



I/TO:  
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Denbighshire  
LL141AF

Ymgeisydd/Applicant:  
GRAHAM GIBSON, JONES BROS,  
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TY GLYN, CANOL Y DRE  
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LL151QW

(DECILLAC)

Cais Rhif: C17/0011/19/MW  
Application Number:

Cofrestrwyd: 02/02/2017  
Registered:

**DEDDF CYNLLUNIO GWLAD A THREF 1990/TOWN AND COUNTRY PLANNING ACT 1990 (fel y'i diwygwyd/as amended)**

**GORCHYMYN CYNLLUNIO GWLAD A THREF (GWEITHDREFN RHEOLI DATBLYGU) (CYMRU) 2012/ THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (fel y'i diwygwyd/as amended)**

**RHEOLIADAU CYNLLUNIO GWLAD A THREF (ASESU EFFEITHIAU AMGYLCHEDDOL) (CYMRU) 2016 / THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (WALES) REGULATIONS 2016**

Yn unol a'u pwerau o dan y Ddeddf, Gorchymyn a'r Rheoliadau uchod ac wedi cymryd i ystyriaeth y Datganiad Amgylcheddol, mae'r Cyngor a enwir uchod, yr Awdurdod Cynllunio Lleol, trwy hyn yn CANIATAU y datblygiad a geiswyd gennych, sef:

In pursuance of their powers under the above mentioned Act, Order and Regulations and having taken into consideration the Environmental Statement, the above named Council, being the Local Planning Authority **HEREBY PERMIT** the development proposed by you, namely:

**Bwriad/Proposal**

Cais ar gyfer gwaith sy'n gysylltiedig ag adeiladu'r ffordd osgoi arfaethedig, A487 Caernarfon i Bontnewydd gan gynnwys;

- Defnydd tir fel estyniad i compownd y safle bresennol a darparu sied cynnal a chadw, adeiladau swyddfa, cyfleusterau lles a maes parcio, storfa tanwydd, tanc storio carthffosiaeth, cyfleuster sypynnu concrid symudol a sypynnu asffalt ac adeiladu trac cludiant (defnydd dros dro),
- Adeiladu ffordd cludiant newydd ar ffin ogleddol y chwarel beresnol gyda chysylltiad dros dro i lwybr y ffordd osgoi arfaethedig, A487 Caernarfon i Bontnewydd, yn ystod y cyfnod adeiladu,
- Parhau i gloddio am fwynau, symud deunydd o ddyddodion gweithio mwynau a phentwr stoc o ddeunyddiau sy'n bodoli eisoes,
- Darparu llawr caled a lleoli offer a pheiriannau ar gyfer prosesu a sgrinio deunyddiau,
- Gwaredu deunyddiau gwastraff anadweithiol ar gyfer gwaith peiranyddol/adfer yn ystod y tymor hir.

Application for works associated with the construction of the proposed A487 Caernarfon to Bontnewydd bypass including;

- Use of land as an extension to the existing site compound area and provision of a maintenance shed, office accommodation, welfare and car parking facilities, fuel store, sewage storage tank, mobile concrete batching plant, mobile asphalt batching plant and construction of a haul route (temporary use),
- Construction of a new haul road on the northern boundary of the existing quarry with

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temporary connection to the proposed A487 Caernarfon to Bontnewydd bypass route during the construction period,

- Continued extraction of minerals, removal of material from a mineral working deposit and existing stockpile of materials,
- Construction of a hardstanding and siting of plant machinery for the processing and screening of materials,
- Disposal of inert waste materials for long-term quarry engineering / restoration works.

Lleoliad/Location      Seiont Works, Ffordd Felin Seiont, Caernarfon, LL55 2YL

yn unol â'r cais a'r cynlluniau a benderfynwyd ar 05/06/2017 yn ddarostyngedig i'r amod(au) a nodir trosodd:

*in accordance with the application and plans decided on 05/06/2017 subject to the condition(s) specified over :*

ar ran Pennaeth Adran Amgylchedd  
*on behalf of the Head of Environment Service*

Dyddiad/Date      04/07/2017

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**Pwysig: Cymerwch sylw**

Mae Cyngor Gwynedd yn monitro datblygiadau i sicrhau cydymffurfiaeth gydag amodau cynllunio. Gall peidio cydymffurfio ag amodau neu newidiadau heb ganiatâd i'r cynlluniau a ganiatawyd, wneud y caniatâd yn annilys. Os nad ydych yn siŵr cysylltwch â'r Awdurdod Cynllunio Lleol am gyngor.

***Important: Take note***

*Gwynedd Council monitors developments to ensure compliance with planning conditions. Non compliance with conditions or unauthorised variations to the approved plans could invalidate the consent hereby approved. If in doubt please contact the Local Planning Authority for advice.*

**Amodau/Conditions:**

1. Rhaid cychwyn ar y datblygiad y cyfeiria ato yn y caniatad hwn dim hwyrach na TAIR blynedd o ddyddiad y caniatad.

The development to which this planning permission relates shall be begun not later than the expiration of THREE years from the date of this permission.

2. Rhaid i'r datblygiad a ganiateir yma ddod i ben o fewn PUM mlynedd o rybudd cychwyn a rhaid clirio'r safle o'r oll offer a pheiriannau, cyfarpar, deunyddiau, adeiladau, strwythurau, ffensys, tanciau a chynwysyddion erbyn y dyddiad hwnnw. Rhaid i unrhyw gyfarpar, offer a pheiriannau, strwythurau, adeiladau a deunyddiau sydd yn gynorthwyl i waith tirlunio/adfer gael eu cytuno o flaen llaw mewn ysgrifen gyda'r Awdurdod Cynllunio Lleol ac rhaid adfer y safle'n gyfangwbl wedi hynny o fewn 12 mis o ddarfyddiad y datblygiad yn unol ag anghenion amodau 8 - 20 o'r caniatad hwn.

The development hereby permitted shall cease within FIVE years of the notification of commencement and the site shall be cleared of all plant machinery, equipment, materials, buildings, structures, fences, tanks and containers by that date. Any equipment, plant machinery, structures, buildings and materials ancillary to works of restoration/landscaping shall be agreed beforehand in writing with the Local Planning Authority and the site shall thereafter be completely restored within 12 months of the cessation of development in accordance with the requirements of conditions 8 - 20 of this permission.

3. Ni chaniateir dyddodi unrhyw beth ar y safle i'w defnyddio mewn gwaith adfer, ac eithrio ddeunyddiau cloddio anadweithiol sydd yn weddill i ofynion Prosiect Ffordd Osgoi Caernarfon i Bontnewydd.

Nothing other than inert excavation materials, that are surplus to the requirements of the Caernarfon to Bontnewydd bypass project, shall be deposited at the site and used in works of restoration.

4. Rhaid hysbysu'r Awdurdod Cynllunio Lleol mewn ysgrifen o fewn 10 diwrnod o ddyddiadau'r canlynol:
  - a. Cychwyn ar waith peiranyddol i adeiladu'r ffordd gludo ddeheuol fel y dangoswyd ar gynllun y cais cyf. '3030/13A;
  - b. Cychwyn ar waith peiranyddol i adeiladu'r ffordd gludo ogleddol fel y dangoswyd ar gynllun y cais cyf. '3030/13A gan gynnwys gwaith tynnu pridd, symud gorlwyth a chloddio mwynau;
  - c. Cychwyn a chwblhau'r gweithrediadau cludo deunyddiau mewn cysylltiad â gwaith adeiladu'r ffordd osgoi;
  - d. Cychwyn gwaith adfer dan delerau'r caniatâd hwn.

The Local Planning Authority shall be notified in writing within 10 days of the dates of the following:

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- a. Commencement of engineering operations for the construction of the southern haul road as shown on the application plan ref, '3030/13A';
  - b. Commencement of engineering operations for the construction of the northern haul road as shown on the application plan ref, '3030/13A', including soil stripping operations, overburden removal and mineral extraction;
  - c. Commencement and completion of materials haulage operations in connection with the bypass construction works;
  - d. Commencement of restoration works under the terms of this planning permission.
5. Rhaid i'r datblygiad gael ei weithredu yn hollol unol â'r cynlluniau, lluniadau & thorriadau a restrwyd isod, y datganiad y cais a'r manylion a gyflwynwyd gyda'r cais a gofrestrwyd gan yr awdurdod cynllunio lleol ar 2il Chwefror 2017, manylion ychwanegol derbyniwyd ar 22ain Chwefror 2017 ac unrhyw fanylion eraill a gymeradwywyd wedi hynny mewn ysgrifenedig gan yr Awdurdod Cynllunio Lleol;
- i. Location Plan Cyf. 3030/11,
  - ii. Site Plan Cyf. 3030/12,
  - iii. Working Plan A. Construction Phase Cyf. 3030/13A,
  - iv. Working Plan B. Construction Phase Cyf. 3030/13B,
  - v. Site Compound Plan Cyf. 3030/14,
  - vi. Restoration Plan Cyf. 3030/16,
  - vii. Sections Through Quarry: Construction/Operation Phases Cyf. 3030/17A,
  - viii. Sections Through Quarry: Restoration Phase Cyf. 3030/17B,
  - ix. Portal Frame Workshop Plan and Elevation Cyf. 3030/18.

The development shall be implemented only in accordance with the application plans, drawings & Sections listed below, planning statement and details submitted with the application as registered with the local planning authority on 2n February 2017, additional information received on the 22nd February 2017 and such other details as may subsequently be approved in writing by the Local Planning Authority;

- i. Location Plan Cyf. 3030/11,
  - ii. Site Plan Cyf. 3030/12,
  - iii. Working Plan A. Construction Phase Cyf. 3030/13A,
  - iv. Working Plan B. Construction Phase Cyf. 3030/13B,
  - v. Site Compound Plan Cyf. 3030/14,
  - vi. Restoration Plan Cyf. 3030/16,
  - vii. Sections Through Quarry: Construction/Operation Phases Cyf. 3030/17A,
  - viii. Sections Through Quarry: Restoration Phase Cyf. 3030/17B,
  - ix. Portal Frame Workshop Plan and Elevation Cyf. 3030/18.
6. Ac eithrio llwythi gymalog ac/neu gyda chaniatâd ysgrifenedig yr Awdurdod Cynllunio Lleol ymlaen llaw, rhaid cyfyngu mewnfory deunyddiau ar gyfer adennill & adfer, defnyddiau crai i'w prosesu ac allforio cynnyrch gorffenedig i ddefnydd y ffyrdd gludo pwrpasol sydd wedi'i ddangos ar gynllun y cais cyf. 3030/13A. Rhaid gofalu bod ffigyrau mewnfory ac allforio deunyddiau dros unrhyw gyfnod penodedig ar gael i'r Awdurdod Cynllunio Lleol ar gais, o fewn 14 diwrnod. Bydd yr Awdurdod Cynllunio Lleol yn trin y fath ffigyrau yn gyfrinachol.

Except for articulated loads, and/or with the prior written agreement of the Local Planning Authority, the import of materials for recovery & restoration, raw materials for processing and export of finished product shall be restricted to the use of the dedicated haul routes as indicated on the application plan ref. 3030/13A. Figures of the import & export of materials over any specified period shall be made available

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MAE'N BWYSIG EICH BOD YN DARLLEN Y NODIADAU ATODOL  
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to the Local Planning Authority within 14 days of request. Such figures shall be treated as confidential by the Local Planning Authority.

7. Rhaid cwblhau'r gweithrediadau sy'n cynnwys cludo a mewnfario deunyddiau ar gyfer adfer y safle o fewn 3 mlynedd o rybudd dan amod '4c', neu unrhyw gyfnod arall a gytunwyd o flaen llaw mewn ysgriflen gyda'r Awdurdod Cynllunio Lleol. Wedi hynny, rhaid canfod lefelau gwyneb y safle gydag arolwg topograffig a diweddarau'r Awdurdod Cynllunio Lleol o unrhyw anghysondeb rhwng y lefelau gwirioneddol a'r rhai a gymeradwywyd o fewn 14 diwrnod o gais ysgrifenedig ynghyd ag archwiliad lawn o'r deunyddiau sydd ar gael ar gyfer adfer y safle.

Haulage operations involving the import of materials for site restoration shall be completed within 3 years of notification under condition '4c', or other such period as may be agreed beforehand in writing with the Local Planning Authority. Thereafter, the surface levels of the site shall be ascertained by means of a topographical survey and any discrepancy between actual levels and those approved shall be made known to the Local Planning Authority within 14 days of written request, together with a full audit of materials available for restoration of the site.

8. Rhaid cyflwyno er cymeradwyaeth yr Awdurdod Cynllunio Lleol, cynllun adfer ac ôl-ofal manwl ar gyfer y safle o fewn tair mlynedd o ddyddiad cychwyn y datblygiad. Fydd ei strategaeth yn cynnwys manylion y gwaith adfer, modelu'r ffurf tir a mesuriadau i adfer a chreu cynefin bywyd gwyllt. Yn fwy penodol, rhaid i'r cynllun adfer a rheoli bioamrywiaeth gael ei weithredu o fewn y tymor plannu cyntaf sydd ar gael a chynnwys;
- Trawstoriadau a chynlluniau wrth raddfa o leiaf 1:1,250 i ddangos proffil adfer gorffenedig;
  - Gwynebau'r chwarel, llethrau cysylltiol a thir gweithredol cysylltiol,
  - Y ffyrdd gludo ogleddol a ddeheuol fel y dangoswyd ar gynlluniau'r cais,
  - Yr ardal cloddio ddeheuol fel y dangoswyd ar gynlluniau'r cais (y ardal storio brics gynt),
  - Yr ardal brosesu fel y dangoswyd ar gynlluniau'r cais.
  - Trin y ffyrdd gludo, graddio gwynebau'r chwarel, llethrau cysylltiol a thir gweithredol cysylltiol mewn modd i sicrhau bod llystyfiant naturiol sy'n nodweddiadol o rywogaethau'r ardal yn ailsefydlu yno,
  - Adfer tir amaethyddol yn unol â rheolau hwsmonaeth dda ac mewn cydymffurfiaeth â'r canllawiau a amlinellir yn Atodiad B, Nodyn Cyngor Technegol (Cymru) 1: Agregau, ac amodau 9 – 20 o'r caniatad hwn, gyda'r bwriad o sefydlu a chynnal glaswelltir iach a chryf yn rhydd o chwyn. Rhaid rhoi gwrtaith a chalch ar y tir i gynnal statws maethion y pridd ac i roi digon o nitrogen i gynnal lefel resymol o gynhyrchu glaswelltir,
  - Symud byndiau sgrinio lladd swm,
  - Atodlen blannu llawn i gynnwys manylion maint, rhywogaeth, lleoliadau & dwysedd yr holl goed a llwyni cynhenid o darddiad lleol,
  - Hadu/plannu rhywogaethau addas o llystyfiant a blodau gwyllt sydd yn nodweddiadol o'r ardal gyfagos,

A detailed scheme of restoration and aftercare for the site shall be submitted for the approval of the Local Planning Authority within three years of the date of commencement of development. Its strategy shall include details of restoration works, landform modelling and measures to create and restore wildlife habitat. More specifically, the restoration and habitat creation plan shall be implemented within the first available planting season and include;

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- i. Detailed cross-sections and plans to at least 1:1,250 scale to indicate the final restored profile of;
    - a. The quarry faces, associated embankments and ancillary operational land,
    - b. The northern and southern haul route as indicated on the application plans,
    - c. The southern extraction area as indicated on the application plans (the former brick store),
    - d. The processing area as indicated on the application plans.
  - ii. The treatment of haul routes, grading of quarry faces, associated embankments and ancillary operational land in a manner to secure effective re-establishment of natural vegetation of a type and species typical of the surrounding area,
  - iii. The restoration of agricultural land in accordance with the rules of good husbandry and in compliance with the guidance outlined in Annex B, Minerals Technical Advice Note (Wales) 1: Aggregates, and conditions 9 – 20 of this permission, with the aim of establishing and maintaining a healthy and vigorous grass sward free from weeds. Fertiliser and lime shall be applied to the land to maintain the soil nutrient status and to provide sufficient nitrogen to maintain a reasonable level of grassland production,
  - iv. The reinstatement of all field boundaries and hedgerow,
  - v. Removal of noise attenuation screening bunds,
  - vi. Full planting schedule to include details of the size, species, position & density of all native trees and shrubs of local provenance,
  - vii. The planting/seeding of appropriate species of vegetation and wild flowers typical of the surrounding area.
9. Bydd y gwaith adfer yn ddarostyngedig i gynllun ôl-ofal a monitro pum mlynedd a rhaid ei gyflawni i fodlonrwydd yr Awdurdod Cynllunio Lleol wedi darfod gwaith adfer. Er osgoi unrhyw amheuaeth, fydd y ddarpariaeth ôl-ofal yn gymwys am gyfnod o bum mlynedd o ddyddiad y gwaith adfer terfynol. Os caiff unrhyw stoc blannu ei godi, ei thynnu o'r gwraidd neu ei dinistrio, yn methu â thyfu neu iddi farw, rhaid plannu un arall o'r union rywogaeth yn yr un man a rhaid ei phlannu ar amser a bennir mewn ysgrifen gan yr Awdurdod Cynllunio Lleol. Rhaid i gynllun ar gyfer ôl-ofal amaethyddol ddarparu fath mesuriadau sydd angen i ddwyn y tir sydd wedi'i adfer yn ôl i ddefnydd amaethyddolgan gynnwys;
- Amaethu, hadu a rheolaeth y tir yn unol â rheolau hwsmonaeth dda,
  - Cymhwyso gwrtaith a chalch yn seiliedig ar ddadansoddiad cemegol y pridd, gyda'r canlyniadau yn cael eu cyflwyno i'r Awdurdod Cynllunio Mwynau,
  - Rheoli Glaswelltir (dosbarth anifeiliaid pori, dwysedd stocio a chyfnodau gwahardd mynediad i anifeiliaid).

Restoration shall be subject to a five year aftercare and monitoring scheme, which shall be implemented to the satisfaction of the Local Planning Authority upon completion of restoration works. For the avoidance of doubt, the provision of aftercare shall apply for a period of five years from the date of final restoration. If any planted stock is removed, uprooted or destroyed, fails to grow or dies, another of similar species shall be planted at the same place at such time as may be specified in writing by the Local Planning Authority. A scheme of agricultural aftercare shall provide for such measures as required to bring the restored land back into agricultural use including;

- Cultivations, seeding and management of the land in accordance with the rules of good husbandry,
- Fertiliser and lime application based on soil chemical analysis, the results of which are to be submitted to the Mineral Planning Authority,
- Grassland management (class of livestock grazing, stocking density and periods of no livestock access).

10. Rhaid i oll llystyfiant, uwchbridd ac isbridd sydd wedi'u stripio o bob ardal gwaith ac ardaloedd yr effeithir

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amrynt gan waith cloddio, ffyrdd mynediad dros dro a llwybrau cludo cerbydau, gael eu storio mewn lleoliadau pwrpasol a fydd wedi'u cytuno o flaen llaw mewn ysgrifen gan yr Awdurdod Cynllunio Lleol. Ar ôl codi a ffurfio'r pentyrrau storio rhaid mesur y cyfanswm a chadarnhau lleoliadau a natur y deunydd trwy gyfeirio at gynllun wrth raddfa a gyflwynir i'r Awdurdod Cynllunio Lleol o fewn tri mis ar ôl cwblhau. Y gweithredwr fydd yn gyfrifol am gadw cofnod cyfredol o'r oll pentyrrau storio drwy gydol oes y Safle.

All vegetation, topsoil and subsoil stripped from each phase of working and areas affected by excavations, temporary access roads and vehicle haulage routes, shall be stored in areas set aside for that purpose which shall have been agreed beforehand in writing by the Local Planning Authority. After stripping and formation of storage heaps, the quantities shall be measured and the volumes, locations and nature of material held therein be confirmed by reference to a scale plan to be submitted to the Local Planning Authority within three months of completion. The operator shall be responsible for maintaining an up to date record of all storage bunds throughout the life of the site.

11. Dylai holl uwchbridd ac isbridd sydd wedi'i stripio a'i storio yn unol â'r amod uchod gael eu defnyddio mewn gwaith adfer ac ni ddylid symud y fath ddeunyddiau oddi ar y safle heb ganiatâd blaenorol ysgrifenedig yr Awdurdod Cynllunio Lleol. Rhaid isafu ar symudiad offer a pheiriannau dros briddoedd o'r fath yn unol ag ymarferiad pwysedd tir isel i atal difrod i strwythur y pridd drwy gywasgu.

All topsoil and subsoil stripped and stored in accordance with the above condition shall be employed in works of restoration and no such materials shall be removed from the site without the prior written permission of the Local Planning Authority. Movement of plant and machinery over such soils shall be minimised in accordance with the practice of low ground pressure to prevent damage to soil structure by compaction.

12. Rhaid cadw uwchbridd mewn twmpathau storio at uchafswm 2m mewn uchder, gydag isbridd a gorlwyth yn cael eu cadw wedi hynny mewn twmpathau storio ar wahân heb gymysgu â'i gilydd. Rhaid symud pridd dim ond pan mewn cyflwr sych a brau a phan fod cyflwr y tir yn sych.

Topsoils shall be kept in storage mounds to a maximum height of 2m, with subsoils and overburden thereafter kept in separate storage mounds and prevented from mixing. Soil shall only be moved when in a dry and friable condition and when ground conditions are dry.

13. Rhaid cadw twmpathau storio uwchbridd ac isbridd yn rhydd o chwyn / llystyfiant cystadleuol a rhaid cymryd pob cam angenrheidiol i ladd chwyn yn gynnar yn eu twf i'w rhwystro rhag hadu.

Topsoil and subsoil storage mounds shall be kept free from weeds / competitive vegetation and all necessary steps shall be taken to destroy weeds at an early stage of growth to prevent seeding.

14. Rhaid gweithredu mesuriadau osgoad rhesymol i sicrhau fod ymlusgiaid yn cael eu gwarchod yn ystod y gwaith o ddyrchwyl terfynau cae a waliau cerrig sych. Rhaid i oll ddeunyddiau sy'n deillio oddi yno gael eu storio mewn lleoliadau pwrpasol a fydd wedi'u cytuno o flaen llaw mewn ysgrifen gyda'r Awdurdod Cynllunio Mwynau. Rhaid defnyddio oll ddeunyddiau o'r fath mewn gwaith adfer i ail adeiladu terfynau cae ac ni ddylid eu symud oddi ar y safle heb ganiatâd blaenorol ysgrifenedig yr Awdurdod Cynllunio Mwynau.

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MAE'N BWYSIG EICH BOD YN DARLLEN Y NODIADAU ATODOL  
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Reasonable avoidance measures shall be employed during the demolition of field boundaries and dry stone walling to ensure that reptiles will be protected. All materials derived therefrom shall be stored in areas set aside for that purpose which shall have been agreed beforehand in writing with the Mineral Planning Authority. All such materials shall be employed in works of restoring field boundaries and none shall be removed from the site without the prior written permission of the Mineral Planning Authority.

15. Ar ôl creu'r ffurf tir terfynol i'r cyfuchliniau a gymeradwywyd, bydd y deunydd sylfaenol neu dir gwreiddiol yn cael ei rwygo'n drwyadl i leiafswm dyfnder o 50cm i dorri i fyny unrhyw gywasgedd arwynebol cyn i unrhyw ddeunydd pridd gael ei wasgaru. Bydd y gweithredwr yn rhoi 48 awr o rybudd i'r Awdurdod Cynllunio Mwynau o'r bwriad i wneud y gwaith yma. Bydd sylw arbennig yn cael ei roi i ardaloedd o gywasgedd gormodol megis ffyrdd halio lle gall rhwygo dyfnach fod yn angenrheidiol. Bydd oll gerrig mawr, rhaffau gwifren ac unrhyw ddeunydd anghydnaws eraill sy'n codi yn cael eu symud.

Following the formation of the final landform to the approved contours, the base material or original ground shall be comprehensively ripped to a minimum depth of 50cm to break up any surface compaction before any soil material is spread. The operator shall give the Planning Authority 48 hours notice of an intention to carry out this operation. Special attention shall be given to areas of excessive compaction such as haul roads where deeper ripping may be necessary. All large stones, wire rope and other foreign material arising shall be removed.

16. Rhaid gwasgaru'r deunydd pridd (uwchbridd ac isbridd) a neilltuwyd ar gyfer eu defnyddio yn y gwaith adfer amaethyddol yn drwch unfurf ac yn y drefn gywir dros y deunydd sylfaen, a rhaid iddo lle bo angen, gael ei wreiddio a'i greithio i ddyfnder llawn heb gymysgu gyda gwahanol haenau pridd. Rhaid darparu lleiafswm 280mm o ddyfnder pridd (110mm isbridd, 170mm uwchbridd) ar ben y deunydd sylfaen dros oll ardaloedd y safle sydd i'w hadfer i ddefnydd amaethyddol oni bai bod caniatâd ymlaen llaw ar gyfer dyfnder llai wedi'i roi gan yr Awdurdod Cynllunio Lleol.

The soil material (topsoil and subsoil) set aside for use in the agricultural restoration shall be spread uniformly and in correct sequence over the base material, and shall, where necessary, be rooted and scarified to full depth without causing mixing between different soil layers. A minimum soil depth of 280mm (110mm subsoil, 170mm topsoil) above the base material shall be provided over all areas of the site to be restored to agricultural after use unless prior approval for a lesser depth has been given by the Local Planning Authority.

17. Wedi i'r pridd gael ei ail osod yn unol ag amod 16, rhaid gwneud dadansoddiad cemegol o'r priddoedd i asesu faint o wrtaith, calch a phrif ac is faethion sydd eu hangen i hybu tyfiant boddhaol cnydau amaethyddol. Rhaid ail adrodd y dadansoddiad hwn yn y flwyddyn gyntaf a phedwaredd flwyddyn y cyfnod ôl ofal ac ar unrhyw adeg arall o fewn y cyfnod ar gais rhesymol ysgrifenedig yr Awdurdod Cynllunio Lleol. Rhaid hysbysu'r Awdurdod Cynllunio Lleol o ganlyniadau'r dadansoddiad.

After replacement of topsoil in accordance with condition 16, a chemical analysis of the soils shall be carried out to assess the fertiliser, lime and other major and minor nutrients required to promote satisfactory growth of agricultural crops. This analysis shall be repeated in the first and fourth years during the aftercare period and at any other time within that period at the reasonable written request of the Local Planning Authority. The results of such analysis shall be supplied to the Local Planning Authority.

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MAE'N BWYSIG EICH BOD YN DARLLEN Y NODIADAU ATODOL  
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18. Ni chaniateir cadw unrhyw anifeiliaid ar y tir nes cytunir yn fel arall mewn ysgrifen gan yr Awdurdod Cynllunio Lleol fod cyflwr y tir yn dderbyniol ac na fydd unrhyw berygl o ddifrodi'r wyneb drwy fathru'r tir.

No livestock shall be kept on the land unless otherwise agreed in writing by the Local Planning Authority that the condition of the land is acceptable and that there is no risk of surface damage by 'poaching'.

19. Ar bob darn o dir y safle sydd wedi cael ei gloddio, ei ddefnyddio i storio pridd neu fel ffyrdd neu lle bu peiriannau trwm yn croesi, rhaid darparu cyflenwad dwr digonol a chyfleusterau draenio tir gan gynnwys cyrsiau dwr, ffosydd caeau a sustem draenio dan ddaear bibellog, os ystyria'r Awdurdod Cynllunio Lleol bod hyn yn hanfodol i adfer y safle'n foddhaol. Oni chytunwyd fel arall mewn ysgrifen, rhaid cychwyn ar y system draenio tir cyn gynted â phosib ar ôl adfer yr uwchbridd yn ystod y flwyddyn gyntaf o ôl-ofal. Wedi gorffen y gwaith, rhaid cyflwyno copïau o gynllun wrth raddfa sydd yn cofnodi'r system draenio'n gywir er cymeradwyaeth yr Awdurdod Cynllunio Lleol.

All the land within the site which has been excavated, used for soil storage or roads or has been traversed by heavy plant, shall be provided with an adequate water supply and land drainage facilities, including watercourses, field ditches and piped underdrainage system, if considered by the Local Planning Authority to be essential in the satisfactory restoration of the site. Unless otherwise agreed in writing, the installation of the field drainage system shall commence as soon as possible after topsoil restoration during the first year of aftercare. On completion of the works, copies of a scale plan accurately recording the drainage system shall be submitted for the approval of the Local Planning Authority.

20. Ac eithrio mewn argyfwng neu gyda chaniatâd ysgrifenedig ymlaen llaw gan yr Awdurdod Cynllunio Lleol, ni chaniateir unrhyw waith a awdurdodwyd neu sy'n ofynnol dan y caniatâd hwn, gan gynnwys cludo nwyddau & llwythi trwm, gwaith adeiladu/datgomiynu'r safle, prosesu deunyddiau a rhedeg peiriannau/offer ac mewnforio/allforio deunyddiau ar wahân i'r oriau canlynol rhwng:
- 07.00 a 19.00 o ddydd Llun i ddydd Gwener,
  - 07.00 a 13.00 Dydd Sadwrn,
  - Ni chaniateir gweithgareddau'r safle ar y Sul na Gwyliau Banc sy'n ymglymu unrhyw o'r defnyddiau sydd wedi'u darnodi dan yr amod yma.

Except in emergencies or with the prior written agreement of the Local Planning Authority, no operations authorised or required by this permission including the delivery of materials & heavy loads, site construction/decommissioning works, materials processing and the operation of plant/machinery, and import/export of materials shall be carried out other than between the hours of:

- 07.00 and 19.00 Monday to Friday,
  - 07.00 and 13.00 Saturday,
  - There shall be no site activities involving any of the uses prescribed under this condition on Sundays and Bank Holidays.
21. Rhwng yr oriau 7.00 a 19.00 ni ddylai lefel y sŵn o'r datblygiad fod yn uwch na 55dB LAeq, 1 awr, maes rhydd wedi ei fesur yn unrhyw eiddo sy'n sensitif i sŵn cyfagos. Ni ddylai cyfyngiad swm yn ystod y nos fod yn uwch na 42 dB (A) LAeq, 1 awr maes rhydd yn unrhyw eiddo sy'n sensitif i swm.

Between the hours of 07.00 and 19.00, the noise levels arising from the development shall not exceed

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MAE'N BWYSIG EICH BOD YN DARLLEN Y NODIADAU ATODOL  
IT IS IMPORTANT THAT YOU SHOULD READ THE ATTACHED NOTES



55dB(LAeq) (1 hour), freefield measured at any noise sensitive property in the locality. Night time limits should not exceed 42 dB (A) LAeq, 1hr free field at any noise sensitive dwellings.

22. Dylid rhoi rhybudd ymlaen llaw i'r Awdurdod Cynllunio Lleol am unrhyw waith dros dro all fod yn uwch na'r lefelau a osodir uchod, ac ni ddylent fod yn uwch na 67 dB LAeq, 1 hour, maes rhydd, a fynegir yn yr un dull a'r uchod yn unrhyw eiddo sy'n sensitif i sŵn. Ni ddylai sŵn gwaith fod yn uwch na'r terfynau sen a osodir uchod yn unrhyw eiddo sy'n sensitif i sŵn am fwy nac 8 wythnos mewn unrhyw gyfnod 12 mis heb ganiatâd ysgrifenedig blaenorol yr Awdurdod Cynllunio Lleol. Ni ddylid gwneud gwaith dros dro y tu allan i'r oriau 07.00 i 19.00 ac eithrio mewn argyfwng.

Temporary operations which may exceed the criterion levels set out above shall be notified in advance to the Local Planning Authority and shall not exceed 67 dB LAeq, 1 hour, free field expressed in the same manner as above at any noise sensitive property. Operations shall not exceed the noise limit set out above at any noise sensitive property for longer than a total of eight weeks in any 12 month period without the prior approval of the Local Planning Authority. Temporary operations shall not be carried out outside the hours of 07:00 to 19:00 except in an emergency.

23. Os yw'r awdurdod yn ystyried nad yw'r sŵn o'r safle o fewn y cyfyngiadau sŵn, bydd yr ymgeisydd mewn ymateb i ddymuniad yr awdurdod cynllunio lleol, yn cynnal arolwg sŵn i gynnwys mesuriadau LAeq (1 Awr) ac yn cyflwyno manylion am y mesuriadau sŵn i'r awdurdod o fewn 10 diwrnod i'r dymuniad neu unrhyw gyfnod arall a gytunwyd mewn ysgrifenedig gyda'r Awdurdod Cynllunio Lleol. Rhaid cytuno o flaen llaw gyda'r Awdurdod Cynllunio Lleol lleoliadau arolwg sŵn a dylid ymweld â phob lleoliad a chymryd mesuriadau dwywaith yn ystod pob arolwg (gall yr ymweliadau fod yn olynol yn yr un lleoliad neu ar ddau leoliad gwahanol ar yr un ffasâd). Rhaid gweithredu ar gamau lliniaru os aiff lefel y sŵn yn uwch na lefel penodol a chynnwys cynllun o welliannau i leihau sŵn o'r datblygiad i'w gytuno wedi hynny mewn ysgrifenedig gyda'r Awdurdod Cynllunio Lleol.

If the authority is satisfied that noise from the site may be in breach of the noise limit, the applicant shall, if requested to do so by the local planning authority, carry out a noise survey to include measurements of LAeq (1 hour) and shall furnish particulars of the noise measurements to the authority within 10 days of the request or other period as may be agreed in writing with the Local Planning Authority. The noise survey locations shall be agreed beforehand with the Local Planning Authority and be visited and measured twice during the survey (the visits may be consecutive at the same point or at two different points along the same façade). Procedures to be adopted if noise limits exceed a certain level to include a scheme of improvements for the reduction of noise emissions shall thereafter be agreed in writing with the Local Planning Authority.

24. Rhaid i'r mesuriadau a gymerir i wireddu cydymffurfiaeth ag amodau 21, 22 & 23 ddilyn canllawiau a fanylir yn Safon Brydeinig 4142:2014. Cyfeirir yn arbennig at fanyleb yr offer, dull mesur a materion i'w cofnodi.

Measurements taken to verify compliance with conditions 21, 22 & 23 shall follow the guidance contained in British Standard 4142:2014. In particular, reference shall be made to the specification of noise meters, method of measurement and matters to be recorded.

25. Defnyddir y dulliau ymarferol gorau ac/neu osod larymau 'white noise' i beiriannau symudol a cherbydau

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MAE'N BWYSIG EICH BOD YN DARLLEN Y NODIADAU ATODOL  
IT IS IMPORTANT THAT YOU SHOULD READ THE ATTACHED NOTES





ar y safle.

The best practicable means and/or 'white noise' reversing alarms shall be fitted to mobile plant and vehicles used on site.

26. Os yn ystod y datblygu, y canfyddir ar y safle llygredd nas canfuwyd eisoes, yna ni ddatblygir rhagor (onid yw'r awdurdod cynllunio lleol yn cytuno fel arall mewn ysgrifen) hyd nes y cyflwyno'r datblygwr i'r awdurdod hwnnw, mewn ysgrifen, newidiad i'r strategaeth adfer yn manylu sut y bydd ys yn delio â'r llygredd annisgwyl hwn, ac y cymeradwyo'r awdurdod hynny mewn ysgrifen.

If during development, contamination not previously identified is found to be present at the site then no further development, unless otherwise agreed in writing with the Local Planning Authority, shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

27. Rhaid trin a chadw unrhyw olew neu danwydd a ddygir i'r safle mewn modd fydd yn rhwystro llygredd i unrhyw gwrs dŵr neu ddyfrhaen. Rhaid cyflwyno er cymeradwyaeth blaenorol yr Awdurdod Cynllunio Lleol, dyluniad a lleoliad unrhyw gyfleusterau storio tanwydd a chynnwys darpariaeth ddigonol ar gyfer tanciau a chynwysyddion addas a amgaeir â walïau bwnd sydd yn ddigon uchel ac o adeiladwaith fydd yn medru cynnwys 110% o gyfanswm cynnwys y cynwysyddion a'r pibellau perthynol. Rhaid gofalu bod walïau a llorïau'r man hwnnw o fewn y walïau bwnd yn dal dŵr ac olew. Rhaid gofalu bod pibellau awyru yn cyfeirio at i lawr yn y man hwn.

Any oil or fuel brought onto the site shall be handled and stored in such a manner as to prevent the pollution of any watercourse or aquifer. The design and siting of any fuel storage facility shall be submitted for the prior approval of the Local Planning Authority and shall include sufficient provision for suitable tanks and containers which shall be housed in an area surrounded by bund walls of sufficient height and construction so as to contain 110 % of the total contents of all containers and associated pipework. The floor and walls of the bunded areas shall be impervious to both oil and water. Vent pipes shall be directed down into the bunded area.

28. Cyn cychwyn y datblygiad, rhaid cyflwyno er cymeradwyaeth yr awdurdod cynllunio lleol, manylion llawn y 'tanc storio symudol uwchben ddaear' ar gyfer gwaredu carthion a dŵr aflan oddi ar y safle. Rhaid i fath fanylion ddangos fydd y sustem arfaethedig yn ddigonol i ddiogelu'r amgylchedd cyfagos ac yn cael ei reoli'n briodol (defnyddio larymau awtomataidd er mwyn osgoi gorlenwi etc.), a chynnwys mesuriadau diogelwch ac argyfwng priodol pe bai'r tanc yn cael ei ddifrodi. Rhaid i unrhyw strwythur sydd i'r godi neu'i leoli yn unol â'r amod hwn gael ei ddatgomisiynnu'n llawn a'i symud oddi ar y safle o fewn 28 diwrnod o pan ddaw'r caniatâd cynllunio i ben neu ddarfyddiad parhaol y gweithgareddau, p'run bynnag sy'n gynharaf.

Prior to the commencement of development, full details of an 'above ground mobile storage tank', for off-site sewage and foul water disposal, shall be submitted for the approval of the local planning authority. Such details shall demonstrate that the proposed system is sufficient to safeguard the surrounding environment and shall be properly managed (to avoid overfilling by use of automated alarms etc.), and include appropriate safety and emergency measures should the tank be damaged. Any structure erected or sited in accordance with this condition shall be fully decommissioned and removed from the site within 28

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MAE'N BWYSIG EICH BOD YN DARLLEN Y NODIADAU ATODOL  
IT IS IMPORTANT THAT YOU SHOULD READ THE ATTACHED NOTES





days of the expiry of the planning permission or permanent cessation of operations, whichever is the sooner.

29. Rhaid gosod sustemau atal llwch effeithiol a gweithredol ar pob offer a ddefnyddwyd ar y safle ar gyfer prosesu, malurio a sgrinio deunyddiau, a'u cynnal yn rheolaidd i arbed gollwng llwch i'r amgylchedd. Rhaid gosod gorchudd priodol dros bob cerbyd llwythog yn gadael y safle ar y briffordd neu'u trin fel bo angen i atal gollwng llwch i'r amgylchedd.

All equipment operated on site for the processing, crushing and screening of materials shall be fitted with effective and operational dust suppression systems, regularly maintained to prevent the emission of dust into the atmosphere. All loaded vehicles leaving the site by road shall be sheeted or so treated as to prevent the emission of dust into the atmosphere.

30. Rhaid cyflwyno cynllun ar gyfer rheoli a monitro allyriadau llwch er cymeradwyaeth yr Awdurdod Cynllunio Lleol cyn cychwyn y caniatâd hwn. Wedi hynny, rhaid gweithredu'r cynllun a ganiateir yn ddi-oed a rhaid anfon adroddiadau monitro i'r Awdurdod Cynllunio Lleol o fewn 14 diwrnod o ddymuniad ysgrifenedig drwy gydol cyfnod y gwaith. Rhaid i'r cynllun gynnwys:
- Arolwg gwasgariad llwch i'w gynnal ar ddymuniad ysgrifenedig yr Awdurdod Cynllunio Lleol am gyfnod o leiaf 6 mis i fesur cyfraddau gwasgariad llwch mewn lleoliadau i'w gytuno,
  - Cynllun monitro ansawdd aer, gan gynnwys cofnodi'r tywydd, i'w gytuno mewn ysgrifen gyda'r Awdurdod Cynllunio Lleol a'i weithredu'n unol â Safon Ansawdd Aer Cenedlaethol y DU ar gyfer gronynnau, i adnabod yr angen ar gyfer unrhyw welliannau neu reolaeth bellach,
  - Cofnod amgylcheddol o gwynion llwch i fod ar gael ar ddymuniad yr Awdurdod Cynllunio Lleol.

A scheme for the control and monitoring of dust emissions shall be submitted for the approval of the Local Planning Authority prior to the commencement of this permission. Thereafter, the approved scheme shall be implemented forthwith and monitoring reports shall be sent to the Local Planning Authority throughout the period of operation within 14 days of written request. The scheme shall include:

- Dust deposition survey undertaken upon the written request of the Local Planning Authority for a minimum period of 6 months to measure the dust deposition rate at agreed locations,
  - Air quality monitoring regime to be agreed in writing with the Local Planning Authority and implemented in accordance with UK National Air Quality Standard for particulates to identify any need for improvements or further control,
  - Environmental log of dust complaints to be made available to the Local Planning Authority upon request.
31. Ni chaniateir unrhyw waith ar y safle fydd yn achosi codi llwch gwasgaredig a rhaid dyfrio pentyrrau stoc gwastraff a phob ardal lle bydd cerbydau olwyn yn teithio arnynt wrth symud defnyddiau, neu eu trin pryd bynnag fydd angen i arbed codi llwch o'r fath.

No operations on the site shall be undertaken in such a manner as to cause the raising of fugitive dust and all stockpiles of waste and areas traversed by wheeled vehicles or within which the handling or movement of material is undertaken shall be watered or otherwise treated at such times and intervals as may be necessary to prevent the raising of such dust.

32. Rhaid cadw wyneb y fynedfa y safle i Ffordd Felin Seiont yn rhydd o fwd a llanestr arall, a'i chynnal bob amser mewn cyflwr sy'n dderbyniol i'r Awdurdod Cynllunio Lleol er mwyn gofalu yr atelir mwd a

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MAE'N BWYSIG EICH BOD YN DARLLEN Y NODIADAU ATODOL  
IT IS IMPORTANT THAT YOU SHOULD READ THE ATTACHED NOTES



llanastr rhag cael ei ollwng ar y briffordd gyhoeddus. Rhaid i'r cyfarpar golchi olwynion fod yn weithredol drwy gydol oll gweithrediadau sy'n gysylltiedig â'r datblygiad.

The surface of the site access to Seiont Mill Road shall be kept free from mud and other debris, and maintained at all times in a condition acceptable to the Local Planning Authority such as to ensure that mud is prevented from being deposited onto the public highway. The wheelwash facility shall be operational for the duration of all operations connected with the development.

33. Oni bai fod amod cynllunio yn gofyn am hynny, rhaid gweithredu mesuriadau yn unol â manylion Cynllun Rheoli'r Amgylchedd Adeiladu sydd i'w gyflwyno er cymeradwyaeth ysgrifenedig yr Awdurdod Cynllunio Lleol cyn cychwyn y datblygiad. Fydd y Cynllun Rheoli'r Amgylchedd Adeiladu'n sicrhau ymarferiad da a mesuriadau lliniaru i ddiogelu'r amgylchedd ddwr gan gynnwys, amodau gwaith ar y safle a mesuriadau i reoli effeithiau amgylcheddol megis symudiadau HGV, cyfarpar golchi olwynion, gorchuddio cerbydau cludo, ardaloedd storio diogel, ansawdd aer, oriau gwaith, swm/digryniad, rheoli gwastraff a llygredd. Hefyd, monitro dwr ffo ddichonol o ardaloedd gweithredol i lliniaru ar gyfer yr effaith amgylcheddol bosib o'r datblygiad & threfniadau sbils.

Unless otherwise required by planning condition, measures shall be implemented in accordance with the details of a Construction Environment Management Plan which shall be submitted for the written approval of the local planning authority prior to the commencement of development. The Construction Environment Management Plan shall ensure good practice and mitigation measures to protect the water environment including; working conditions on site and measures to control environmental effects such as movements of HGVs, wheel wash facilities, sheeting of haulage vehicles, secure storage areas, air quality, working hours, noise/vibration, waste management and pollution. Also, the monitoring of potential run-off from operational areas to mitigate for the possible environmental impact of the development & spill procedures.

34. Rhaid i'r datblygwr ac/neu weithredwr y safle gwneud darpariaeth ar gyfer mynediad i'r Safle o Bwysigrwydd Daeareolegol/Geomorffolegol Rhanbarthol (RIGS) yn unol â'r datganiadau ag argymhellion a wneir yng Nghofnod/Cofrestr Safle 'Gwynedd a Môn atodwyd i'r caniatâd hwn (Atodiad 1). Rhaid caniatáu mynediad ar bob adeg i'r Safle o Bwysigrwydd Daeareolegol/Geomorffolegol Rhanbarthol (RIGS) drwy apwyntiad o flaen llaw i berson(au) gyda chymhwyster priodol neu berson(au) gyda diddordeb sylweddol, phrofiadol yn y safle ar gyfer astudiaeth wyddonol ac/neu academiaidd.

The developer and/or site operator shall make provision for access to the Regionally Important Geological/Geomorphological Site (RIGS) consistent with the statements and recommendations made in the 'Gwynedd and Mon Site Record/Registration attached to this permission (Appendix 1). Access shall be allowed at all times to the Regionally Important Geological/Geomorphological Site (RIGS) by prior appointment to suitably qualified person(s) or person(s) with a proven, substantial interest in the site for the purpose of scientific and/or academic study.

35. Rhaid i'r gweithredwr sicrhau gweithredu'r mesuriadau lliniaru canlynol cyn ac yn ystod gwaith datblygu'r safle sy'n cynnwys clirio tyfiant aeddfed, coed a nodweddion llinellol;
- Ni chaniateir clirio unrhyw nodweddion a ddefnyddwyd o bosib gan ystlumod heb ganiatad ysgrifenedig yr awdurdod cynllunio lleol,
  - Ni chaniateir i dorri neu symud coed a llwyni ac/neu clirio llystyfiant yn ystod y tymor nythu adar (Mawrth i Fedi yn gynwysedig).

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MAE'N BWYSIG EICH BOD YN DARLLEN Y NODIADAU ATODOL  
IT IS IMPORTANT THAT YOU SHOULD READ THE ATTACHED NOTES



The operator shall ensure that the following mitigation measures are implemented before and during site development works involving the clearance of mature vegetation, trees & linear features;

- i. No features which may be used by bats shall be cleared without the prior written approval of the local planning authority,
- ii. No cutting or removal of trees and shrubs and/or vegetation clearance shall take place during the bird nesting season (March to September inclusive) in any year.

36. Rhaid cyflwyno cynllun goleuo er cymeradwyaeth yr Awdurdod Cynllunio Lleol cyn cychwyn y datblygiad i ddangos na fydd unrhyw oleuadau arfaethedig yn cael effaith andwyol sylweddol ar ystlumod sy'n cymudo a chwilota yn yr ardal. Yn ogystal, rhaid gosod oll oleuadau rhag disgleirio mewn i eiddo preswyl cyfagos. Rhaid i'r cynllun goleuo gynnwys manylion ran lleoliad, dyluniad, synwryddion a goleuder o'r llifoleuadau ac/neu osgoi goleuo mewn ardaloedd penodol.

A lighting plan shall be submitted for the approval of the Local Planning Authority prior to the commencement of development to demonstrate that any proposed lighting will not have any significant adverse impacts on bats commuting and foraging in the vicinity. In addition, all lighting shall be positioned to avoid glare into nearby residential properties. The lighting plan shall include details of the location, height, design, sensors and luminance of floodlighting and/or avoidance of lighting in specific areas.

37. Drwy gydol cyfnod y gwaith cloddio rhaid dynodi ffin ardal cloddio mwynau yr iard frics fel y dangosiwyd ar gynlluniau'r cais gyda ffens dros dro neu ddull arall o amgau a'i gynnal wedi hynny wrth fodd yr Awdurdod Cynllunio Lleol. Rhaid i'r ardal sydd wedi'i ddynodi gynnal clustogfa o leiaf 7 metr oddi wrth yr afon ac rhaid ail-osod unrhyw ddarpariaeth i amgau sydd yn cael ei ddfrodi neu ei golli yn ystod oes y datblygiad.

The boundary of the brickyard mineral extraction area as shown on the application plans shall be demarcated by a temporary fence or other means of enclosure and thereafter maintained to the satisfaction of the Local Planning Authority for the duration of extractive operations. The demarcated area shall maintain a buffer zone of at least 7 meters from the river and any provision of enclosure that becomes damaged or lost during the lifespan of the development shall be replaced.

38. Trwy gydol cyfnod gwaith y safle, rhaid gwneud darpariaeth yn ôl y galw i gasglu, trin a gwaredu pob dŵr sy'n dod i mewn neu'n codi ar y safle i sicrhau na fydd draeniad llygredig neu drwytholch yn cael ei ollwng o'r safle i mewn i gwrs dŵr neu unrhyw ddŵr wyneb, naill ai yn syth neu drwy ffos gerrig. Ni chaniateir i unrhyw ddefnydd beri rhwystr i unrhyw gwrs dŵr neu gylfat na pheri iddynt gael eu herydu gan unrhyw gwrs dŵr dan unrhyw amgylchiadau.

Throughout the period of site operation, provision shall be made as required for the collection, treatment and disposal of all water entering or arising on the site to ensure that there shall be no discharge of leached or contaminated drainage from the site into either groundwater or any surface waters, whether direct or via soakaways. Under no circumstances shall any material be permitted to block any watercourse or culvert or be permitted to be eroded by any watercourse.

39. Rhaid gwneud arolwg cyn cychwyn y caniatâd hwn am bresenoldeb rhywogaethau planhigion ymledol anffodrol mewn ardaloedd tu fewn ac sy'n ffinio â'r safle. Rhaid cyflwyno cynllun cynhwysfawr ar gyfer

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MAE'N BWYSIG EICH BOD YN DARLLEN Y NODIADAU ATODOL  
IT IS IMPORTANT THAT YOU SHOULD READ THE ATTACHED NOTES



ei ddileu a/neu ei reoli er cymeradwyaeth yr Awdurdod Cynllunio Lleol a gweithredu rhaglen waith wedi hynny o fewn amser a gytunir yn ysgrifenedig gyda'r yr Awdurdod Cynllunio Lleol.

A survey shall be undertaken prior to the commencement of this permission to ascertain the presence of non-native invasive plant species in areas within and immediately adjacent to the site. Full details of a scheme for its eradication and/or control shall be submitted for the approval of the Local Planning Authority and a programme of works shall thereafter be implemented within a timescale to be agreed in writing with the Local Planning Authority.

40. Dylid cyflwyno rhybudd 14 diwrnod o flaen llaw i'r Awdurdod Cynllunio Leol o raglen tynnu pridd a chloddio'r iard frics a bydd y datblygwr yn caniatáu mynediad ar pob adeg resymol i archeolegwyr a enwebwyd gan yr Awdurdod Cynllunio Lleol fel y gallant arsylwi ar y gwaith cloddio a chofnodi eitemau o diddordeb a darganfyddiadau.

At least 14 days notice of commencement of a soil stripping programme & excavation of the brickyard shall be given to the Local Planning Authority and the developer shall afford access at all reasonable times to archaeologists nominated by the Local Planning Authority who shall be allowed to observe the excavations and record items of interest and finds.

Y rhesymau am ddyfarniad y Cyngor i ganiatáu y datblygiad yn ddarostyngedig i'r amodau a nodwyd eisoes ydyw:

*The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions specified are:*

1. I atal pentyrru caniatadau sydd heb eu gweithredu.  
To prevent the accumulation of unimplemented planning permissions.
2. Lleihau'r cyfnod ymyrraeth achosir gan y datblygiad a ganiateir yma gan ofalu yr adferir y safle.  
To minimise the duration of disturbance from the development hereby permitted and to secure the restoration of the site
3. Mae deunyddiau gwastraff eraill yn codi materion mwynderau ac amgylcheddol a ddylid i'w ystyried o'r newydd  
Other waste materials raise environmental and amenity issues that would require consideration afresh
4. Lleihau'r cyfnod ymyrraeth achosir gan y datblygiad a ganiateir yma gan ofalu yr adferir y safle.  
To minimise the duration of disturbance from the development hereby permitted and to secure the restoration of the site
5. Er budd mwynderau'r ardal ac i leihau ymyrraeth achosir gan y datblygiad  
In the interests of the amenities of the area and to minimise the disturbance from the development
6. Er budd mwynderau'r ardal ac i leihau ymyrraeth achosir gan y datblygiad

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**MAE'N BWYSIG EICH BOD YN DARLLEN Y NODIADAU ATODOL**  
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In the interests of the amenities of the area and to minimise the disturbance from the development

7. Lleihau'r cyfnod tarfu i'r eithaf a achosir gan y datblygiad a ganiateir yma, hwylusu cymryd stoc deunyddiau a monitro adnoddau adfer  
To minimise the duration of disturbance from the development hereby permitted, facilitate materials stock taking and monitoring of restoration resources
8. Gofalu yr adferir y safle'n briodol er budd hybu bioamrywiaeth yr ardal  
To secure the proper restoration of the site in the interest of promoting the biodiversity of the area
9. Gofalu yr adferir y safle'n briodol er budd hybu bioamrywiaeth yr ardal  
To secure the proper restoration of the site in the interest of promoting the biodiversity of the area
10. Er mwyn hwyluso cymryd stoc deunyddiau a monitro adnoddau adfer  
To facilitate materials stock taking and monitoring of restoration resources
11. Er mwyn hwylusu cymryd stoc pridd a monitro adnoddau adfer  
To facilitate soil stock taking and monitoring of restoration resources
12. Er mwyn hwyluso cymryd stoc pridd a monitro adnoddau adfer  
To facilitate soil stock taking and monitoring of restoration resources
13. Gofalu yr adferir y safle'n briodol at ddiben amaethyddol  
To secure the proper restoration of the site to agricultural use
14. Er mwyn hwyluso cymryd stoc pridd a monitro adnoddau adfer a Bioamrywiaeth yr ardal  
To facilitate soil stock taking and monitoring of restoration resources & biodiversity of the area
15. Gofalu yr adferir y safle'n briodol at ddiben amaethyddol  
To secure the proper restoration of the site to agricultural use
16. Gofalu yr adferir y safle'n briodol at ddiben amaethyddol  
To secure the proper restoration of the site to agricultural use
17. Gofalu yr adferir y safle'n briodol at ddiben amaethyddol  
To secure the proper restoration of the site to agricultural use
18. Gofalu yr adferir y safle'n briodol at ddiben amaethyddol  
To secure the proper restoration of the site to agricultural use
19. Gofalu yr adferir y safle'n briodol at ddiben amaethyddol  
To secure the proper restoration of the site to agricultural use

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20. Er budd mwynderau yr ardal  
In the interests of the amenity of the area
21. Er budd mwynderau yr ardal  
In the interests of the amenities of the area
22. Er budd mwynderau yr ardal  
In the interests of the amenities of the area
23. Er budd mwynderau yr ardal  
In the interests of the amenities of the area
24. Er budd mwynderau yr ardal  
In the interests of the amenity of the area
25. Er budd mwynderau yr ardal  
In the interests of the amenity of the area
26. Diogelu ansawdd dyfrffosydd lleol  
To protect the quality of local watercourses
27. Diogelu ansawdd dyfrffosydd lleol  
To protect the quality of local watercourses
28. Er budd diogelu'r amgylchedd ac mwynderau'r ardal  
In the interests of environmental protection and the amenities of the area
29. Er budd diogelu'r amgylchedd ac mwynderau'r ardal  
In the interests of environmental protection and the amenities of the area
30. Er budd diogelu'r amgylchedd ac mwynderau'r ardal  
In the interests of environmental protection and the amenities of the area
31. Er budd diogelu'r amgylchedd ac mwynderau'r ardal  
In the interests of environmental protection and the amenities of the area
32. Er budd diogelwch y briffordd a mwynderau'r ardal  
In the interests of highway safety and the amenities of the area
33. Er budd diogelu'r amgylchedd ac mwynderau'r ardal

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In the interests of environmental protection and the amenities of the area

34. Er budd sicrhau mynediad i'r safle RIGS  
In the interests of securing access to the RIGS site
35. Er budd bioamrywiaeth yr ardal ac i sicrhau nad yw ystlumod ac adar sy'n nythu'n cael eu tarfu gan y datblygiad  
In the interests of biodiversity of the area and to ensure that bats and nesting birds are not disturbed by the development
36. Er budd bioamrywiaeth yr ardal ac i sicrhau nad yw ystlumod yn cael eu tarfu gan y datblygiad ac er budd mwynderau'r ardal  
In the interests of the biodiversity of the area and to ensure that bats are not disturbed by the development and in the interest of the amenities of the area
37. Er budd bioamrywiaeth yr ardal ac i sicrhau nad yw dyfrgwn yn cael eu tarfu gan y datblygiad  
In the interests of the biodiversity of the area and to ensure otters are not disturbed by the development
38. Diogelu ansawdd dyfrffosydd lleol  
To protect the quality of local watercourses
39. I reoli lledaeniad rhywogaethau planhigion ymledol  
To control the spread of invasive plant species
40. I alluogi ymchwilio a chofnodi'n briodol nodweddion o ddiddordeb archeolegol  
To enable sites of archaeological interest to be adequately investigated and recorded

Wrth ystyried y cais yma roedd yr Awdurdod Cynllunio Lleol o'r farn bod y polisiau a rhestrir isod yn berthnasol:

- Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015- Llywodraeth Cymru,
- Polisiau ac egwyddorion cyffredinol Nodyn Cyngor Technegol (TAN 5), (TAN 11), (TAN 15), (TAN 18), (TAN 21), (TAN 23) & (TAN 24) - Llywodraeth Cymru,
- Polisi Cynllunio Cymru Argraffiad 9: Tachwedd 2016 - Llywodraeth Cymru,
- Cylchlythyr 61/96 y Swyddfa Gymreig, Cynllunio a'r Amgylchedd Hanesyddol: Adeiladau Hanesyddol ac Ardaloedd Cadwraeth
- Cylchlythyr 36/87 y Swyddfa Gymreig, Defnyddio Deunydd Gwastraff ar gyfer Llenwad Ffyrdd
- Cynllun Gwastraff Rhanbarthol Gogledd Cymru 2003 (Adolgiad Cyntaf 2009),
- Polisiau ac egwyddorion cyffredinol Nodyn Cyngor Technegol Mwynau (Cymru) 1: Agregau 2004 - Llywodraeth Cymru,
- Cynllun Sector Ynghylch Casgliadau, Seilwaith a Marchnadoedd 2012 – Llywodraeth Cymru,
- Cynllun Gwastraff Adeiladu a Dymchwel 2012 – Llywodraeth Cymru,

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- Cyfarwyddyd Fframwaith Gwastraff 2008/98/EC, Tachwedd 2008,
- Polisiau ac egwyddorion cyffredinol Nodyn Cyngor Technegol Mwynau (Cymru) 1: Agregau 2004 - Llywodraeth Cymru,
- Datganiad Technegol Rhanbarthol Gogledd Cymru ar Agregau, Adolygiad Cyntaf Awst 2014,
- Rheoliadau Rhywogaethau a Chynefinoedd 2010,
- Canllawiau Cynllunio Atodol Gwynedd, Cymeriad y Tirwedd 2009,
- Canllawiau Cynllunio Atodol Gwynedd, Cynllunio a'r Iaith Gymraeg 2009,
- Canllawiau Dylunio a Thirlunio Gwynedd 2004,
- Polisiau Strategol 1, 2, 3, 5, 6, 7, 8, 12 & 16, Polisiau A1, A3, B3, B6, B7, B8, B12, B14, B15, B16, B17, B18, B19, B20, B21, B23, B27, B29, B30, B32, B33, C3, C9, C12, C14, C15, C19, C22, C24, C25, CH26, CH33, Cynllun Datblygu Unedol Gwynedd 2001–2016.
- Polisiau Strategol PS 5, PS 6, PS 10, PS 16, PS 17, PS 18, PS 19, Polisiau AMG 2, AMG 4, AMG 5, AT 1, AT 4, PCYFF 1, PCYFF 3, PCYFF 5, GWA 2, TRA 1, TRA 4, MWYN 4, MWYN 6, MWYN 9, MWYN 10 Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn 2011 – 2026, Fersiwn Cyfansawdd yn cynnwys Newidiadau Materion sy'n Codi.

The Local Planning Authority is of the opinion that the policies listed below were relevant in the consideration of this application:

- Well-being of Future Generations Act (Wales) 2015 – Welsh Government,
- Policies and general principles Technical Advice Notes (TAN 5), (TAN 11), (TAN 15), (TAN 18), (TAN 21), (TAN 23) & (TAN 24) - Welsh Government,
- Planning Policy Wales Edition 9: November 2016 - Welsh Government,
- Welsh Office Circular 61/96 – Planning and the Historic Environment: Historic Buildings and Conservation Areas,
- Welsh Office Circular 36/87 - Use of Waste Material for Road Fill
- North Wales Regional Waste Plan 2003 (First Review 2009),
- Policies and general principles Minerals Technical Advice Note (Wales) 1: Aggregates 2004 - Welsh Government,
- Collections, Infrastructure and Markets Sector Plan 2012 – Welsh Government,
- Construction and Demolition Waste Plan 2012 – Welsh Government,
- Waste Framework Directive 2008/98/EC, November 2008,
- Policies and general principles Minerals Technical Advice Note (Wales) 1: Aggregates 2004 - Welsh Government,
- North Wales Regional Technical Statement on Aggregates, First Review August 2014,
- Habitats & Species Regulations 2010,
- Gwynedd Supplementary Planning Guidance, Landscape Character Areas, 2009,
- Gwynedd Supplementary Planning and the Welsh Language, 2009,
- Gwynedd Landscaping & Design Guidance 2004,
- Strategic Policies 1, 2, 3, 5, 6, 7, 8, 12 & 16, Policies A1, A3, B3, B6, B7, B8, B12, B14, B15, B16, B17, B18, B19, B20, B21, B23, B27, B29, B30, B32, B33, C3, C9, C12, C14, C15, C19, C22, C24, C25, CH26, CH33, Gwynedd Unitary Development Plan 2001-2016,
- Strategic Policies PS 5, PS 6, PS 10, PS 16, PS 17, PS 18, PS 19, Policies AMG 2, AMG 4, AMG 5, AT 1, AT 4, PCYFF 1, PCYFF 3, PCYFF 5, GWA 2, TRA 1, TRA 4, MWYN 4, MWYN 6, MWYN 9, MWYN 10 Anglesey and Gwynedd Joint Local Development Plan 2011 – 2026, Composite Version incorporating Matters Arising Changes.

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## Nodyn i'r Ymgeisydd / Note to Applicant

- Cyn cychwyn datblygiad mewn perthynas â chaniatâd cynllunio a roddwyd ar gyfer datblygiad mawr, rhaid i berson roi hysbysiad i'r Awdurdod Cynllunio Lleol ar y ffurflen yn Atodlen 5A i Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 (fel y'i diwygwyd). Rhaid i berson sy'n cyflawni'r gwaith datblygu mewn perthynas â chaniatâd cynllunio a roddwyd ar gyfer datblygiad mawr lenwi'r ffurflen sydd yn Atodlen 5B i Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 (fel y'i diwygwyd) ac arddangos y ffurflen honno ar neu gerllaw'r man y cyflawnir y datblygiad drwy gydol yr amser y gwneir y gwaith datblygu. Rhaid arddangos y ffurflen honno yn unol ag erthygl 24B(3) o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 (fel y'i diwygwyd). Before beginning development related to a grant of planning permission for major development a person must give notice to the Local Planning Authority on the form in Schedule 5A to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended). A person carrying out development related to a grant of planning permission for major development must complete the form in Schedule 5B to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) and display that form at or near the place where development is being carried out, at all times when development is being carried out. That form must be displayed in accordance with article 24B(3) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).
- Byddwchystal â nodi'r ymatebion i ymgynghoriad ynghlwm a dderbyniwyd gan Cyfoeth Naturiol Cymru (Atodiad 2) a Yr Awdurdod Llifogydd Lleol (Atodiad 3), Dwr Cymru (Atodiad 4) a Gwarchod y Cyhoedd Cyngor Gwynedd (Atodiad 5), a dylid eu cysylltu'n uniongyrchol ran rheolaethau gweithredol penodol o fewn eu hawdurdod ac/neu unrhyw hawliau neu drwyddedau ychwanegol sydd angen cyn cychwyn y gwaith. Please note the attached consultation responses received from Natural Resources Wales (Appendix 2), Local Flood Authority (Appendix 3), Dwr Cymru (Appendix 4) and Gwynedd Public Protection (Appendix 5), who should be contacted direct in respect of specific operational controls within their remit and/or any additional consents or licences required prior to the commencement of works.
- Mae'r cais yma wedi'i asesu'n unol â'r saith nôd llesiant o'r Ddeddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015. This application has been assessed in accordance with the seven sustainability goals of the Well-being of Future Generations Act (Wales) 2015.
- Mae'r cyfrifoldeb ac atebolrwydd dilynol parthed datblygu a defnyddio diogel y safle yn gorffwys gyda'r datblygwr ac/neu tiffeddiannwr. Er bod yr awdurdod cynllunio gwastraff wedi gwneud yr ymdrech orau i benderfynu'r cais ar sail y wybodaeth oedd ar gael iddo, nid yw hyn yn golygu bod y tir yn rhydd o ansefydlogrwydd a llygredd. The responsibility and subsequent liability for safe development and secure occupancy of the site rests with the developer and/or landowner. Although the waste planning authority has used its best endeavours to determine the application on the basis of the information available to it, this does not mean that the land is free from instability and contamination.

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**Gwynedd & Môn RIGS Group Site Record**

<b>General</b>		<b>Gwynedd &amp; Môn</b>	
<b>Site Name:</b>	Pen-y-bryn (Seiont Brickworks)	<b>File Number:</b>	GM/Q/0006
<b>RIGS Number:</b>	0008	<b>Surveyed by:</b>	Dr K. Addison
<b>Grid Reference:</b>	SH 492614	<b>Date of visit:</b>	24.07.01
<b>Type of Site :</b>	Quaternary	<b>Date Registered:</b> Owner: 31.07.01 Planning Authority: 31.07.01	
<b>Unitary Authority:</b>	Gwynedd Council	<b>Documentation prepared by:</b> Dr K. Addison & Dr S. Campbell	
<b>Site Nature:</b>	EA: active quarry	<b>Documentation last revised:</b>	31.07.01
<b>1:50,000:</b>	Sheet 115, Snowdon		
<b>1:10,000:</b>	SH 46SE		

**RIGS Statement of Interest:**

Pen-y-bryn provides unique evidence in Britain for several temperate episodes during the early part of the Devensian Stage (c. 110-70 ka BP) followed by an Early Devensian ice advance. The latter occurred prior to the last main hemispheric glaciation shortly after 25 ka BP (Late Devensian). The site is the stratotype for four members of the Eryri and St Asaph formations (Bowen, 1999). The Quaternary deposits at Pen-y-bryn overlie Ordovician shales which are extracted for brick-making. The Quaternary sequence is laterally highly variable, but can be generalised (from the base) as follows: 1. gravels and sands; 2. organic deposits; 3. Welsh till; 4. gravels and sands largely of Irish Sea provenance; 5. till of Welsh and Irish Sea provenance; and 6. Irish Sea till. Unit 1 was deposited by an ancient precursor of the Afon Seiont which flowed north-west from the Snowdon area, possibly during interglacial conditions (c. 125 ka BP). The organic deposits (Unit 2) are highly fossiliferous (e.g. wood fragments, cones, pollen, beetle remains) and indicate separate (boreal) forest and heath episodes at c. 100 ka and 80 ka BP, respectively. The succeeding Welsh till (Unit 3) contains reworked organic deposits, and is believed to have been deposited by an Early Devensian (c. 70 ka BP) Welsh ice sheet which 'bulldozed' trees, peat, gravels and other deposits in its path. The succeeding deposits (Units 4, 5 & 6) date from the Late Devensian glaciation, sometime after 25 ka BP, when Irish Sea and Welsh ice masses fought for supremacy along the coastal fringe. Pen-y-bryn is a site of national importance for reconstructing Late Pleistocene events in Britain. Evidence from the site accords well with the known record elsewhere in northern Europe, and challenges existing views on Late Pleistocene glaciation in Great Britain.



**Geological setting/context:**

Extensive spreads of glacial, fluvioglacial and periglacial deposits occur around the coastal fringe of north-west Wales, making it a core area for studying Quaternary (Ice Age) deposits and landforms. Excellent coastal sections through these deposits have given rise to a protracted history of research and, less frequently, inland exposures (cuttings and quarries) have also provided important data on the sequence and nature of Quaternary events.

The area was overrun on a number of occasions by glaciers or ice sheets which had sources in North Wales and the Irish Sea Basin. The precise timing and extent of these glacial events and the interpretation of the sedimentary and landform evidence are still a matter of controversy. The sequence at Pen-y-bryn complements evidence from 11 Quaternary stratigraphical sites on Anglesey, Llŷn and the Gwynedd coastal fringe which have been selected as GCR sites/SSSI. Pen-y-bryn forms part of a potentially extensive network of RIGS which provide further important evidence on the Quaternary history of the region, but it is the only site in these networks to contain organic deposits of a pre-glacial age.

**References:**

- ADDISON, K. (1990). Pen-y-bryn, Caernarfon. In: Addison, K., Edge, M.J. & Watkins, R. (eds) *The Quaternary of North Wales: Field Guide*. Quaternary Research Association, Coventry, 108-116.
- ADDISON, K. (1994). Pen-y-bryn - the Ice Age, bricks and conservation. *Earth Heritage*, 1, 18-21.
- ADDISON, K. (2000). *Pen-y-bryn Borehole Investigation*. CCW Contract Science Report 347.
- ADDISON, K. & CAMPBELL, S. (1992). Conservation, access and land management conflict at Quaternary sites on the Gwynedd coastal fringe, North Wales: a preliminary survey. In: Stevens, C., Gordon, J.E., Green, C.P. & Macklin, M.G. (eds) *Proceedings of the Conference: Conserving our Landscape: evolving landforms and Ice-age heritage*. Crewe, May 1992, 27-35.
- ADDISON, K. & EDGE, M.J. (1992). Early Devensian interstadial and glacial sediments in Gwynedd, North Wales. *Geological Journal*, 27, 181-190.
- BOWEN, D.Q. (1999). Wales. In: Bowen, D.Q. (ed.) *A revised correlation of Quaternary deposits in the British Isles*. Geological Society Special Report No. 23, 79-90.
- CHAMBERS, F.M. (1994). Spruce, resembling *Picea obovata* Ledebour, from Late Pleistocene deposits in North Wales. *Quaternary Newsletter*, 72, 10-17.
- CHAMBERS, F.M., ADDISON, K., BLACKFORD, J.J. & EDGE, M.J. (1995). Palynology of organic beds below Devensian glacial sediments at Pen-y-bryn, Gwynedd, North Wales. *Journal of Quaternary Science*, 10 (2), 157-173.
- WHITTOW, J.B. & BALL, D.F. (1970). North-west Wales. In: Lewis, C.A. (ed.) *The Glaciations of Wales and Adjoining Regions*. Longman, London, 21-58.



## **PRACTICAL CONSIDERATIONS:**

### **Accessibility:**

The site is reached from the A487(T) Caernarfon - Porthmadog road where it crosses the Afon Seiont, on the southern outskirts of Caernarfon. Permission to enter the quarry (known formally as Caernarfon Quarry, but informally as Seiont Brickworks or 'Pen-y-bryn') must first be sought from Hanson Brick Limited. At the discretion of the quarry operators, vehicles may be left near the quarry office.

### **Safety:**

The site is not unduly hazardous, but some of the quarry faces and benches are unstable, and 'quicksand' occurs locally. Normal Health and Safety practices, including the wearing of a hard hat, should always be observed. Students/parties should not be left to work unattended. Many vehicles use the brick-making and storage facilities, and great care should be taken while traversing the site. The operator's instructions and Health and Safety requirements must be observed at all times.

### **Conservation status:**

The site has no formal conservation status, although it has been considered for selection as a Geological Conservation Review (GCR) site (see **Other comments**). It lies adjacent to Afon Seiont SSSI (Ordovician stratigraphy).

## **OWNERSHIP/PLANNING CONTROL:**

### **Owner/tenant:**

Most of the area covered by Planning Permission is owned by Hanson Brick Limited. Two small areas, at the northern and southern ends of the site, respectively, lie outside the ownership of Hanson Brick Limited, but the owners of these areas have not been identified.

### **Planning Authority:**

Gwynedd Council.

### **Planning status/constraints:**

The site was originally granted planning permission for minerals extraction on 22.11.1951. It is currently subject to statutory review under the Environment Act 1995, and an Application for Determination of Conditions (Planning Permission Reference: C00A/04411/14/MW) has recently been made by Hanson Brick Limited. The latter entails proposals for continued working and quarry restoration.



## **CONDITION, USE & MANAGEMENT:**

### **Present use:**

Brick-making has been carried out in the vicinity of the present planning permission area for over 100 years. The present brickworks was opened in 1966. The site is still an active quarry, where 'weathered' Ordovician shales are extracted by mechanical digger and processed on-site for brick-making. Approximately two-thirds of the planning permission area has been, or is currently being, quarried. The workings extend below the local watertable, and a small lake now occupies the central area of workings. The workings are expanding into an area of unquarried land (semi-improved pasture) to the south-east.

### **Site condition:**

The geological interest at the site lies in the Quaternary overburden, not the underlying Ordovician shale. Quarry operations are undertaken in phases, when the overlying Quaternary materials are 'stripped' to gain access to the commercially valuable shales. In the intervals between these 'stripping' operations, the Quaternary sediments are well exposed in a series of readily accessible faces. Hanson Brick Limited, and its forerunners at the site, have generously allowed access to the faces and indeed facilitated much research. The quarrying process inevitably destroys the Quaternary stratigraphic sequence but at the same time provides periodically fresh exposures.

### **Potential threats:**

The principal threat to the site would come from complete infill at the end of the quarry's operational life, which would deny access permanently to the Quaternary sequence. However, such an end-use is not part of the current planning application, which proposes landscaping of disused faces and creation of a quarry-floor lake and woodland. Also, face stability concerns may lead to degradation and result in restricted access for Health and Safety reasons. It is hoped, however, that through co-operation with quarry owners, this issue can be managed to achieve common benefits.

### **Site Management:**

Quarrying is expected to continue for approximately 30 years. During this time, fresh faces are likely to be created with each operation to strip away the Quaternary 'overburden'. Continued liaison between the operators and the scientific research community should ensure appropriate access to the geological features of interest. Restoration plans, being considered as part of the current Determination of Conditions, provide an excellent opportunity to dovetail geological, commercial and planning requirements.



#### **SITE DEVELOPMENT:**

##### **Potential use (general):**

Because the site is a working quarry, an on-site interpretation initiative for the general public is not considered appropriate.

##### **Potential use (educational):**

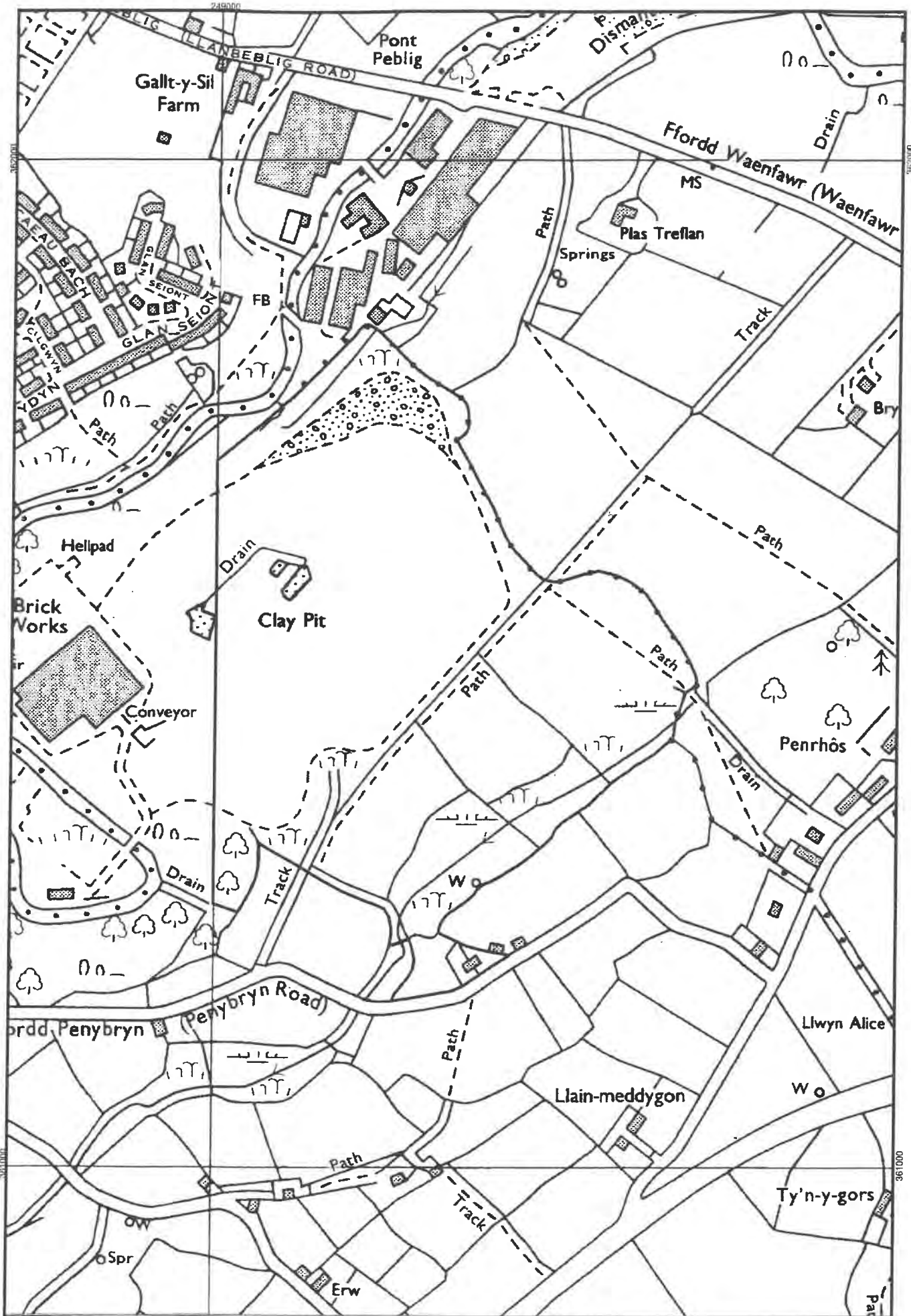
The site is frequently used by students and researchers, and appropriate liaison with the owners and operators should allow this to continue. The site has an unusually high scientific profile, and the possibility of providing on-site information (perhaps located in the site offices and tailored primarily for use by students), should be explored with the owners.

##### **Other comments:**

The site has become internationally famous for its Quaternary organic sediments. These, however, are extremely localised, and *in situ* conservation is not practicable - an important pre-requisite for Geological Conservation Review (SSSI) status. The stratigraphical sequence predicted in the quarry faces at the end of planned working, however, fully merits RIGS status.



# Pen-y-bryn (Seiont Brickworks)



Produced by CCW on: 25 July 2001

Scale 1:5000

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Swyddfa'r Cyngor  
Gwasanaeth Cynllunio  
Ffordd y Cob  
Pwllheli  
Gwynedd  
LL53 5AA

Ein cyf/Our ref: TH/ CAS-32570-K9R7

Eich cyf/Your ref: C17/0011/19/MW

25/04/2017

Er sylw / For the attention of Dafydd Gareth Jones

Annwyl Syr/Madam / Dear Sir/Madam,

#### **TOWN & COUNTRY PLANNING ACT 1990**

#### **BWRIAD / PROPOSAL: APPLICATION FOR WORKS ASSOCIATED WITH THE CONSTRUCTION OF THE PROPOSED A487 CAERNARFON TO BONTNEWYDD BYPASS INCLUDING;**

- **USE OF LAND AS AN EXTENSION TO THE EXISTING SITE COMPOUND AREA AND PROVISION OF A MAINTENANCE SHED, OFFICE ACCOMMODATION, WELFARE AND CAR PARKING FACILITIES, FUEL STORE, SEWAGE STORAGE TANK, MOBILE CONCRETE BATCHING PLANT, MOBILE ASPHALT BATCHING PLANT AND CONSTRUCTION OF A HAUL ROUTE (TEMPORARY USE FOR UP TO 10 YEARS),**
- **CONSTRUCTION OF A NEW, PERMANENT HAUL ROAD ON THE NORTHERN BOUNDARY OF THE EXISTING QUARRY WITH TEMPORARY CONNECTION TO THE PROPOSED A487 CAERNARFON TO BONTNEWYDD BYPASS ROUTE DURING THE CONSTRUCTION PERIOD,**
- **CONTINUED EXTRACTION OF MINERALS, REMOVAL OF MATERIAL FROM A MINERAL WORKING DEPOSIT AND EXISTING STOCKPILE OF MATERIALS,**
- **CONSTRUCTION OF A HARDSTANDING AND SITING OF PLANT MACHINERY FOR THE PROCESSING AND SCREENING OF MATERIALS,**
- **DISPOSAL OF INERT WASTE MATERIALS FOR LONG-TERM QUARRY ENGINEERING / RESTORATION WORKS.**

#### **LLEIOLIAD / LOCATION: SEIONT BRICKWORKS, CAERNARFON**

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[www.cyfoethnaturiolcymru.gov.uk](http://www.cyfoethnaturiolcymru.gov.uk)

[www.naturalresourceswales.gov.uk](http://www.naturalresourceswales.gov.uk)

Maes y Ffynnon, Penrhosgarnedd, Bangor, Gwynedd, LL57 2DW

Croesewir gohebiaeth yn y Gymraeg a'r Saesneg  
Correspondence welcomed in Welsh and English



Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which was received on 06/02/2017. NRW was re-consulted with additional information on the 05/04/2017.

We have significant concerns with the proposed development as submitted. We recommend that you should only grant planning permission if you attach the conditions listed below. We would object if the consent does not include these conditions.

### **Summary of Conditions:**

Condition 1: Foul Drainage: The full details of the storage tank to be used should be provided to your authority prior to works commencing.

Condition 2: Foul Drainage: Any temporary infrastructure related to foul drainage on the site are fully decommissioned and removed from the site when the permission comes to an end.

Condition 3: Protected Species: Submission of an appropriate lighting scheme.

Condition 4: Protected Species: The applicant must obtain written consent prior to clearance of mature vegetation / linear features which may be utilised by bats.

Condition 5: Invasive Non Native Species (INNS): Submission of an appropriate scheme to control and prevent the spread of INNS.

Condition 6: Geoscience: Unsuspected contamination onsite.

### **Foul Drainage:**

NRW have received confirmation on the 05/04/2017 that the applicant will utilise a tank onsite to store any sewage on site during works. There will be no connection to mains and no other treatment facility installed primarily due to the temporary nature of works at the site.

In the first instance, NRW would recommend that all proposals connect to mains when within a reasonable distance (dependent on volumes of waste to be produced) of existing infrastructure and following the drainage hierarchy. In this case, NRW acknowledges the works are defined by your authority as temporary. Temporary works may not feasibly be able to follow this hierarchy due to the cost of required upgrades, time to implement any upgrades and potential cost of removing infrastructure designed to be permanent at the end of a short project.

Condition 1: Foul Drainage: The full details of the storage tank to be used should be provided to your authority prior to works commencing.

The full details of the proposed tank should demonstrate that the proposed system will safeguard the surrounding environment and that the system will be appropriately managed (to avoid overfilling by use of automated alarms etc.) as well as safety measures should the tank be damaged. Where applicable, this should be in

accordance with Pollution Prevention Guidelines (PPG) 4, with particular reference to Section 3.3 Cesspools.

Please note that foul water to be contained within a storage tank on the construction compound and to be disposed of offsite, then it will be subject to waste regulation. As such, the operator has a duty of care to ensure that the waste is disposed of appropriately in accordance with the Duty of Care requirements of Section 34 of the Environment Protection Act 1990. Waste transfer notes need to accompany the waste movement and the foul water needs to be disposed of at an appropriate facility authorized to accept the waste.

Condition 2: Foul Drainage: Any temporary infrastructure related to foul drainage on the site are fully decommissioned and removed from the site when the permission comes to an end.

Given the nature of the infrastructure to be used onsite, and the temporary nature of works, NRW consider that it is appropriate to require the removal of the temporary infrastructure relating to foul drainage to prevent the temporary works from having any lasting impact on the site.

### **Protected Species:**

Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2010 (as amended) and they are a material consideration for planning.

No Bat surveys to determine how bats are using the site have been undertaken as part of this application. Off-site surveys from the road scheme and out of date (2010 & 2012) emergence surveys at a previously demolished building have been referenced. Neither of these surveys can provide information about how bat use the site for foraging and commuting from their roosts. However no direct impact on roosting bats is anticipated as a result of the proposals.

The ES fails to identify scrub, grassland and open water as features used by lesser horseshoe bats, and other species (Table 9.10 p.149). NRW considers that bats are likely to utilise the majority of the site to some extent for foraging and commuting. Without specific activity surveys, the use of the site by foraging and commuting bats cannot be ruled out.

As there have been no specific surveys, no flight lines have been identified in the application area.

Condition 3: Protected Species: Submission of an appropriate lighting scheme

To prevent flight lines being significantly affected by the development, a lighting plan must be submitted and approved by the LPA prior to commencement of works to demonstrate that any proposed lighting for the development would not significantly adversely affect bats commuting and foraging in the vicinity. This may include (but would not be limited to) avoidance of lighting in specific areas and use of down lighting. This will be especially important for the new permanent features, such as the haul road to the north.



It is not clear from the application documents whether substantive vegetation clearance is required, particularly of mature vegetation / linear features. This must be avoided where possible and appropriately mitigated.

Condition 4: Protected Species: The applicant must obtain written consent prior to clearance of mature vegetation / linear features which may be utilised by bats.

No features which may be used by bats should be cleared without written confirmation from the LPA, in consultation with NRW. This is to prevent any long term impacts upon the manner in which bats forage and commute through the area, which may alter flight lines and interactions with the proposed bypass.

Tree planting as part of the restoration will need to avoid directing bats towards the bypass (unless its directed towards a safe crossing point), or to create a foraging area along the length of the bypass at the top of the quarry.

The metal grilles around the derelict building that houses the lesser horseshoe bat hibernation roost to the south of the site have recently been removed. This makes access to the building for the public much easier. This increases the risk of damage to this roost in the future. NRW would welcome any measures for enhancement of this bat roost to safeguard it for the future, and to encourage its use by bats throughout the year.

Habitat onsite will provide foraging opportunities for a number of protected species, although currently, to a limited extent. The site is currently subject to an existing restoration plan (under the current ROMP), a proposed new restoration plan (under this application), and a current status which is of an inactive quarry (although with permission to continue mining operations for a number of years). All include different areas and types of water dependent habitat. The proposed ring (cut off) ditch in the fill of the quarry sump is now to constitute a form of linear pond complex and this is to be welcomed. We recommend that the focus of this mitigation is on relatively shallow water which is present all year round. NRW recommends that your authority ensures that the habitats to be formed are comparable to previous consented projects.

### **Invasive Non Native Species:**

A number of Invasive Non Native Species (INNS) are known to be present onsite.

Condition 5: Invasive Non Native Species (INNS): Submission of an appropriate scheme to control and prevent the spread of INNS.

We request that an appropriate scheme is submitted and approved by the LPA to control the invasive species currently on site and to prevent the spread on INNS from the site.

### **Geoscience:**

Natural Resources Wales considers that the controlled waters underlying this site are not of highest environmental sensitivity.

It is recommended that the requirements of Planning Policy Wales and the [Guiding Principles for Land Contamination \(GPLC\)](#) should be followed.

These comments are based on our assumption that gross contamination is not present at this location. If, during development, gross contamination is found to be present at the site the Local Planning Authority may wish to re-consult Natural Resources Wales.

Natural Resources Wales recommends that developers should:

1. Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
2. Refer to Environment Agency document 'Guiding Principles for Land Contamination' for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
3. Refer to [Groundwater protection: Principles and practice \(GP3\)](#).

#### Condition 6: Geoscience: unsuspected contamination onsite.

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

As only a limited intrusive investigation has been carried out. It is difficult for any site investigation to fully characterise a site. It is possible that there may be unidentified areas of contamination at the site resulting from the past industrial uses of the site that could pose a risk to controlled waters if they are not remediated. The above condition should adequately address this risk

#### **Environmental Management:**

The developer states that there is the “potential for contaminants to enter the Afon Seiont from substances such as hydrocarbons, oil, silt and chemicals associated with the construction compound”

Please note that due to the sensitive receptor of the Afon Seiont and the sensitivity of the groundwater that the installation of an oil interceptor to prevent any pollution to the water environment is recommended. Any facility requiring a car park of over 50 vehicles would also require an oil interceptor installation.

To be effective, oil separators need to be correctly designed, installed and maintained. NRW would refer the applicant to pollution prevention guidelines, PPG 3: Use and design of oil separators in surface water drainage systems for more information on what size and type would be appropriate for the site. It is important to



Speak to Natural Resources Wales as early as possible if you plan to discharge to a watercourse or to the ground, further consent may be required.

The proposed development falls within the Llyn and Eryri groundwater body. This is currently in poor status under the Water Framework Directive. To ensure no further deterioration to the waterbody, reducing the impact of contamination to the groundwater is essential. All pollution prevention measures must therefore be monitored and maintained to ensure no pollution to groundwater. NRW recommends determining the groundwater level to ensure that pollution techniques can be employed efficiently.

All material storage and working areas must have appropriate containment to ensure that any run off is contained and managed to ensure that there is no impact on any watercourse.

Drainage from haul roads must not result in a sediment laden discharge to any watercourse.

We refer the applicant to GPP 5 for works and maintenance in or near a watercourse.

Asbestos is classified as a hazardous waste. If found on site, this needs to be disposed of by a registered waste carrier and taken to an appropriately licensed facility.

### **Flood Risk:**

With regards to flood risk, we can advise that the site is partially shown to be in zone C2 as per the Development advice maps accompanying TAN15:Development and Flood Risk. In support of the application a Flood Consequence Assessment (Waterco Consultants. December 2016. Ref; w1910-161216-FCA Stage 2) has been compiled and submitted. As can be seen from the submission, the FCA is issue 4 with detailed correspondence between the consulting engineers and our Flood risk and Hydrology teams.

The FCA is supported by 2-dimensional computer hydraulic model of the river Seiont and associated floodplain. Appendix C of the FCA contains copies of pre-application correspondence on the hydrology and modelling parameters to be assessed. Various flood flows (annual exceedance probability events) have been assessed in the assessment along with standard industry blockage scenarios on bridge structures across the river Seiont. Flooding from the Seiont occurred on the 26/12/2015 which caused internal flooding in the locality of the development. The outputs from the modelling work would appear to represent the flood flow paths expected during extreme events/blockages at the bridges.

We can therefore advise that the FCA provides an accurate estimate on possible flood risk from the river at the application site. The FCA has demonstrated that the developable part of the site (which includes the site buildings and car parking areas) is to remain flood free for various flood events including the extreme flood event (0.1% AEP or 1 in 1000 event). Material is proposed to be removed in the western

extent of the site and the FCA has concluded that this will increase flood storage capacity and the development will not increase flooding elsewhere.

During the 0.1% extreme event the access route along Seiont Mill Road will flood to greater depths/velocities than indicated in table A1.15 of Tan15. It is accepted that the proposed haul road/new bypass will be available (once work has commenced) as an alternative means of escape however for a duration access may be compromised. We would therefore advise that the views of your Emergency planners should be sought on this aspect of flood risk.

NRW would advise that the flood risk to the site is acceptable and that if planning permission is granted then reference is made to the submitted drawings which indicate the location of the offices, car parking areas etc.

We would agree with the recommendation that a Flood Plan should be produce by the applicant in consultation with NRW.

Any works within 8m of the river which could divert or obstruct any flood waters from the main river (Seiont) may be subject to a bespoke Flood Risk Activity permit under the Environmental Permitting Regulations 2016. Details available on our website: <https://naturalresources.wales/apply-for-a-permit/flood-risk-activities/?lang=en>

We would also advise that as riparian landowner and owner of the access bridges it is your responsibility to remove any flood debris which may accumulate on the bridge structure if/when safe to do so.

### **Fisheries:**

As stated in the documentation provided, NRW have been in contact with the developer regarding the appropriate measures to implement while de-watering the quarry sump. No Fish are known to be present onsite, as such, the measures referenced by the developer should be adhered to. Should any fish be seen / found onsite, NRW should be contacted immediately.

### **Waste:**

Pre application advice has already been provided and advice given that this development will require an Environmental Permit under the Environmental Permitting Regulations 2010 from Natural Resources Wales.

If any controlled waste is to be removed or brought onto site, then site operator must ensure a registered waste carrier is used to convey the waste material to a suitably authorised facility. The treatment and disposal of contaminated soils and groundwater is regulated by waste legislation and requires an environmental permit.

Excavated materials that are recovered via a treatment operation can be re-used on-site under the CL:AIRE Definition of Waste: Development Industry Code of Practice. This voluntary Code of Practice provides a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste.



Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, Natural Resources Wales should be contacted for advice at an early stage to avoid any delays.

The Duty of Care regulations for dealing with waste materials are applicable for any on or off-site movements of wastes. The developer as waste producer therefore has a duty of care to ensure all materials removed go to an appropriate licensed disposal site and all relevant documentation is completed and kept in line with regulations.

### **Protected Sites:**

NRW does not foresee any significant risk of impacts on protected sites (SPA/SAC/SSSI) from the proposal as described in the application submissions. NRW received an assessment from the LPA as prescribed by the Conservation of Habitats and Species Regulations 2010 (as amended) on the 04/04/2017. NRW agrees with the conclusion of the assessment that the project is unlikely to have a significant adverse effect upon the sites listed.

### **Discharge and Abstraction**

It is understood that the permit for active discharge from the quarry reference (CG0092101) has now been surrendered. However, it is likely that a new or revised permit will be required prior to the discharge formally being brought back into operation. Water quality monitoring data will be required from the applicant for the permit application. The applicant has received the EQS standards and is looking to apply for a new discharge consent.

You are likely to need to apply for an impoundment licence if you want to impound water in any watercourse or an abstraction licence if you want to take more than 20 cubic metres (4,400 gallons) of water per day from any waterbody onsite.

A licence may take up to 4 months to determine. Please bear this in mind if water will be required in site activities (ie. dust suppression, concrete mixing). Please be aware that de-watering activities over 20 cubic metres per day may require an abstraction licence by the time works commence onsite.

### **Water Framework Directive:**

The Water Framework Directive (WFD) aims to prevent further deterioration and protect and enhance the status of aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands directly depending on the aquatic ecosystems. The situation regarding the Seiont works quarry and water dependent habitat is complicated, the primary concerns have been addressed under other topic headings. Please also refer to Environmental Management, Protected Species and Fisheries section above which are interlinked with this topic.

NRW considers that the proposals are unlikely to result in deterioration of WFD objectives for the catchment providing the measures detailed in all topics referenced above are adhered to.

Please do not hesitate to contact us if you require further information or clarification of any of the above.

Our comments above only relate specifically to matters that are included on our checklist "Natural Resources Wales and Planning Consultations" (March 2015) which is published on our website: (<https://naturalresources.wales/planning-and-development/planning-and-development/?lang=en>). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

Yn gywir / Yours sincerely,

*Tomos Hughes*

**Mr T P L Hughes**

Uwch Gynghorydd Cynllunio Datblygu / Senior Development Planning Adviser  
Gwasanaeth Cyngori Cynllunio Datblygu / Development Planning Advisory Service

Ebost/Email: [Northplanning@naturalresourceswales.gov.uk](mailto:Northplanning@naturalresourceswales.gov.uk)  
Ffôn/Tel: 03000 655 241



**CYNGOR GWYNEDD**  
**YMGYNGHORIAETH GWYNEDD**

**ODDI WRTH:** RHEOLI RISG LLIFOGYDD A ERYDIAD  
ARFORDIROL  
**CYF:** 1203  
**DYDDIAD:** 06/02/17

**I:** RHEOLWR CYNLLUNIO ARDAL ARFON  
**EICH CYF:** \*  
**DYDDIAD:**



*Rhif Cais / Application No.C17/0011/19/MW*

**Datblygiad / Proposal:** Cais ar gyfer gwaith sy'n gysylltiedig ag adeiladu'r ffordd osgoi arfaethedig, A487 Caernarfon i Bontnewydd gan gynnwys; • Defnydd tir fel estyniad i compownd y safle bresennol a darparu sied cynnal a chadw, adeiladau swyddfa, cyfleusterau lles a maes parcio, storfa tanwydd, tanc storio carthffosiaeth, cyfleuster sypynnu concriid symudol a sypynnu asffalt ac adeiladu trac cludiant (defnydd dros dro hyd at 10 mlynedd), • Adeiladu fordd cludiant newydd parhaol ar ffin ogleddol y chwarel beresnnol gyda chysylltiad dros dro i lwybr y ffordd osgoi arfaethedig, A487 Caernarfon i Bontnewydd, yn ystod y cyfnod adeiladu, • Parhau i gloddio am fwynau, symud deunydd o ddyddodion gweithio mwynau a phentwr stoc o ddeunyddiau sy'n bodoli eisoes, • Darparu llawr caled a lleoli offer a pheiriannau ar gyfer prosesu a sgrinio deunyddiau, • Gwaredu deunyddiau gwastraff anadweithiol ar gyfer gwaith peirianyddol/adfer yn ystod y tymor hir.

**Lleoliad / Location:** \*\*\*\*\*

Cyfeirir at y cais uchod ac argymhellaf, er mwyn diogelu mwynnderau'r eiddo cyfagos a unrhyw ddatblygiad, y dylai unrhyw ganiatâd cynllunio a roddir gynnwys y gofynion canlynol :-

	SYLWADAU TIRDDRAENIAD / LAND DRAINAGE OBSERVATIONS
01	<p>Mae nifer o cwrsiau dŵr yn llifo trwy'r neu gerllaw'r safle. Er mwyn diogelu mwynnderau'r datblygiad arfaethedig a'r eiddo cyfagos, cynghoraf y dylai unrhyw ganiatâd cynllunio a roddir gynnwys y gofynion canlynol fel amod:</p> <ul style="list-style-type: none"> <li>a) Bydd rhaid i'r datblygwr ddiogelu'r cwrsiau dŵr.</li> <li>b) Yn unol â gofynion Adran 23(1) Deddf Draenio Tir 1991 bydd y datblygwr yn cyflwyno manylion ei gynigion i ddiogelu'r cwrsiau dŵr i Gyngor Gwynedd ac Asiantaeth yr Amgylchedd eu cymeradwyo.</li> <li>c) Y datblygwr fydd yn gyfrifol am gost y gwaith o ddiogelu yr cwrsiau dŵr.</li> </ul> <p>Several watercourses flow through or are adjacent to the site. So as to protect the amenities of the proposed development and the neighbouring properties, I recommend that any planning permission which may be granted should include the following requirements as a condition:</p> <ul style="list-style-type: none"> <li>a) The developer shall safeguard the watercourses.</li> <li>b) In accordance with the requirements of Section 23(1) Land Drainage Act 1991 the developer shall submit details of his proposals to safeguard the watercourses to Gwynedd Council for Approval.</li> <li>c) The cost of safeguarding the watercourses shall be borne by the developer.</li> </ul>
02	<p>Os mae'n fwriad gan yr ymgeisydd i greu cwlfat i gario'r cwrsiau dŵr sy'n llifo trwy'r neu gerllaw'r safle. Er mwyn diogelu mwynnderau'r datblygiad arfaethedig a'r eiddo cyfagos, cynghoraf y dylai unrhyw ganiatâd cynllunio a roddir gynnwys y gofynion canlynol fel amod:</p> <ul style="list-style-type: none"> <li>a) Bydd rhaid i'r datblygwr ddiogelu'r cwrsiau dŵr.</li> <li>b) Yn unol â gofynion Adran 263 Deddf Iechyd Cyhoeddus 1936 ac Adran 23(1) Deddf Draenio Tir 1991 bydd y datblygwr yn cyflwyno manylion ei gynigion i gwlfatu'r cwrsiau dŵr i Gyngor Gwynedd eu cymeradwyo.</li> <li>c) Y datblygwr fydd yn gyfrifol am gost y gwaith o ddiogelu'r cwrsiau dŵr.</li> </ul> <p>If it is the intention of the applicant to culvert the watercourses that flow through or are adjacent to the site. So as to protect the amenities of the proposed development and the neighbouring properties, I recommend that any planning permission which may be granted should include the following requirements as a condition:</p> <ul style="list-style-type: none"> <li>a) The developer shall safeguard the watercourses.</li> </ul>

**CYNGOR GWYNEDD**  
**YMGYNGHORIAETH GWYNEDD**

**ODDI WRTH:** RHEOLI RISG LLIFOGYDD A ERYDIAD  
ARFORDIROL

**I:** RHEOLWR CYNLLUNIO ARDAL ARFON

**CYF:** 1203

**EICH CYF:** \*

**DYDDIAD:** 06/02/17

**DYDDIAD:**

	<b>SYLWADAU TIRDDRAENIAD / LAND DRAINAGE OBSERVATIONS</b>
	b) In accordance with the requirements of Section 263 Public Health Act 1936 and Section 23(1) Land Drainage Act 1991 the developer shall submit details of his proposals to culvert the watercourses to Gwynedd Council for Approval.
	c) The cost of safeguarding the watercourses shall be borne by the developer.

Cefin Edwards,  
Rheolwr Uned,  
Rheoli Risg Llifogydd a Erydiad Arfordirol



Gwynedd Council  
Swyddfa Ardal Dwyfor  
Ffordd y Cob  
Pwllheli  
LL53 5AA

**Date: 20/02/2017**  
**Our Ref: PLA0025866**  
**Your Ref: C17/0107/19/LL**

Dear Sir,

**Grid Ref: SH4892561492 248925 361492**

**Site: Seiont Quarry, Seiont Mill Road, Gwynedd, Caernarfon**

**Development: Works associated with the proposed A487 Caernarfon to Bontnewydd bypass. Including car parking, maintenance offices, mobile batching plants, sewage plant, and haulage route**

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

### **SEWERAGE**

In respect of the aforementioned and the accompanying Pre-Application Consultation Report prepared by Richards Moorehead & Laing Ltd, we can confirm that the content of our 'substantive response' has been acknowledged, namely pages 9 – 10, and corresponds to the advice offered in our pre-planning consultation request. Accordingly, since the proposal intends utilising an 'above ground mobile storage tank', we offer no further comments; however, should circumstances change and a connection to the public sewerage system/public sewerage treatment works is preferred we must be re-consulted on this application.

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](mailto:developer.services@dwrcymru.com)

Please quote our reference number in all communications and correspondence.

Yours faithfully,



**Sion Jones**  
**Development Control Officer**  
**Developer Services**



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.  
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.



## **ADRAN RHEOLEIDDIO**

### **GWASANAETH GWARCHOD Y CYHOEDD**

<b>Oddi wrth:</b>	Moiria A Duell-Parri Swyddog Iechyd yr Amgylchedd	<b>At:</b>	Dafydd Gareth Jones Swyddog Cynllunio
<b>Ein Cyf:</b>	MAD/G7/sru170409	<b>Eich Cyf:</b>	C17/0107/19/LL/ C17/0011/19/MW
<b>Dyddiad:</b>	13/04/17	<b>Dyddiedig:</b>	

**RE: Seiont Quarry, Seiont Mill Road, Caernarfon, Gwynedd, LL552YL**

**Application for temporary planning permission for works associated with the construction of the proposed A487 Caernarfon to Bontnewydd bypass including;**

- **Site compound and provision of a maintenance shed, office accommodation, welfare and car parking facilities, fuel store, sewage storage tank, mobile concrete batching plant, mobile asphalt batching plant and provision of a haul route.**

**(temporary use for up to 10 years), • Construction of a new, permanent haul road on the northern boundary of the existing quarry with temporary connection to the proposed A487 Caernarfon to Bontnewydd bypass route during the construction period, • Continued extraction of minerals, removal of material from a mineral working deposit and existing stockpile of materials, • Construction of a hardstanding and siting of plant machinery for the processing and screening of materials, • Disposal of inert waste materials for long-term quarry engineering / restoration works.**

The previous use of the quarry by excavation and treating the minerals situated within the Seiont Quarry to produce a final product and was heavily regulated by the Sector Guidance Note IPPC SG7 Integrated Pollution Prevention and Control (IPPC) : Secretary of State's Guidance for the A2 Ceramics Sector Including Heavy Clay, Refractories, Calcining Clay and Whiteware.

This sector guidance was regulated by the Council and the then Environment Agency and regulated emissions to air, water and noise and vibration. In addition noise restrictions were made within the planning regime.

This current proposal would differ in terms of the works being open rather than enclosed and would contain numerous noisy activities. In addition the quarry would not only process extracted material but in effect would be a waste transfer site which may require permitting under Natural Resources Wales.

The Normal Operational Hours are stated as 7:00am to 18:00pm Point 8.8.3.

Key environmental issues to be addressed to the satisfaction of the Department include:

- Drainage
- Impact upon air quality
- Noise emissions from operations on site
- Potentially Contaminated Land

## **Drainage**

Given the nature of the site and its proximity to the Seiont, I note that the applicant has dismissed connection to the public sewer. No explanation is given for the grounds for refusal by Dwr Cymru. Due to the number of personnel likely to be requiring welfare facilities the preference should be mains provisions.

## **Air Quality**

Having reviewed the submitted Environmental Statement (Chapter 6)

Due to the potential increase in extraction of material from the quarry, air quality criteria should be included in relation to public health to meet air quality objectives. The UK National Air Quality Strategy directs the relevant air quality criteria for particulates. It is important that any air pollutants arising from the works do not have an adverse impact on public health.

The main area of concern would be the release of fugitive emissions to air during the construction phase and resulting from HGV traffic movements. It is recommended that a dust management is prepared and put into place and the following matters conditioned (see Table 1 and Table 2 below):

The levels of PM10's shall not exceed  $50\mu\text{g}/\text{m}^3$  as a daily mean with no more than 35 exceedances per year, and  $40\mu\text{g}/\text{m}^3$  measured as an annual mean, when measured at the nearest sensitive human health receptor.

The levels of PM2.5 shall not exceed  $25\mu\text{g}/\text{m}^3$  as an annual mean, when measured at the nearest sensitive human health receptor

Nitrogen Dioxide NO<sub>2</sub> levels shall not exceed an hourly mean of  $200\mu\text{g}/\text{m}^3$  more than 18 per year, and shall not exceed  $40\mu\text{g}/\text{m}^3$  measured as an annual mean and shall be measured at nearest sensitive human health receptor.



Table 1

<b>Authority</b>	<b>Pollutant</b>	<b>Objective</b>	<b>Measured as:</b>	<b>Relevance</b>
EC/UK Air Quality Standard	PM <sub>10</sub>	50µg/m <sup>-3</sup> Exceeded < 35 times/annum	24hr mean	Air Quality in relation to public health
EC/UK Air Quality Standard	PM <sub>10</sub>	40µg/m <sup>-3</sup>	Annual mean	Air Quality in relation to public health
EC/UK Air Quality Standard	NO <sub>2</sub>	200µg/m <sup>-3</sup>	Hourly mean	Air Quality in relation to public health
EC/UK Air Quality Standard	NO <sub>2</sub>	40µg/m <sup>-3</sup>	Annual mean	Air Quality in relation to public health
UK Air Quality Standard - target	PM <sub>2.5</sub>	Target value 25µg/m <sup>-3</sup> by 2020	Annual mean	Air Quality in relation to public health

### **Statutory Nuisance and Dust Deposit Gauges**

No statutory limits have been set for acceptable levels of dust nuisance, but UK guidance suggests a guideline value of 200 mg/m<sup>2</sup>/day as an indication of likely nuisance. It is therefore advised to place a condition to reflect Table 2 below.

Table 2

<b>Authority</b>	<b>Pollutant</b>	<b>Objective</b>	<b>Measured as:</b>	<b>Relevance</b>
Nuisance Dust Deposition Rate	Particulate	200 mgm <sup>-3</sup> /day	Averaged over 1 month - Annual mean	Nuisance Dust Deposition

In addition to the Air Quality Monitoring, on the request of the mineral planning authority a dust survey shall be undertaken for a minimum period of 6 months to measure the Dust Deposition Rate at agreed location/s with the mineral planning authority.

### Crushing screening, conveying and other mobile processes

Crushing, screening, conveying and other operations likely to give rise to airborne dust, should be contained within appropriate housing. Details of the Mobile Permits shall be forwarded prior to commencement of the development or shall apply form a Permit under the Environmental Permitting (England and Wales) Regulations 2010, PG 3/08 (12) – Quarry processes.

### Dust from HGV's and Road Debris

A wheel wash facility should be sited before the weighbridge and exiting the public highway. Details of the vehicle cleaning facilities to be installed including location, design, specification and controls to be used to ensure correct usage shall be submitted to the for approval in writing. The approved facilities shall thereafter be maintained in full working order and used by all HGV's leaving the site to ensure that no mud, dust or other deleterious material is transferred onto the public highway when leaving the site.

All vehicles transporting minerals from the site, of a size less than 100mm in any dimension, shall be securely sheeted.

### **Noise**

The applicant has quoted the use of previous noise levels set at individual properties. However, even if the existing permission was to continue, it would be necessary to review the conditions periodically to ensure that they reflect the requirements of current Policies and guidance.

Noise emissions with limits normally being set at particular noise sensitive properties. It is recommended to aim to establish noise limits at the noise sensitive properties that do not exceed the background level by more than 10 dB(A). However , the limit set should be as near that level as practicable during normal working hours (0700-1900) and should not exceed 55dB(A) LAeq,1hr (free field). Evening (1900-2200) limits should not exceed background level by more than 10dB(A) and night time limits should not exceed 42 dB (A) LAeq, 1hr free field at noise sensitive dwellings. (MTAN1)

In order to facilitate the assessment of noise impacts from the proposed development, it is first necessary to acquire an understanding of the existing noise climate in the surrounding area. There is no supporting evidence to suggest that the current background levels are the same as the previous assessment undertaken. The Noise Report should be amended to include an indicative survey of background noise to support and justify the use of noise conditions which seem to contradict the lesser conditions imposed. Any report should address:

- reduction of noise at source
- use of buildings and enclosures to reduce noise emissions
- provision of barriers as necessary to reduce noise emissions.

In the absence of any additional noise report it is recommended the following conditions are placed on the granting of the application:-



During normal working hours (0700-1900) the noise rating level should not exceed 55dB(A) LAeq,1hr (free field). Evening (1900-2200) limits should not exceed background level by more than 10dB(A) and night time limits should not exceed 42 dB (A) LAeq, 1hr free field at noise sensitive dwellings. (MTAN1)

Note: British Standard BS.4142:2014 'Methods for rating and assessing industrial and commercial sound', shall be used to assess and demonstrate compliance /conformity with the boundary noise limit

Prior to the commencement of new operations a noise mitigation scheme shall be submitted to the Planning Authority specifying the provisions to be made for the control of noise from fixed and mobile plant or machinery. In addition, the Authority should be advised of the specific sound power levels of all plant and equipment to be operated on site, prior to installation.

Calculations should be provided to demonstrate that the proposed noise control or mitigation techniques will meet the boundary noise conditions under all weather conditions. The specific plant and associated noise control or mitigation methods must be approved by the local authority prior to the installation and operation of the plant and equipment.

#### Temporary Activities

Where temporary activities can bring a longer-term environmental benefit, increased temporary daytime limits are suggested of up to 70 dB LAeq, 1h (free field) for up to 8 weeks in a year. Any amended report should note such temporary works proposed.

A written record shall be made of the dates that these activities are taking place and shall be made available to the Planning Authority on request.

#### Operational Noise – Road Traffic

Due to the changes in the Chapter 13 of the Environmental Statement – Traffic, this will also need to be reflected in the evidence base for potential noise impact. The Department requests that an Assessment is made of the noise from vehicle movements along the haul road between the Quarry and the Pont Seiont and offloading of material. An amended noise report should consider the impacts of this activity at nearest sensitive receptors.

Hours of operation should be restricted so as to avoid excessive movement of HGVs travelling to or from the quarry through residential areas at night time. To reduce any impact the site can be conditioned to ensure deliveries and movement of processed materials shall not take place except within the following times and days:

- I. between the hours of 0700 and 1800 Monday to Friday inclusively;
- ii. between the hours of 0700 and 1300 on Saturdays;
- iii. and there shall be no deliveries on Sundays or Public Holidays.

A written record shall be maintained at the site office of all movements out of the site by heavy goods vehicles; such records shall contain the vehicle's weight, registration number and the time and date of the movement and shall be made available for inspection by the planning Authority on request at any time during permitted working hours.

### **Potentially Contaminated Land**

Having reviewed the submitted Report on Contaminated Land in chapter 10 and associated report Site Condition Report and Ground Contamination Investigation and Risk Assessment, Appendix 10.1, the following comments are made:

As the report is limited, and no consultation was prior to undertaking the investigation, it is difficult to fully characterise the site. There may therefore be pockets of unidentified contamination throughout the site.

During development, if any contamination not identified within the report is discovered the developer must immediately cease work and inform this department and the local Planning Authority. In this scenario, a suitably competent Environmental Consultant should carry out further investigation detailing how this this unforeseen contamination can be dealt with.

These measures will minimise the health risks to site workers/users.



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