The existing home was built approximately 40 years ago and it was proposed as a temporary structure and the day centre has already been relocated in the town.
- New building – the new building will vary from single-storey to three-storeys in height with a floor area of 4,869m<sup>2</sup> compared with a floor area of 1,777m<sup>2</sup> in the existing home. The new building will use the majority of the site and has been designed and planned in order to create amenity areas around the building and to benefit from the sun’s heat and light. The building will be in an inverted ‘C’ shape with a tail extending out towards the southern boundary of the site. The main part of the building (where the communal space is located for a variety of activities for the prospective occupiers) will be three-storey with two two-storey wings extending out towards the western boundary of the site.
- Use – the new building will comprise 40 residential units (26 units with two bedrooms and 14 units with one bedroom) with 11 situated on the ground floor, 20 on the first floor and 9 units on the second floor. Communal facilities will include lounges, restaurant/dining room, activities room, fitness room, visitors’ room, toilets, laundry and hairdressing room. Staff and support facilities will comprise cleaners’ storage, staff rooms with lockers and toilets, offices for the staff and the manager, kitchen together with a meeting room.
- Access and parking – the proposal will entail creating a temporary access from the class 1 county highway, A.497 (Penamser Road) between the Aldi supermarket and the dwelling of Llwyn Onn whilst the building work takes place on the site in order to avoid any obstruction to the users of the existing driveway from the High Street. There will be access to pedestrians only from Penamser Road once the work has been completed. It is also proposed to widen the current driveway from the High Street in order that it is a two road drive with the public using the current footpath that runs

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along the southern boundary of the Tesco supermarket (as many currently use it to attend the primary school).

- Landscaping and amenity areas – it is proposed to retain the trees that border the Tesco parking site with a great number of bushes and new trees planted within and around the proposed amenity areas. However, it is proposed to fell the birch tree on the southern boundary of the site in order to re-open the foot access to Penamser Road. Landscaping work will include soft landscaping together with hard landscaping in the form of footpaths and sitting/assembly areas around the building. A footpath runs along the site's northern boundary that links with the other paths proposed to be created around the building and the site itself.
- 1.2 The application site is located within the development boundary as included in the Gwynedd Unitary Development Plan (GUDP) and borders with the 'Town Centre' designation. It is also within Flooding Zone C1 according to the Development Advice Maps of TAN 15. North of the site the primary school – Ysgol Eifion Wyn is situated, north-east is the Tesco supermarket, east is the driveway that links the site to the High Street, south-west is the Meddygfa Wen Surgery, Porthmadog Police Station and the Pianos Cymru shop, to the south are two-storey residential dwellings and Penamser Road and west is the Aldi supermarket car park.
- 1.3 As part of the planning application, several reports and assessments have been submitted to support the development:-
- Design and Access Statement
  - In accordance with the requirements of the Supplementary Planning Guidance (SPG): Planning and the Welsh Language a Linguistic and Community Statement was presented that states that the anticipated negative impact from this development on the local community and the Welsh Language in Porthmadog will be tenuous.
  - Assessment of Flooding Outcomes – this assessment was presented as the site is located within a C1 flooding zone on the Development Advice maps of TAN 15 'Development and Flood Risk'. The assessment concludes that it is possible to control the flooding risk and create an emergency exit to Penamser Road which is outside the flooding zone.
  - Drainage design review – Welsh Water have agreed in principle to the right to connect to the existing public sewer, subject to improvements that are carried out to the current system. It is intended that the building is as sustainable as possible in order to reduce the volume of surface/foul water that is disposed via the public sewer system.
  - Assessment of foundations – the condition of the land is poor and a robust foundation will have to be ensured for construction work.
  - Electrical and mechanical report – this report refers to elements such as heating, hot and cold water supply, ventilation, security system and lighting.
  - Ecological report - the site has a low botanical value but refers to the need to protect nesting birds and dispose of Japanese knotweed currently on the site. Part of the assessment dealing with bats states that there is no bat colony on the site or within the existing building, however, mitigation measures will have to be included.
  - Landscaping details report – this report gives details on the type of landscaping required to be undertaken on the site.
  - Desk assessment – this is a general report referring to the history of the site and identifying any obstructions that may have an impact on the development based on land pollution etc.
  - Land investigation report – a report assessing any pollution and land quality.
  - Temporary Traffic Control Plan

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- Arboriculture assessment – the assessment recommends a number of mitigation measures including replanting as well as disposing of Japanese knotweed safely prior to the commencement of any work.

1.4 In addition to the above information and documents, the applicant has submitted a statement to refer to the following details:-

- The facility will be for occupiers who are 55 years old or older.
- First priority will be given to a local person, the second priority will be to a person who has lived for a continuous period of five years in the past in the area and needs to come back to receive support from family, or a person who requires a home and has lived for a period of five years within Gwynedd and the third priority will be for a person who needs a home.
- Applicants will have to show that they need a care service because they need assistance with daily living tasks and/or personal care. Every applicant will be screened and in addition will receive an assessment of care and support needs prior to nomination.

## 2. Relevant Policies:

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material planning considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

### 2.2 Gwynedd Unitary Development Plan 2009:

#### POLICY A1 – ENVIRONMENTAL OR OTHER IMPACT ASSESSMENTS

Ensure that sufficient information is provided with the planning application regarding any environmental impacts or other likely and substantial impacts in the form of an environmental assessment or assessments of other impacts.

#### POLICY A2 – PROTECTING THE SOCIAL, LINGUISTIC AND CULTURAL FABRIC OF COMMUNITIES

Safeguard the social, linguistic or cultural cohesion of communities against significant harm due to the size, scale or location of proposals.

#### POLICY A3 – PRECAUTIONARY PRINCIPLE

Refuse proposals if there is any possibility of serious or irreversible damage to the environment or the community unless it can be shown conclusively at the end of an appropriate impact assessment that the impact can be negated or mitigated.

#### POLICY B20 – SPECIES AND THEIR HABITATS THAT ARE INTERNATIONALLY AND NATIONALLY IMPORTANT

Proposals that are likely to cause unacceptable disturbance or harm to protected species and their habitats will be refused unless they can conform to a series of criteria aimed at safeguarding the recognised features of the site.

#### POLICY B22 – BUILDING DESIGN

Promote good building design by ensuring that proposals conform to a series of criteria aimed at safeguarding the recognised features and character of the local landscape and environment.

#### POLICY B23 – AMENITIES

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Safeguard the amenities of the local neighbourhood by ensuring that proposals must conform to a series of criteria aiming to safeguard the recognised features and amenities of the local area.

**POLICY B25 – BUILDING MATERIALS**

Safeguard the visual character of the Plan area by ensuring that only natural Welsh slates or slates that are similar in terms of their appearance, colour and weathering properties are permitted, other than in circumstances in which the type of building or its particular setting, or the sustainability benefits, are such that another material would be appropriate. In respect of other parts of the building, development will be required to use high quality building materials that complement the character and appearance of the local area. Proposals that introduce substandard or intrusive materials will be refused.

**POLICY B27 – LANDSCAPING SCHEMES**

Ensure that permitted proposals incorporate high quality soft/hard landscaping which is appropriate to the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

**POLICY B29 – DEVELOPMENTS ON LAND AT RISK FROM FLOODING**

Manage specific developments in the C1 and C2 flood zones and direct them towards suitable land in zone A, unless they conform to a series of criteria relevant to the features on the site and to the purpose of the development.

**POLICY B33 – DEVELOPMENT THAT CREATES POLLUTION OR NUISANCE**

Protect human amenities, the quality of public health and the natural or built environment from high levels of pollution.

**POLICY B35 – AVOIDING THE SPREAD OF INVASIVE SPECIES**

Ensure that measures are taken to deal with invasive species where the development involves the disturbance of soil that is contaminated by invasive species.

**POLICY C1 – LOCATING NEW DEVELOPMENT**

Land within the development boundaries of towns and villages and the developed form of rural villages will be the main focus for new developments. New buildings, structures and ancillary facilities in the countryside will be refused with the exception of a development that is permitted by another policy of the Plan.

**POLICY C3 – RE-USING PREVIOUSLY DEVELOPED SITES**

Proposals that give priority to re-using previously developed land or buildings that are located within or near development boundaries will be permitted provided the site or building and the proposed use are appropriate.

**POLICY CH3 – NEW HOUSES ON UNALLOCATED SITES WITHIN THE DEVELOPMENT BOUNDARIES OF THE SUB-REGIONAL CENTRE AND URBAN CENTRES**

Approve the construction of houses on appropriate unallocated sites within the development boundaries of the Sub-regional Centre and the Urban Centres.

**POLICY CH6 – AFFORDABLE HOUSING ON ALL ALLOCATED SITES IN THE PLAN AREA AND ON SITES THAT BECOME AVAILABLE AND ARE UNALLOCATED WITHIN THE DEVELOPMENT BOUNDARIES OF THE SUB-REGIONAL CENTRE AND THE URBAN CENTRES**



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Approve proposals for housing developments on sites allocated for housing or on random sites for five or more units within the development boundaries of the sub-regional centre and the urban centres, which provide an appropriate element of affordable housing.

**POLICY CH33 – SAFETY ON ROADS AND STREETS**

Development proposals will be approved provided they conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

**POLICY CH36 – PRIVATE CAR PARKING FACILITIES**

Proposals for new developments, extensions to existing developments or change of use will be refused unless off-street parking is provided in accordance with the Council's current parking guidelines, and having given due consideration to the accessibility of public transport, the possibility of walking or cycling from the site and the proximity of the site to a public car park.

SPG: Affordable Housing (November 2009).

SPG: Planning and the Welsh Language (November, 2009).

**2.3 National Policies:**

Technical Advice Note 12 'Design' (June 2009).

TAN 15 – 'Development and Flood Risk' (2004)

Planning Policy Wales, Issue 7, (July 2014)

**3. Relevant Planning History:**

3.1 This particular site has no formal planning history, however, extensive discussions took place with the agent in the form of advice prior to submission to discuss the principle of the proposal.

**4. Consultations:**

Community/Town Council: No objection but wish to see a condition that offers accommodation to local people and that such a condition is not deleted in the future.

Transportation Unit: No objection, but with relevant conditions.

Natural Resources Wales: The site is within a C1 Zone as included on the Development Maps TAN 15 'Development and Flood Risk'. Confirm that having received a flooding consequences assessment the risk of flooding can be controlled subject to conditions to this end. Need to include a condition regarding the submission of a biosecurity risk assessment as Japanese knotweed is present on the site. Satisfied that the bats survey included with the application is of an acceptable standard.

Welsh Water: No response.

Public Protection Unit: State that although there is no objection to the development, consideration should be given to the contents and results of the noise

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assessment together with the location and proximity of the proposed building to the Aldi site when dealing with the application itself in order to safeguard the amenities of the occupiers of the residential units in the future.

**Biodiversity Unit:** Conditions regarding restricting the demolition work outside the bat nesting period.

**Public Consultation:** An extensive programme of consultation was undertaken with this application including a press advertisement, posting notices around and within the site as well as consultation with neighbouring landowners. The advertising period has expired and correspondence was received objecting on the grounds of material planning issues:

- Inaccuracy regarding the application's site boundary with the adjacent surgery.
- Concerns regarding overloading the public sewer system.
- The windows of the residential units on the second floor would create overlooking into the surgery's waiting room and would impair on confidentiality between doctors and patients.
- The proposal, without creating an additional access road to the site, would undermine the ability of doctors and patients to attend the surgery.
- Noise disturbance emanating from the local supermarket may impair the residential and general amenities of the prospective occupiers of the extra care residential units. A noise survey was submitted to confirm this concern.

In addition, an objection was received that is not a material planning objection on the grounds that a lack of communication may impact the development of the health service in Porthmadog and the town is already fortunate in having an enthusiastic team of doctors who wish to train medical students there.

In response to the above planning concerns, additional information was submitted by the applicant's agent stating the following:-

- The applicant has been in early discussions with the surgery regarding this development together with organising public meetings.
- The boundary line has been amended by now to correctly reflect the land that is in the applicant's ownership.
- Datrys engineers are in full communication with Welsh Water regarding the public sewer system. Repair work as part of the development will improve the existing system surrounding the site.
- The second floor of the proposed building is over 28m away from the surgery and there will be no window directly overlooking the surgery itself. The building has been designed in order to reduce its impact on the surgery and nearby dwellings. A window in the existing building already looks directly towards the surgery and the proposal will be an improvement on this. In addition, the agent has submitted a revised plan that includes erecting a wall and fence of a total height of 1.8m between the

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application site and the western side of the surgery in order to reduce the potential of any overlooking from the building and the new car park into the waiting room.

- The proposal includes widening the current driveway that serves the site in order that it is adopted by the Council and to make it easier for patients and doctors to attend the surgery. A temporary access will be created from Penamser Road in order to keep the main driveway clear of any obstruction.

## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 The principle of locating new developments is based in Policy C1 of GUDP that states that land within the development boundaries of towns and villages and the developed form of rural villages will be the main focus for new developments. Policy C3 states that proposals will be approved if they give priority, wherever possible, to re-using previously developed land or buildings that are located within or near development boundaries, rather than utilising greenfield sites, provided that the site or building and the proposed use are suitable and conform to the Plan's objectives and development strategy. Policy CH3 states that in principle, the construction of houses will be approved on appropriate unallocated sites within the development boundaries of the Sub-regional Centre and the Urban Centres that includes Porthmadog. If the proposal comprises five or more houses then the proposal will be expected to conform to Policy CH6 which concerns providing a percentage of affordable housing within such a scheme.
- 5.2 In the context of Policy C1 above, the site is located within the town's development boundary as included in the GUDP and to this end it is believed that the development of the site for extra care residential units is acceptable in principle. It is also believed that the site comes under the definition of a suitable site that has previously been re-developed (taking into consideration that an empty building already exists on the site) and is located within the development boundary. The development complies with the requirements of Policy CH3 of the GUDP as it provides 40 residential units within the development boundary of the Porthmadog urban centre.
- 5.3 Although Policy CH6 states that any such application should include an element of affordable housing (which varies from site to site), in this particular case it is believed that no permission will have to be bound to a legal agreement under Section 106 which restricts the units to affordable housing as the use and size of the extra care residential units themselves are synonymous to affordable units in terms of size. In addition, the affordability of the units will be ensured by implementing the strict lettings policy of Grŵp Cynefin (the applicant) that will be a means to control who will be able to live in the proposed extra care units.

### Visual amenities

- 5.4 The application site is located in a built-up area that has various building constructions in terms of size, design, form and materials. There are large scale modern buildings such as supermarkets and industrial type buildings, smaller scale commercial buildings and buildings on a domestic scale such as residential dwellings situated south of the site. The scale of the proposed building in relation to the nearby buildings is reduced by including natural slate roofs on the eastern elevation with zinc



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roofs of a lower scale and height, located on the southern elevation of the building. The design of the main roof in the form of two separate roofs with the slate roof located higher than the zinc roof allows using two different types of material for the main roof itself reducing its impact and physical presence on this part of the townscape and on the nearby building work. The height of the southern part of the building that is closest to the residential dwellings, has been kept lower than the main roof in order to reduce its scale. The general form of the roofs of the new building have been designed at different levels and of different construction in order to assist to reduce the impact of the building in the context of its visual background.

- 5.5 Its external façade has also been designed in order to create a building on a domestic scale by avoiding a linear and monotonous design and by using fragmented profiling to the façade itself including various extensions that extend out of the main building. It is proposed that this design will also avoid a formal and institutionalised appearance to the building.
- 5.6 The external materials of nearby constructions vary from natural slate roofs to corrugated metal sheeting and metal sheeting walls with extensive panels of glass to clean brickwork walls, coloured render and pebbledash. The external materials of the new building are a mixture of materials that are seen around the site and include natural slate roofs, roofs of corrugated steel sheeting, mixed walls of horizontal timber panels in different colours that are suitable for the nearby indigenous architectural features. It is proposed to create a building of a striking design that is also in keeping with the environment in terms of form, design, materials and scale and to this end it is believed that the proposed building will not have a significant visual impact on this part of the townscape. Therefore, we are of the view that the proposal is acceptable on the grounds of Policies B22, B23 and B27 of the GUDP and complies with the advice in TAN 12 'Design' regarding the setting of the building in the townscape and its link and nearby constructions, elements and various architectural features of the building, various mixture of surface materials together with boundary details that include gardens and various amenity open areas.

### **General and residential amenities**

- 5.7 Reference has already been made in the above assessment that residential dwellings are located not far south of the application site together with a local surgery to the south-east. The southern part of the building is set and designed in order to reduce the potential of any overlooking into nearby premises together with avoiding creating structures that would have an oppressive impact on nearby existing property. In the southern section of the building is an equipment room together with a recycling room and toilet (no windows face the surgery and the residential dwellings) with two residential units on the first floor. One unit will have three windows facing the surgery and the dwellings. The windows are situated in order that they directly face the space between the back of the surgery and the rear of the residential dwellings that means that any over-looking will be indirect and at an angle. In the context of planning appeals, the type of room is a material consideration when determining planning applications for such developments. Decisions on appeals state that there will be much less overlooking from rooms such as bedrooms and kitchens than from rooms such as lounges, where persons usually spend the majority of their time during the day. In this case the lounge is situated behind the kitchen with windows and a small balcony facing north away from the location of the surgery and nearby residential dwellings.

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- 5.8 In addition to the above, the plans were amended in order to include a wall and timber fence above it with a total height of 1.8m between the western boundary of the surgery and the south-eastern boundary of the application site in order to reduce any overlooking into the surgery's waiting room. The majority of the openings are located along the northern, eastern and western elevations of the building where it is believed that there will be no significant overlooking into nearby property that includes two supermarkets and a primary school.
- 5.9 Taking into consideration the location and siting of the site in relation to nearby constructions together with the nature and scale of the development, it is expected that some overlooking will be inevitable, however, it is believed that the seriousness of this overlooking will not be on such a scale as to have an substantial effect and significant impact on the residential and general amenities of users of nearby properties. It should also be noted that no response was received to the proposal as submitted, by the occupiers of the residential dwellings located south of the site. To this end, it is believed that the proposal complies with the requirements of Policy B23 of the GUDP.
- 5.10 As referred to above, a concern has been submitted regarding the potential of detrimental impact of noise on the prospective occupiers of the residential units that may stem from activity regarding transfer of goods to the Aldi supermarket located on the western boundary of the application site and a noise assessment commissioned by Aldi themselves has been presented to this end. A response has been received from the Public Protection Service stating that although there is no objection to the development the contents and results of the noise assessment should be taken into consideration together with the location and proximity of the proposed building to the Aldi site, when dealing with the application itself in order to safeguard the amenities of the occupiers of the residential units in the future.
- 5.11 Having considered the concerns of Aldi together with the comments of the Public Protection Service, the applicant was contacted, who was already aware of this concern, and he referred to the proposed design and materials that include double glazing and insulated walls. The service has not received complaints on the grounds of noise disturbance emanating from the supermarket from nearby occupiers and the Aldi representative has also confirmed this.
- 5.12 Bearing in mind that residential use already exists on the site, due to the former care home, the site itself is located within the town centre area with a mixture of different uses including residential and commercial use with Penamser Industrial Estate situated not too far from the application site (i.e. an inevitable element of noise already stems from these different uses), together with the design and construction of the building using sustainable materials such as double glazed windows, it is believed that the proposal is acceptable on the grounds of the requirements of Policies A3, B23 and B33 of the GUDP.

### **Transport and access matters**

- 5.13 The proposal will entail widening the existing driveway to the site from the High Street in order to facilitate traffic (especially for emergency services) in and out of the site. It is also proposed to use the pavement that runs along the southern boundary of the Tesco car park (that has a right of way) for pedestrians. In order to avoid any obstruction during the building period of this driveway (that serves the Surgery, Pianos Cymru together with the Police Station) it is proposed to create a temporary

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access to the site from Penamser Road. When the development is completed a foot access (as previously) will be re-opened from Penamser Road to the proposed facility.

- 5.14 The proposal also includes creating car parking areas for occupiers and visitors to the facility and these are located near the access and south of the site. The observations of the Transportation Unit states that there is no objection to the application subject to the contents of relevant conditions concerning the parking areas, access road together with temporary access. It is therefore considered that the proposal is acceptable in terms of the requirements of Policy CH33 and CH36 of the GUDP.

#### **Biodiversity matters**

- 5.15 As has already been stated, several reports and assessments have been presented with this application. The different documents offer a number of mitigation measures concerning safeguarding bats and nesting birds, planting of trees/bushes and plants together with the safe disposal of Japanese knotweed from the site. Under these circumstances, it is believed that the proposal is acceptable based on the requirements of Policies A1, B20 and B35 of the GUDP.

#### **Flooding matters**

- 5.16 The site, together with the wider area surrounding the site, is situated in a C1 Zone as noted on the Development Advice Maps of TAN 15 'Development and Flood Risk'. To this end, a Flooding Consequences Assessment was submitted with the application stating that it is possible to control flooding risk by undertaking mitigation measures and as a result of the contents of this assessment Natural Resources Wales recommend the inclusion of relevant conditions if this application is approved. It is therefore considered that the proposal is acceptable in relation to the requirements of Policy A3 and B29 of the GUDP.

#### **Section 106 agreement matters**

- 5.17 The requirements of Policy CH6 of the GUDP states that any application to erect five or more units within the development boundaries of the sub-regional centre and the urban centres, such as Porthmadog, will provide an appropriate element of affordable housing (that varies from site to site). However, in this particular case it is considered that it will not be necessary to bind any consent to a legal agreement under Section 106 that restricts the units to affordable housing initially and in perpetuity, as the use and size of the extra care residential units are equivalent to providing social housing to an element of the local population together with being in the form and size of affordable units. This use is also ensured by operating the strict Grŵp Cynefin (the applicants) lettings policy. To this end, it is considered that the proposal does not undermine the requirements of Policy CH6 of the GUDP and there is no justification to control these units further via a 106 agreement.

#### **Language and Community Matters**

- 5.18 In accordance with the requirements of the Supplementary Planning Guidelines (SPG): Planning and the Welsh Language (November 2009) a Community and Linguistic Statement was presented with the application as it meant creating more than five residential units on the site that has not already been allocated for housing development in the GUDP. A response was received from the Joint Planning Policy Unit stating:-

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- The development will supply the need for affordable housing in the area.
- A local lettings policy will be used by the applicant for the extra care scheme with priority given to local people.
- The proposal will assist to retain the existing population in the area and therefore will have a positive impact on the viability of the Welsh Language.
- The proposal is likely to create economic opportunities for the local population.
- The proposal will add to the community facilities in the area.
- Mitigation measures can be suggested in order to safeguard and promote the Welsh Language including bilingual signage etc.

5.19 Taking the above into consideration, it is believed that the proposal conforms to the requirements of Policy A2 of the GUDP and the SPG noted above.

### **Response to the public consultation**

5.20 As referred to above, objections were received regarding this proposal for different reasons including observations that are not material to planning. It is believed that the objections have received full consideration in the above assessment and there is no matter that outweighs the policy considerations and the relevant advice noted.

### **6. Conclusions:**

6.1 Taking the above assessment into consideration, it is believed that the proposal is acceptable and complies with the relevant local and national planning policies and guidelines as stated in the report.

### **7. Recommendation:**

7.1 To approve – conditions:-

1. Five years
  2. In accordance with the plans
  3. External materials including natural slate
  4. Highways conditions
  5. Biodiversity mitigation conditions.
  6. Natural Resources Wales conditions
  7. Landscaping conditions.
  8. Time of working on the development
-





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Cyngor Gwynedd - 100023387 - 2006



**CYNLLUN DIWYGIEDIG**  
REVISED PLAN

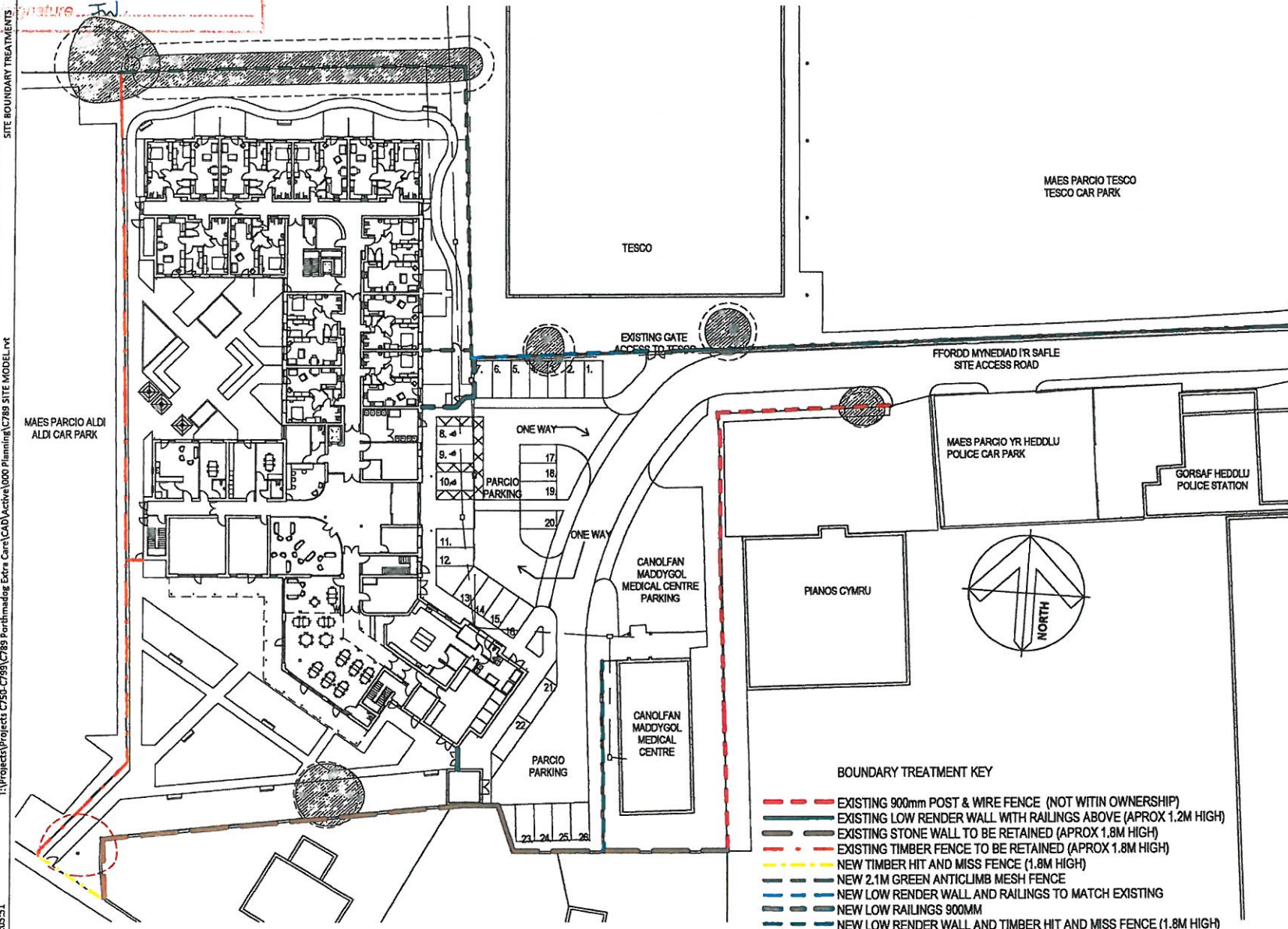
Delwyddiad/Received 14.11.14  
Llofnod/Signature

A3  
SITE BOUNDARY TREATMENTS

T:\Projects\Projects C750-C799\C789 Porthmadog Extr. Care\CAD\Active\000 Planning\C789 SITE MODEL.rvt

13/11/2014 11:55:51

DRAEN PRESENNOL  
EXISTING DRAINAGE



**BOUNDARY TREATMENT KEY**

- EXISTING 900mm POST & WIRE FENCE (NOT WITHIN OWNERSHIP)
- EXISTING LOW RENDER WALL WITH RAILINGS ABOVE (APPROX 1.2M HIGH)
- EXISTING STONE WALL TO BE RETAINED (APPROX 1.8M HIGH)
- EXISTING TIMBER FENCE TO BE RETAINED (APPROX 1.8M HIGH)
- NEW TIMBER HIT AND MISS FENCE (1.8M HIGH)
- NEW 2.1M GREEN ANTICLIMB MESH FENCE
- NEW LOW RENDER WALL AND RAILINGS TO MATCH EXISTING
- NEW LOW RAILINGS 900MM
- NEW LOW RENDER WALL AND TIMBER HIT AND MISS FENCE (1.8M HIGH)

Number **C789.29H** A3

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REV	DESCRIPTION	DATE	BY
H	RED LINE BOUNDARY REVISED TO OMIT PIANOS CYMRU LAND	13.11.14	GU
G	NEW BOUNDARY WALL AND FENCE ADDED NEAR MEDICAL CENTRE	11.11.14	GU
F	PLANNING REVISION	29.09.14	GU
E	SITE LAYOUT REVISED FOLLOWING DISCUSSIONS WITH LANDSCAPE ARCHITECTS AND ENGINEERS	26.09.14	GU
D	SMALL REVISIONS FOLLOWING BDM	01.08.14	GU
C	BUILDING MODEL REVISIONS, SITE MODEL REVISIONS, RED LINE BOUNDARY AMENDED	27.07.14	DP

Job **HAFOD Y GEST, PORTHMADOG for GRWP CYNEFIN**

Dis **SITE BOUNDARY TREATMENTS**

Number **C789.29H**

Scale	Date	Drawn	Checked
1:500	19/06/14	JB	MF

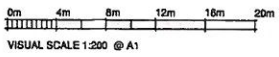
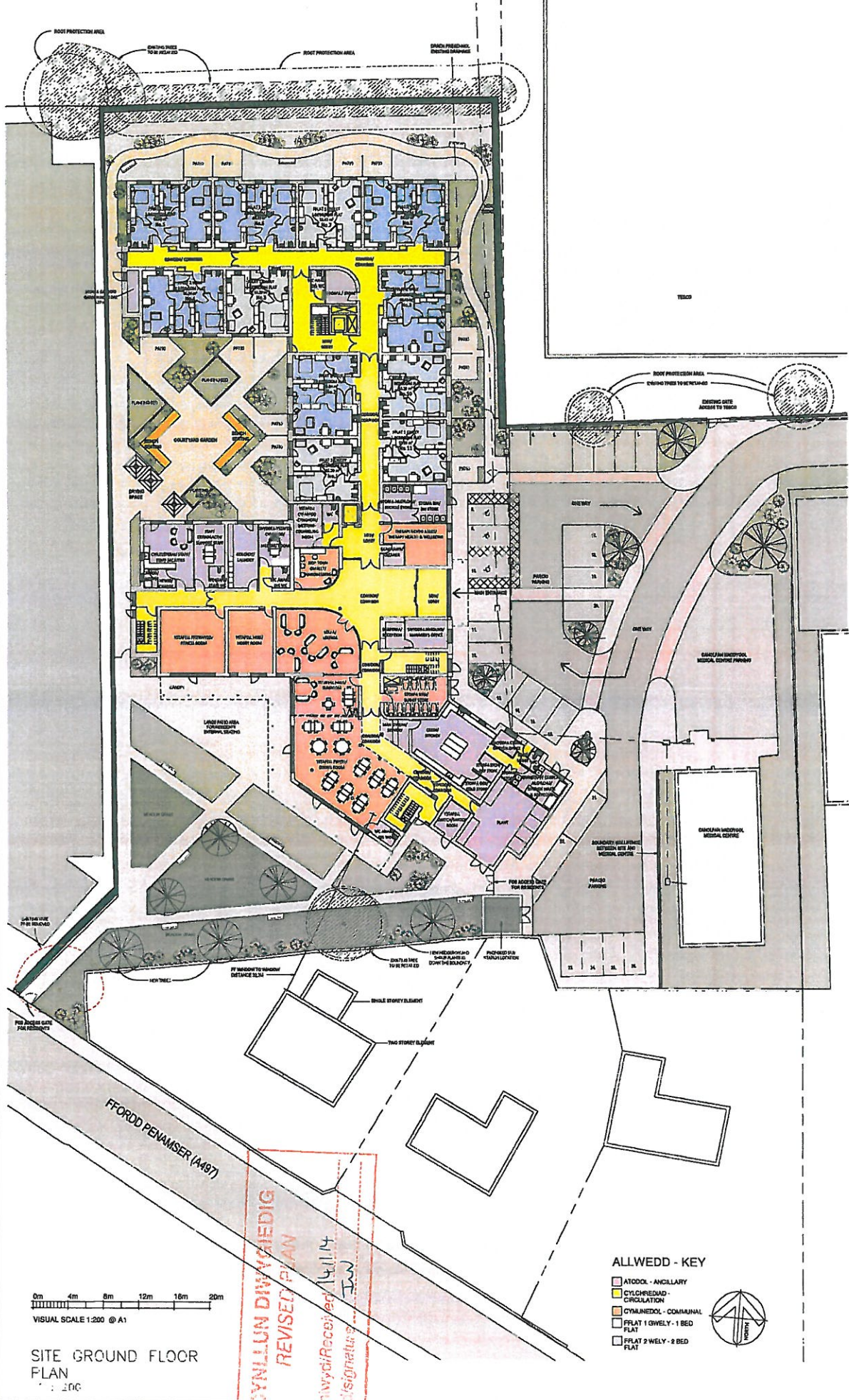
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SITE GROUND FLOOR PLAN

CYNLLUN DIWYGIEDIG  
REVISED PLAN  
Derbyn Wychi Received 14/1/14  
J. Jones Signature

ALLWEDD - KEY

- ATODOL - ANCILLARY
- CYCHREIAD - CIRCULATION
- CYMNEDOL - COMMUNAL
- FLAT 1 GWELY - 1 BED FLAT
- FLAT 2 GWELY - 2 BED FLAT



1	Site Plan	1:1000	A1
2	Site Plan	1:1000	A1
3	Site Plan	1:1000	A1
4	Site Plan	1:1000	A1
5	Site Plan	1:1000	A1
6	Site Plan	1:1000	A1
7	Site Plan	1:1000	A1
8	Site Plan	1:1000	A1
9	Site Plan	1:1000	A1
10	Site Plan	1:1000	A1

HAFOD Y GEST,  
PORTHMADOG  
for GRWP CYNEFIN  
SITE GROUND FLOOR PLAN

Number C789.23K



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105 OF THE OLD BRIDGE - 13 1/2 HUNDRED - AINSLEY GOMMON ARCHITECTS  
105 OF THE OLD BRIDGE - 13 1/2 HUNDRED - AINSLEY GOMMON ARCHITECTS

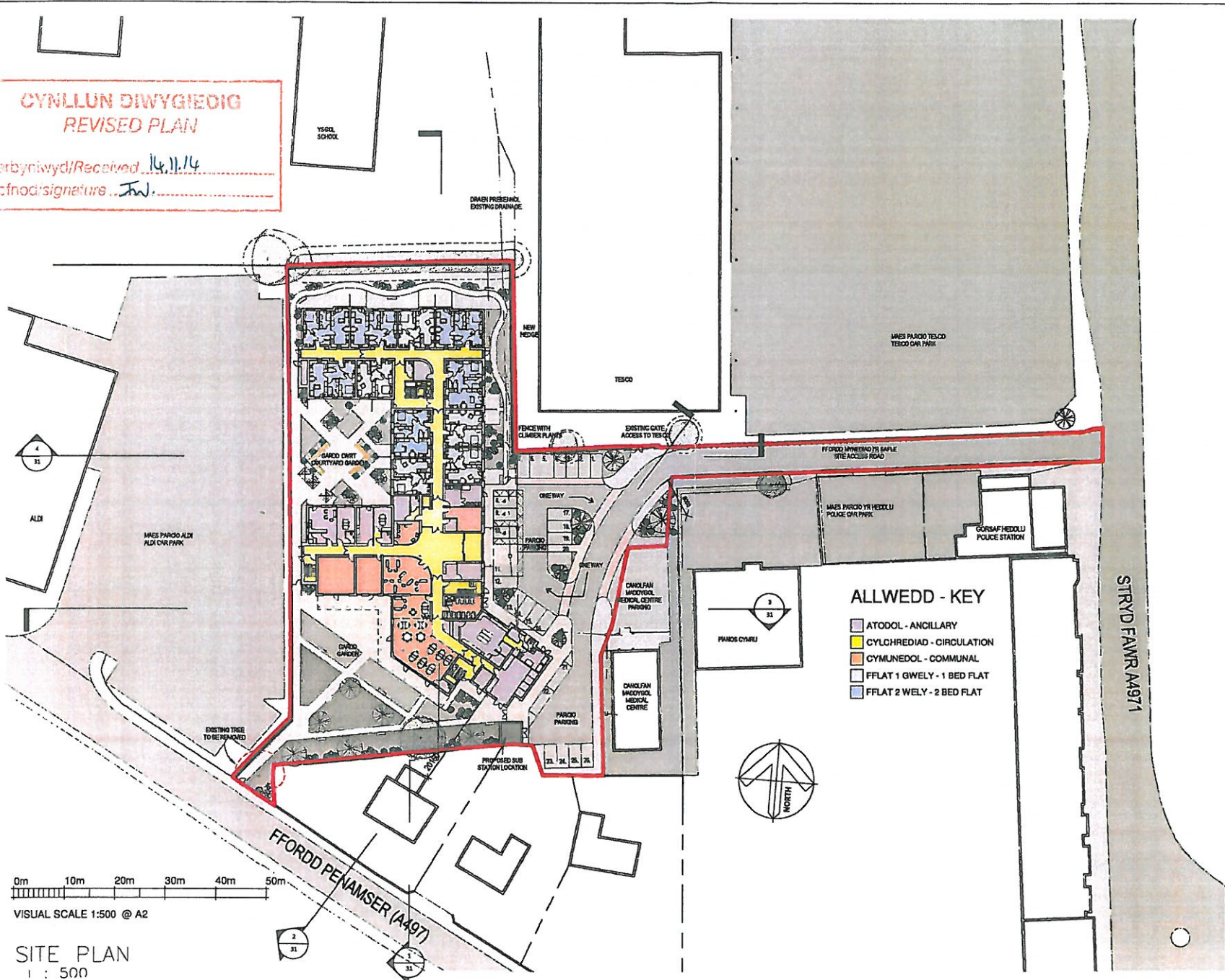


SITE PLAN A2

# CYNLLUN DIWYGIEDIG REVISED PLAN

Derbyniwyd/Received 14.11.14  
Llofnod/signature: J.W.

Y:\Projects\Projects\C789\C789\CTP\Parhyswedd - Ffwr Cynllunio\Site Model\Site Plan



## ALLWEDD - KEY

- ATODOL - ANCILLARY
- CYLCHREIAD - CIRCULATION
- CYMUNEDOL - COMMUNAL
- FFLAT 1 GWELY - 1 BED FLAT
- FFLAT 2 WELY - 2 BED FLAT

Number C789.22K A2

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REV	DESCRIPTION	DATE	BY
1	NEW BOUNDARY WALL AND FENCE AROUND MAES MEDICAL CENTRE	15.03.14	BJ
2	PLANNING REVISION	28.06.14	BJ
3	SITE LAYOUT REVISIONS INCLUDING WALKWAYS WITH LANDSCAPE ARCHITECT AND SIGNAGES	28.06.14	BJ
4	FINAL REVISIONS FOLLOWING DTM	06.08.14	BJ
5	BUILDING BOUNDARY, INCLUDING OFF LAYOUT, SIGNAGES, AND NEW BOUNDARY WALKWAYS	17.07.14	BJ
6	BUILDING BOUNDARY, SIGNAGES AND SECTION (SEE ABOVE)	07.07.14	BJ

Job **HAFOD Y GEST, PORTHMADOG for GRWP CYNEFIN**

Disc **SITE PLAN**

Number C789.22K

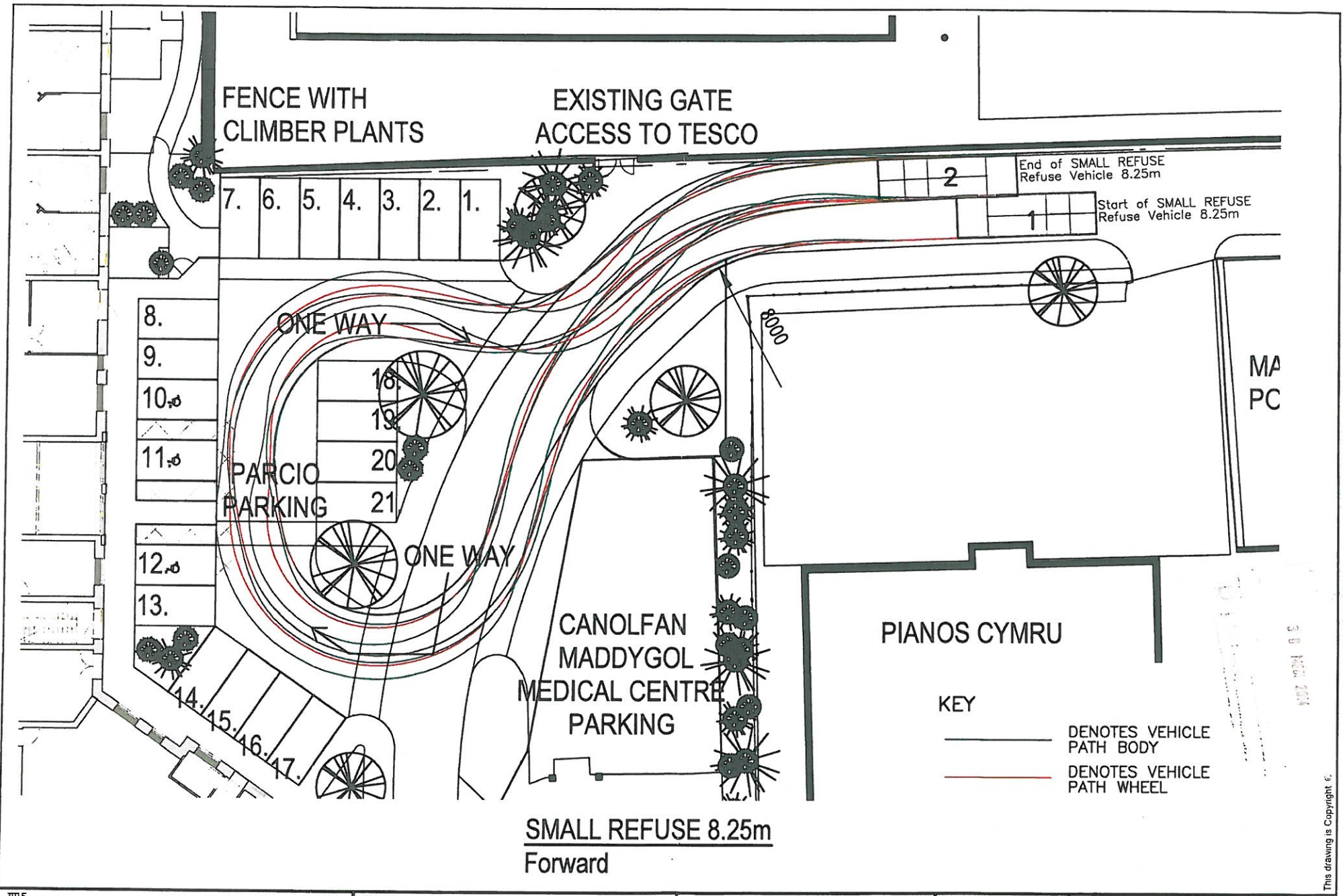
Scale 1:500 Date 21/05/14 Drawn JB (Checked) SY



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8





TITLE  
**Vehicle Swept Paths**  
 - Small Refuse 8.25m -

PROJECT  
**Hafod Y Gest,**  
**Porthmadog**

**DATRY'S**  
 Peiryswr Tmgysbwr  
 Consulting Engineers  
 Yr Aelwyd  
 3-5 Church Street  
 Caernarfon  
 01286 871027 Telephone  
 01286 874434 Fax  
 info@datrys.coop E-mail  
 www.datrys.coop Internet

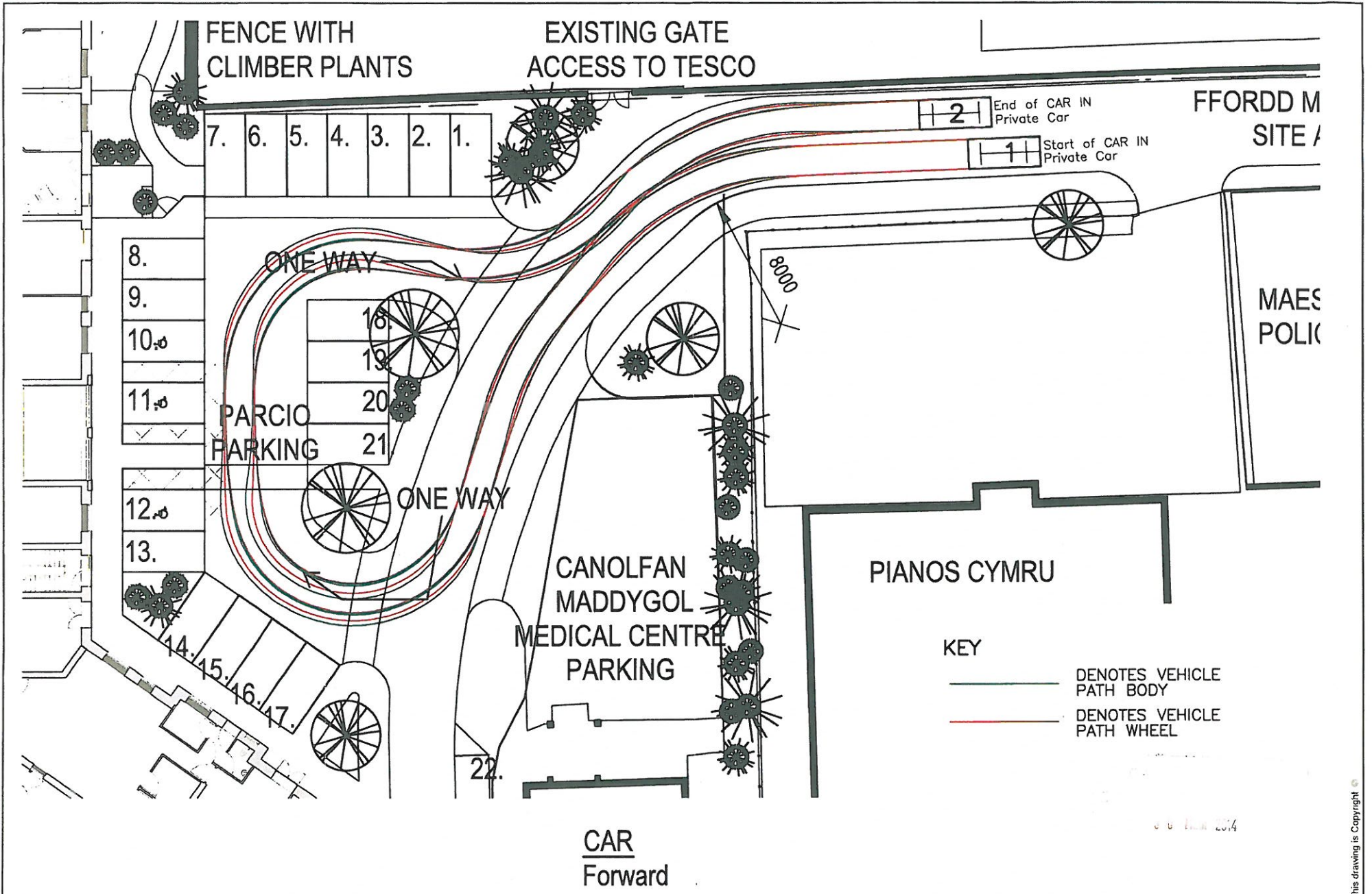
Job No. 14071  
 ACAD Ref.14071/Swept  
 DRAWN CJ

DATE 7.7.14  
 CHECKED  
 DRG No. Swept Path 02


SCALE 1:200  
 PASSED  
 REV

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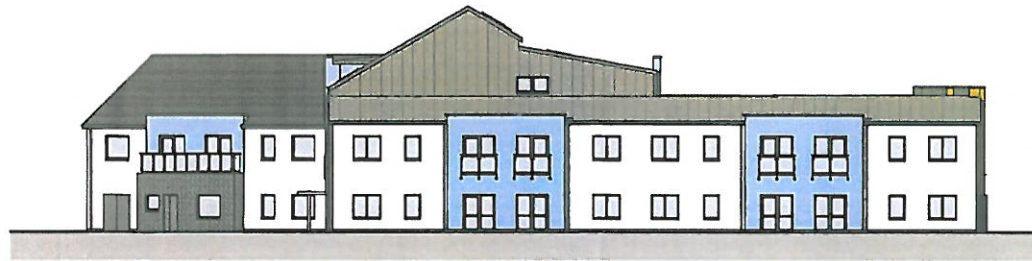
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<b>TITLE</b> Vehicle Swept Paths - Car -	<b>PROJECT</b> Hafod Y Gest, Porthmadog	 <small>Professional Engineers          Consulting Engineers</small>	<small>Yr Aelwyd          3-5 Church Street          Caernarfon          01286 671027          01286 674654          info@datrys.coop          www.datrys.coop</small>	<small>Telephone          Fax          E-mail          Internet</small>	<b>Job No. 14071</b> ACAD Ref.14071/Swept DRAWN CJ	<b>DATE 7.7.14</b> CHECKED DRG No. Swept Path P01	<b>SCALE 1:200</b> PASSED REV			
			<small>01286 671027</small>	<small>01286 674654</small>	<small>info@datrys.coop</small>	<small>www.datrys.coop</small>	<small>Telephone</small>	<small>Fax</small>	<small>E-mail</small>	<small>Internet</small>
			<small>01286 671027</small>	<small>01286 674654</small>	<small>info@datrys.coop</small>	<small>www.datrys.coop</small>	<small>Telephone</small>	<small>Fax</small>	<small>E-mail</small>	<small>Internet</small>

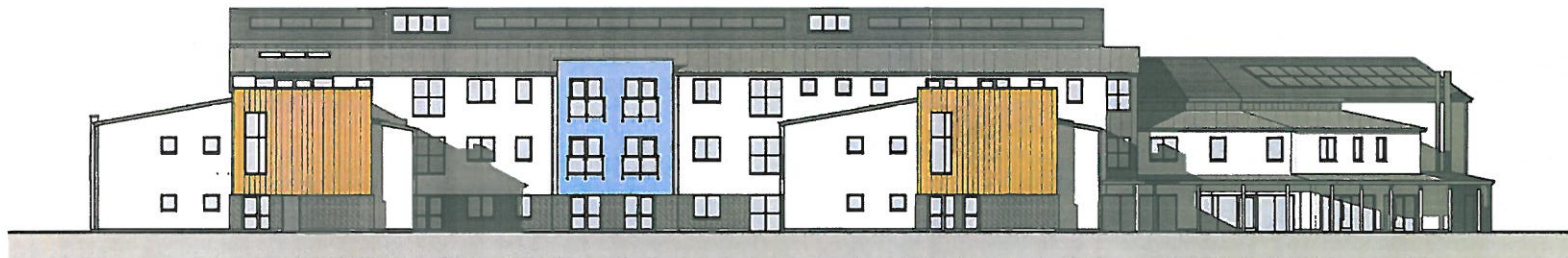




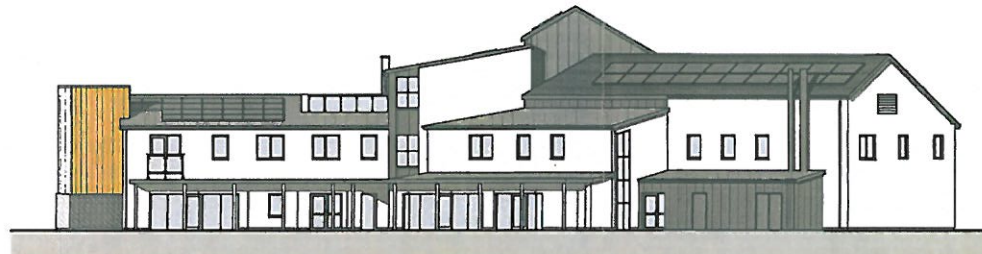




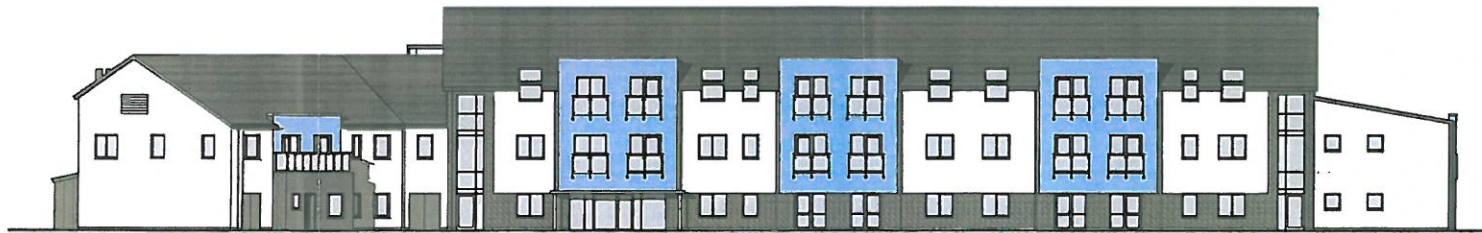
NORTH  
1 : 200



WEST  
1 : 200



SOUTH  
1 : 200



EAST  
1 : 200

Number C789.28K A2

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30 FEB 2014

REV	DESCRIPTION	DATE	BY
C	PLANNING REVIEWER	26.05.14	GJ
F	HEALTH AND SAFETY INFORMATION	23.06.14	GS
A	ADDED REVIEWER CIRCULATION & WPC		
I	REVISED: SOLAR PANELS LAYOUT REVISED	09.09.14	GJ
J	SOLAR PANELS TO INCLUDE ALL INTERNAL FLOOR AREA ON EACH FLOOR	05.06.14	GJ
K	ADDED A FEW SCENES INTO DIFFERENT DEPARTMENTS FOR THE CLIENT	02.09.14	GA
L	ELEVATION MATERIALS REVISED, STONE ADDED, ROOMS REVISED	06.03.14	GS
M	SMALL REVISIONS FOLLOWING OTHER COMMENTS FROM PLANNING	24.07.14	GS

Job HAFOD Y GEST,  
PORTHMADOG  
for GRWP CYNEFIN

Dis ELEVATIONS

Number C789.28K

Scale 1:200 Date 16/09/14 Drawn GJ (Checked) SV

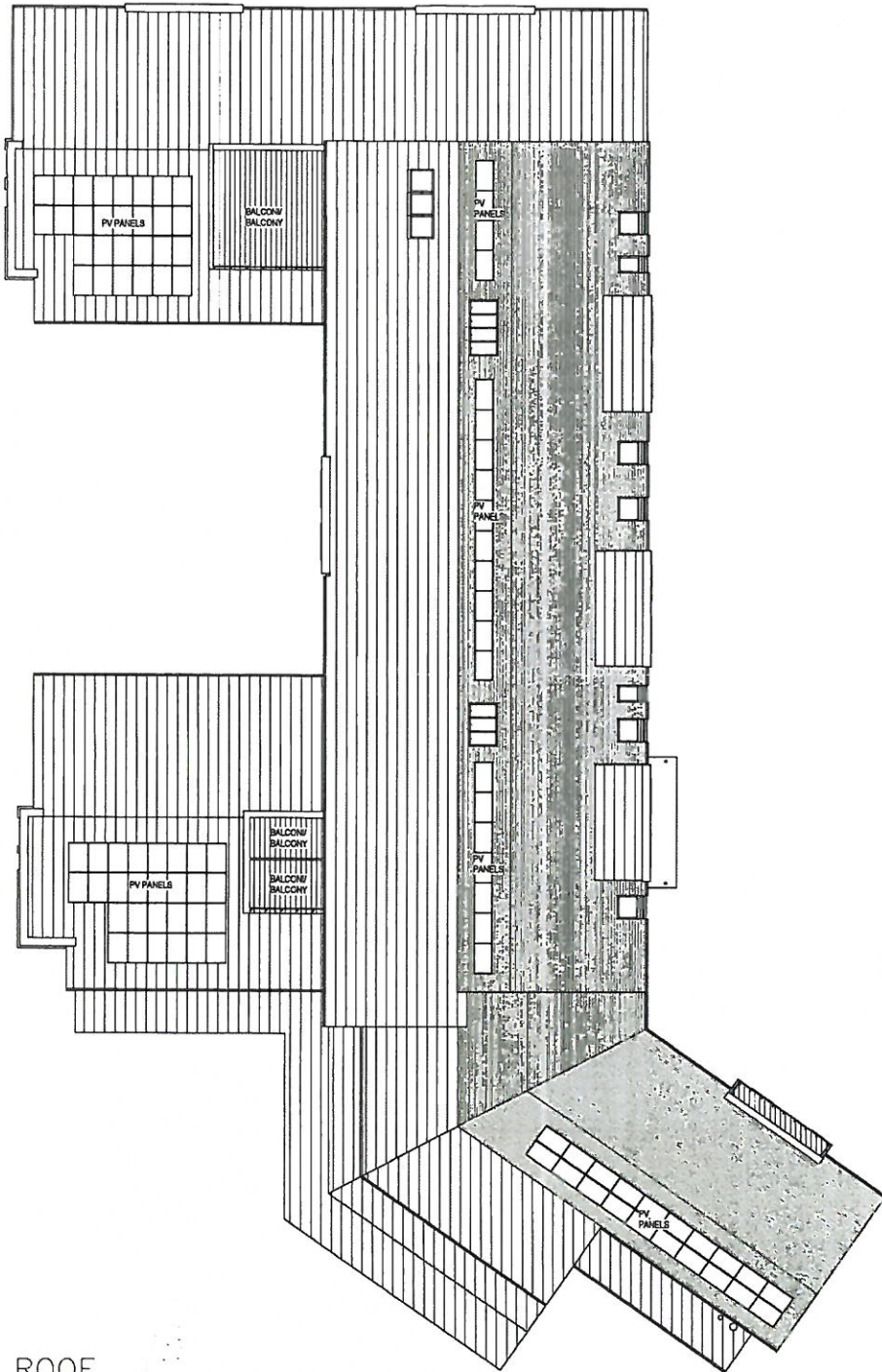


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www.ainsleygomon.co.uk







ROOF  
1 : 200

0 0 11/29 2014

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REV	DESCRIPTION	DATE	BY
A	PLANNING REVISION	28.06.14	GJ

Job HAFOD Y GEST,  
PORTHMADOG  
for GRWP CYNEFIN

Dr: ROOF PLAN

Number C789.27A

Scale 1:200 Date 28/09/14 Drawn GJ (Checked) GR



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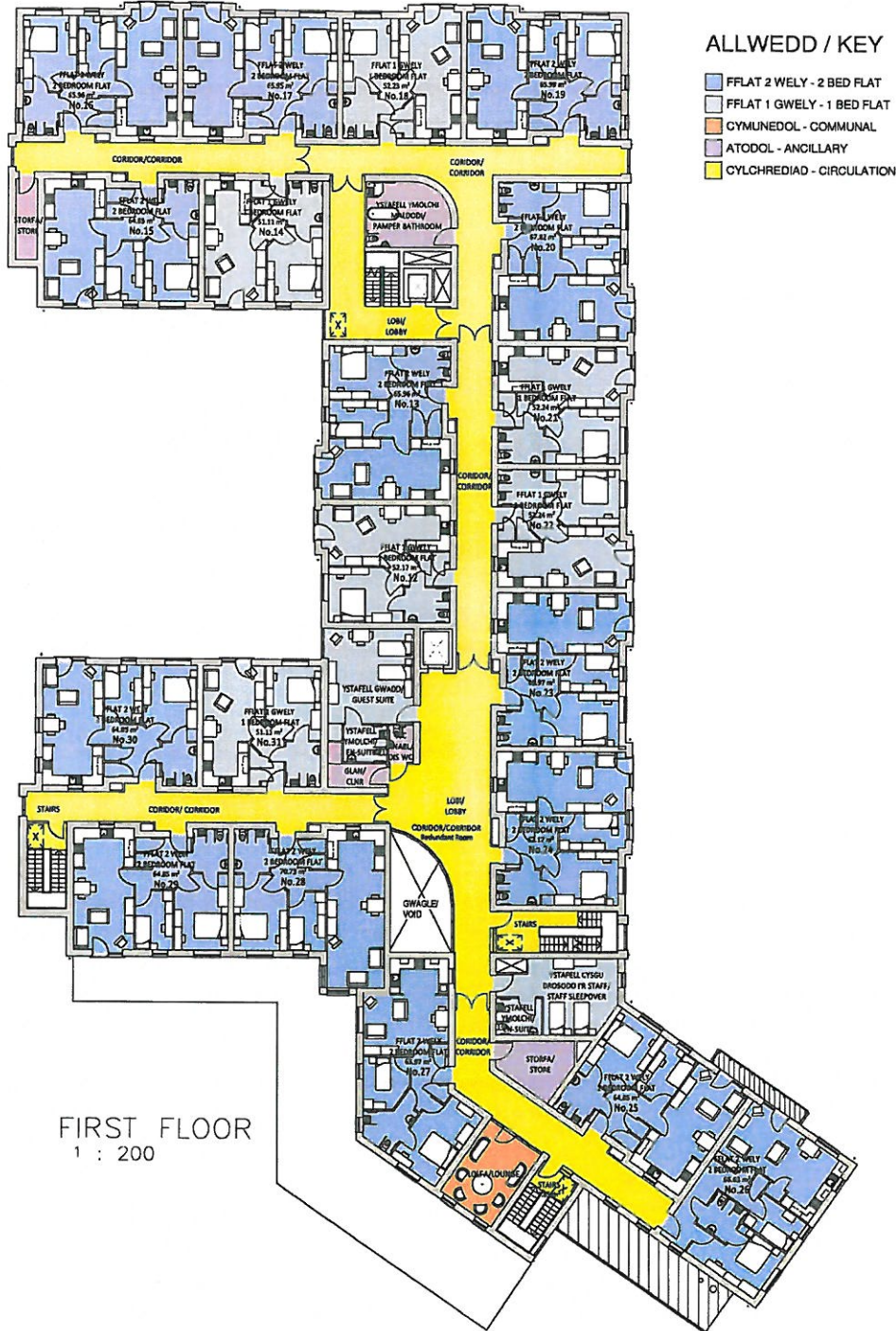
THE OLD POLICE STATION 15 QUEENIE WAY, MAHWARDEN CILS 2NE  
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TOTAL UNITS  
14 No. 1P2B FLAT  
26 No. 3P2B FLAT  
TOTAL: 40No. FLATS



ALLWEDD / KEY

- FFLAT 2 WELY - 2 BED FLAT
- FFLAT 1 GWELY - 1 BED FLAT
- CYMUNEDOL - COMMUNAL
- ATODOL - ANCILLARY
- CYLCHREDIAD - CIRCULATION

FIRST FLOOR  
1 : 200

C O 17/01/2014

REV	DESCRIPTION	DATE	BY
1	PLANNING REVISION	25.06.14	02
2	ADDED INFO TO ADDITIONAL FIRE PERFORMANCE ADDITIONAL CHANGES TO WELLS REVISIONS. SOLAR PANEL LAYOUT PERMITTED	23.08.14	06
3	REVISIONS TO INCLUDE ALL INTERNAL FLOOR AREA ON EACH FLOOR	09.09.14	04
4	ADDED A FEW ROOMS INTO DETAILED DIMENSIONS FOR THE CLIENT	09.09.14	02
5	ELIMINATION MATERIALS REVISIONS, STONE FINISH, ROOMS REVISION	02.08.14	04
6	SMALL REVISIONS FOLLOWING OTM	01.08.14	02
7	PLANS AND ELEVATION REVISIONS AS PER COMMENTS FROM PLANNING	24.07.14	04

Job HAFOD Y GEST,  
PORTHMADOG  
for GRWP CYNEFIN

Dwg FIRST FLOOR PLAN

Number C789.25J

Scale	Date	Drawn	Checked
1:200	07/05/14	DP	Checker



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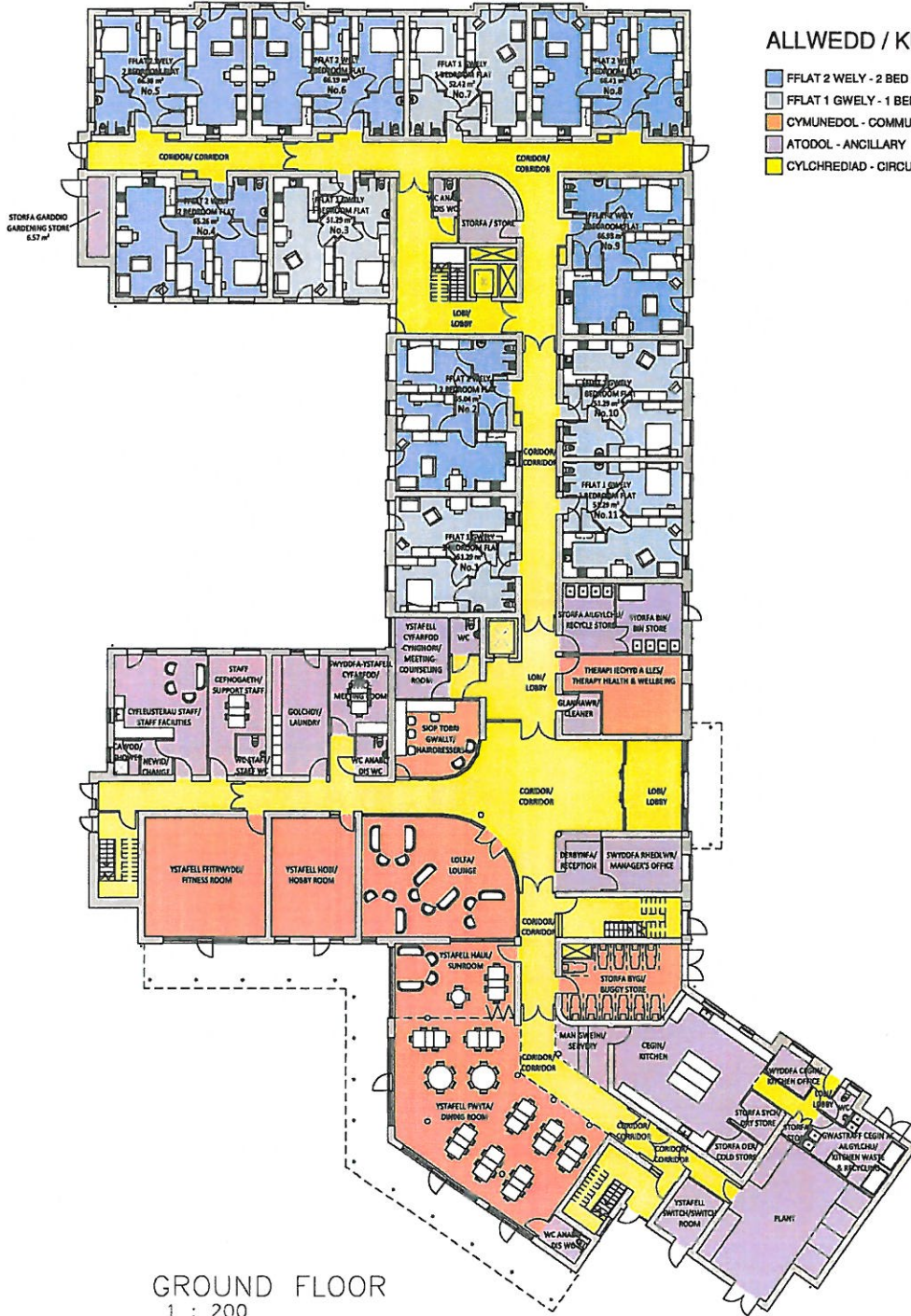
THE OLD POLICE STATION, 15 CALDWELL WAY, HARWARDEN CH5 2HG  
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TOTAL UNITS  
14 No. 1P2B FLAT  
26 No. 3P2B FLAT  
TOTAL: 40No. FLATS

ALLWEDD / KEY

- FFLAT 2 WELY - 2 BED FLAT
- FFLAT 1 GWELY - 1 BED FLAT
- CYMYNEDDOL - COMMUNAL
- ATODOL - ANCILLARY
- CYLCHREDIAD - CIRCULATION



GROUND FLOOR  
1 : 200

REV	DESCRIPTION	DATE	BY
1	PLANNING REVISION	25.04.14	GL
2	MAKE INFO ADDER FIRE INFORMATION	25.04.14	GL
3	ADDED WELLS CIRCULATION & WELLS	25.04.14	GL
4	REVISED ROOM PANELS HANDOUT PERMITS	09.09.14	GL
5	ISSUE REVISED TO INCLUDE ALL WITHIN FLOOR AREA ON EACH FLOOR	05.09.14	GL
6	ISSUE A FIRE RISK ASSESSMENT DIFFERENT DEPARTMENTS FOR THE CLINIC	05.09.14	GL
7	ELEVATION MATERIALS FINISHED, STONE PANELS, ROOMS FINISHED	05.09.14	GL
8	ISSUE A FIRE RISK ASSESSMENT DIFFERENT DEPARTMENTS FOR THE CLINIC	05.09.14	GL
9	ISSUE A FIRE RISK ASSESSMENT DIFFERENT DEPARTMENTS FOR THE CLINIC	05.09.14	GL

Job HAFOD Y GEST,  
PORTHMADOG  
for GRWP CYNEFIN

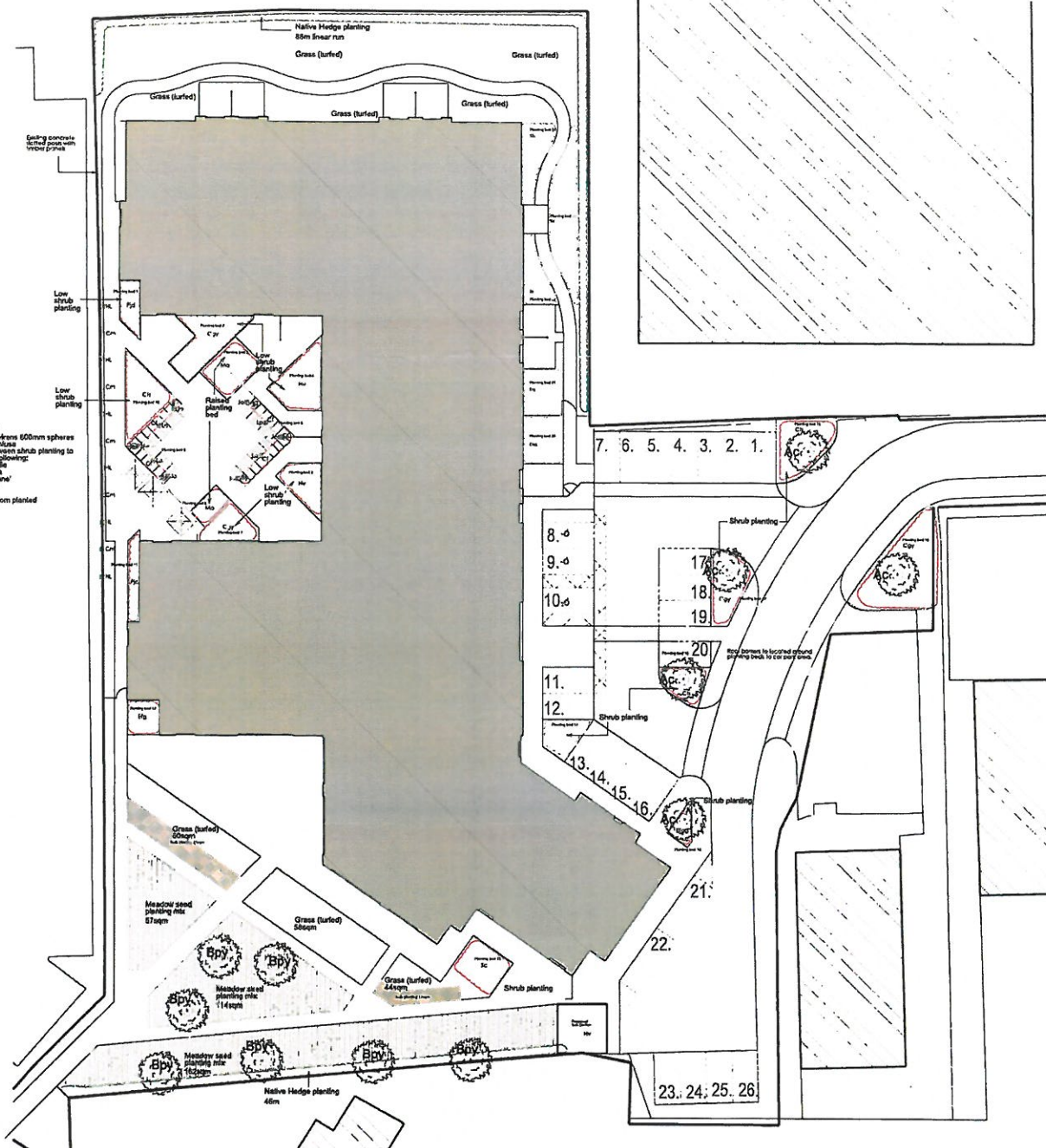
Dt: GROUND FLOOR  
PLAN

Number C789.24L

Scale 1 : 200 Date 07/05/14 Drawn DP (Checked) Checker







Planting beds 5 & 8  
 3 No *Bacout sempervirens* 600mm spheres  
 3 No *Sarcococca confusa*  
 Remaining area between shrub planting to be planted with the following:  
*Sedum acre* spectabile  
*Actinacaea purpurascens*  
*Agrostis 'Blue Fortune'*  
*Festucolum vulgare*  
*Molinia caerulea*  
 which are to be random planted

Client: [illegible]  
 Date: [illegible]  
 Project: [illegible]  
 Scale: 1:100  
 Drawing No: 1586/SV/01  
 Date: 12/20/14

Native hedge planting 88m linear run  
 Grass (lurfed)  
 Shrub planting



Legend

Type	Symbol	Height (m)	Plant/Root	Height (m)
Tree	[Symbol]	18-20	APQR/RB	425-625 min 200mm
Shrub	[Symbol]	18-20	APQR/RB	425-625 min 200mm

Ref	Planting bed No	Shrub Planting	Stem (cm)	Plant/Root	Qty/ML
Ab	5,9	<i>Agrostis 'Blue Fortune'</i>	40/60	2L	4
Ba	5,9	<i>Bacout sempervirens</i> 600mm spheres	40/60	3L	4
Cg	2,7,17	<i>Ceanothus glaucus</i> var <i>holzianus</i>	40/60	3L	4
Ce	10,16,18	<i>Chelys ternata</i> Sundance	30/40	2L	2,5
Di	22	<i>Daphne laureola</i> var <i>Phyllis</i>	20/30	2L	4
Ep	5,9	<i>Echinacea purpurea</i>	40/60	2L	4
Elg	12	<i>Euonymus fortunei</i> Emerald n gate	15/20	2L	4
Epg	14	<i>Euonymus fortunei</i> Emerald Glasy	15/20	2L	4
Fv	5,9	<i>Festucolum vulgare</i>	150mm High 9cm	4	4
Hv	4,5	<i>Haba verticosa</i>	30/40	2L	4
Ma	3,8	<i>Mahonia aquilifolium</i> Apollo	20/30	2L	3
Mc	5,9	<i>Molinia caerulea</i>	20/30	2L	4
Pf	1,11	<i>Platanus japonica</i> Debilante	30/40	2L	18
Sc	5,8,13,23	<i>Sarcococca confusa</i>	20/30	2L	2,5
Sa	5,9	<i>Sedum acre</i> spectabile	20/30	2L	2,5
Sa	24	<i>Sakura japonica</i> Koor white	20/30	2L	2,5

Planting bed 1	Planting bed 2	Planting bed 3	Planting bed 4	Planting bed 5	Planting bed 6	Planting bed 7	Planting bed 8	Planting bed 9	Planting bed 10	Planting bed 11	Planting bed 12	Planting bed 13	Planting bed 14	Planting bed 15	Planting bed 16	Planting bed 17	Planting bed 18	Planting bed 19	Planting bed 20	Planting bed 21	Planting bed 22	Planting bed 23	Planting bed 24

Alinity Gorman  
 DRAWING STATUS: FOR INFORMATION  
 1586/SV/01  
 12/20/14 1 Sept 2014 JHP JPL

30 NOV 2014



**KEY**

- Category A Tree or Group
- Category B Tree or Group
- Category C Tree or Group
- Category U Tree or Group
- Nominal RPA (Refer to tables for constraints)
- Note: Tree colour-coding and categories are designed to comply with the conventions set out in BS 5827: 2012 'Trees in relation to design, demolition and construction. Recommendations.'
- Tree to be Removed to Enable the Development Category as Per Stem
- Group or Woodland to be Fully or Partially Removed Enable the Development
- Poor-Quality (Category U) Trees to be Removed Irrespective of Layout
- Potential Root Impact to be Addressed with No-Dig Surface Types or Through Supervised Construction
- Areas of Japanese knotweed growth at time of survey



14-009A Hafod y Gest - Arboricultural Data Tables

Tree No.	Species	Height (m)	DBH (cm)	RPA (m)	Crown spread (m)	lit branch (m)	Age class	Condition	Observed condition	Primary management recommendation	LA category	Category grade			
T1	Birch	9	400	5.8	5	5	3	5	1W	M	Fair	Ivy on stem, Mechanical damage, Minor dead wood. Good vitality. Broken branches. Some root damage at ground level.	Position of tree unfortunately overlaps utility access into site. Best replacement with high-quality specimen elsewhere on site.	20 to 40	B1
T2	Grey poplar	16	400	4.8	8	9	5	3	1SE	EM	Fair	Minor dead wood. Good vitality. Low branches reaching into corner of site. Danger of generating dense root network if disturbed.	Beware of root disturbance. Probe back from boundary.	10 to 20	C1
T3	Alder	5	275	-	1	1	1	0	SM	SM	Dead	Ivy on stem, standing dead in corner of site	Unsuitable for retention, remove.	<5	U
T4	Alder	5	200	3.4	3	2	3	3	23	SM	Fair-poor	Low vitality. Low crown density. Mechanical damage. Signs of root damage. In newly-laid gravel. Off-site tree.	Check proposals against RPA.	5 to 10	C1
T5	Spruce	8	310	3.7	3	3	3	3	S2.5	EM	Poor	Crown dieback. Low vitality. Mechanical damage. Significant dead wood. In vertical decline due to development damage. Roots constrained by wall.	Condition not of sufficient quality to enable development.	<5	C1
T6	Ash	6	190	2.8	3	2	3	2	43	SM	Poor	Crown dieback. Low vitality. Low crown density. Off-site. Roots constrained by kerb.	Condition not of sufficient quality to enable development.	5 to 10	C1
T7	Birch	9	355	4.3	4	5	4	4	2E	EM	Fair	Low crown density. Mechanical damage. Minor dead wood. Roots constrained by kerb. BT line in crown	Crown fit for access. Likelihood root plate.	10 to 20	B1

14-009A Hafod y Gest - Arboricultural Group Data Tables

Group No.	Species	Max Height (m)	Air DBH (mm)	RPA offset (m)	Approx. Stem no.	Age class	Condition	Structural & physiological condition	Primary management recommendations	Estimated remaining years	Category grade
G1	Alder	13	300	3.8	15	EM	Fair	Ivy on stem. Low crown density. Leaning stem. Group poorly maintained/managed. A marginally effective visual screen to road behind.	Crown fit for access. Inappropriate management of group	10 to 20	B2



30 MARCH 2014

