



Legend

Permit Application Point

- Application
- Permit

Permit Application Line

- Application
- Permit

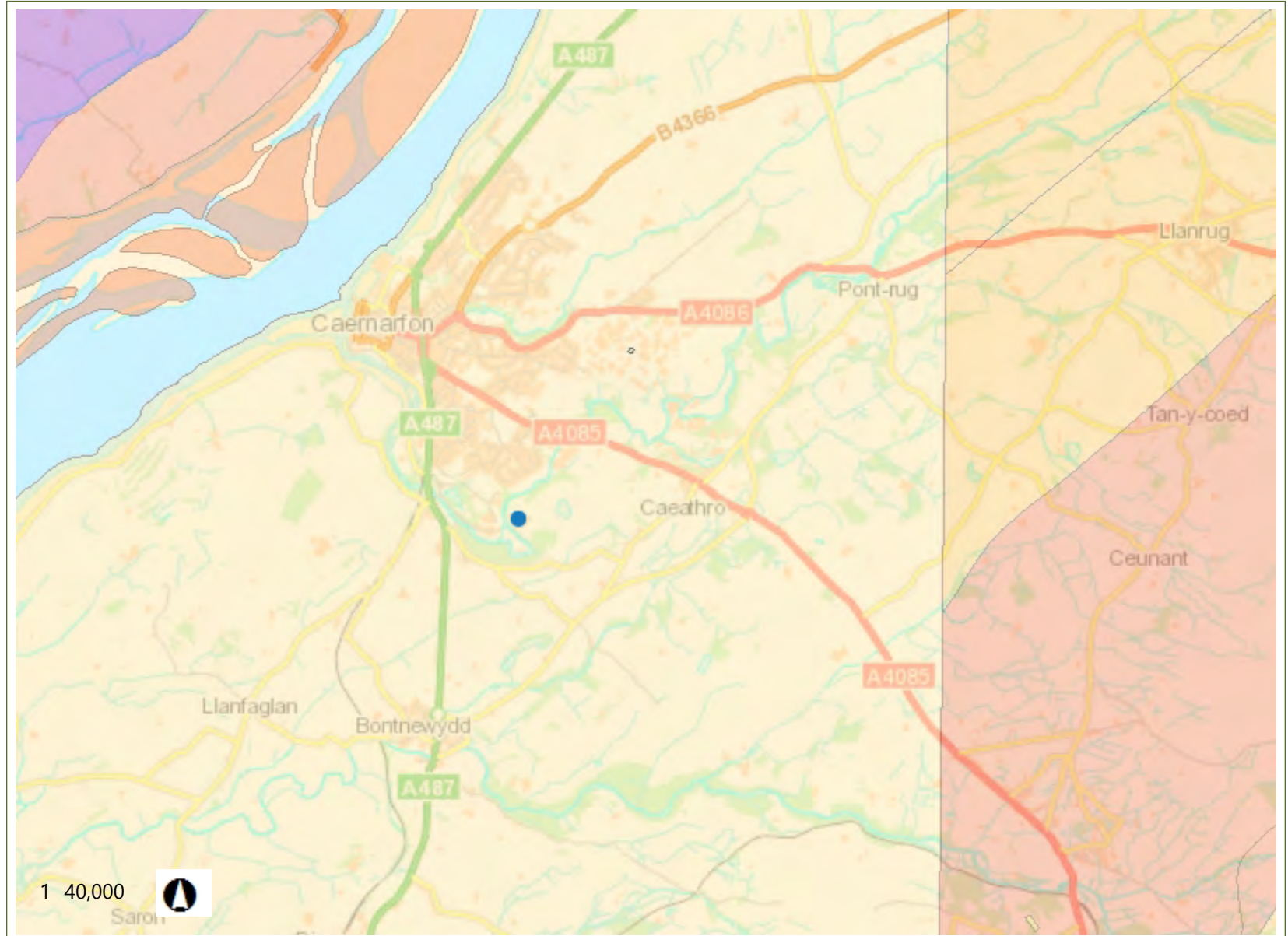
Permit Application Polygon

- Application
- Permit

Aquifer Designation (Bedrock)

- Principal
- Secondary A
- Secondary B
- Secondary (undifferentiated)
- Unproductive

Notes



2.0 0 1.02 2.0 Kilometers

British_National_Grid

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Cyfoeth Naturiol Cymru
Natural Resources Wales

Map Title

Map Perygl Llifogydd / Flood Risk Map

Allwedd / Legend

- Main rivers
- Floodmap Flood Zone 3
- Floodmap Flood Zone 2

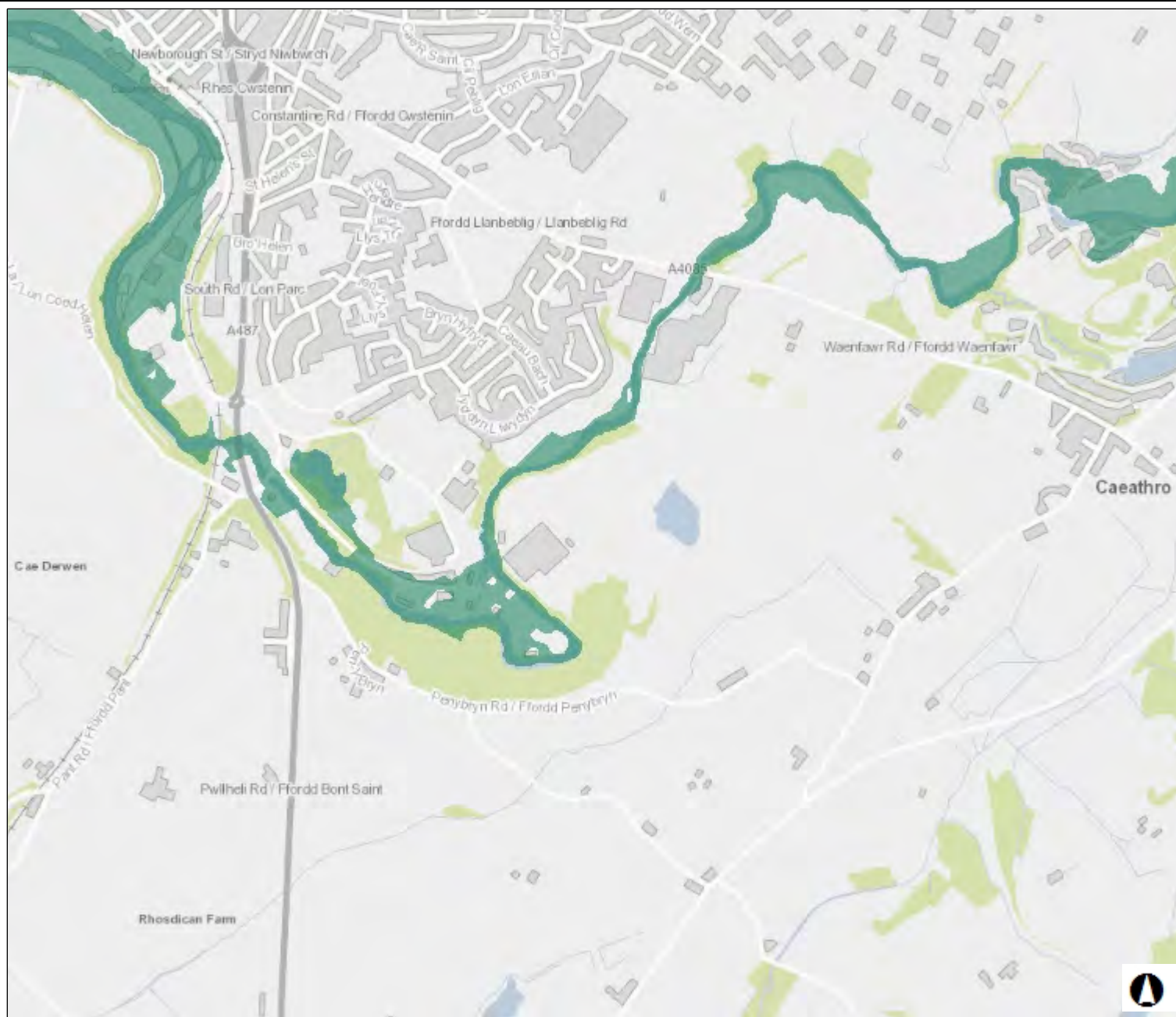
Graddfa / Scale 1: 12,434

Dyddiad / Date
07/04/2016

0.4 0 0.20 0.4 Miles

British_National_Grid

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Map Title

Map Perygl Llifogydd / Flood Risk Map

Allwedd / Legend

■ Risk of flooding from reservoirs

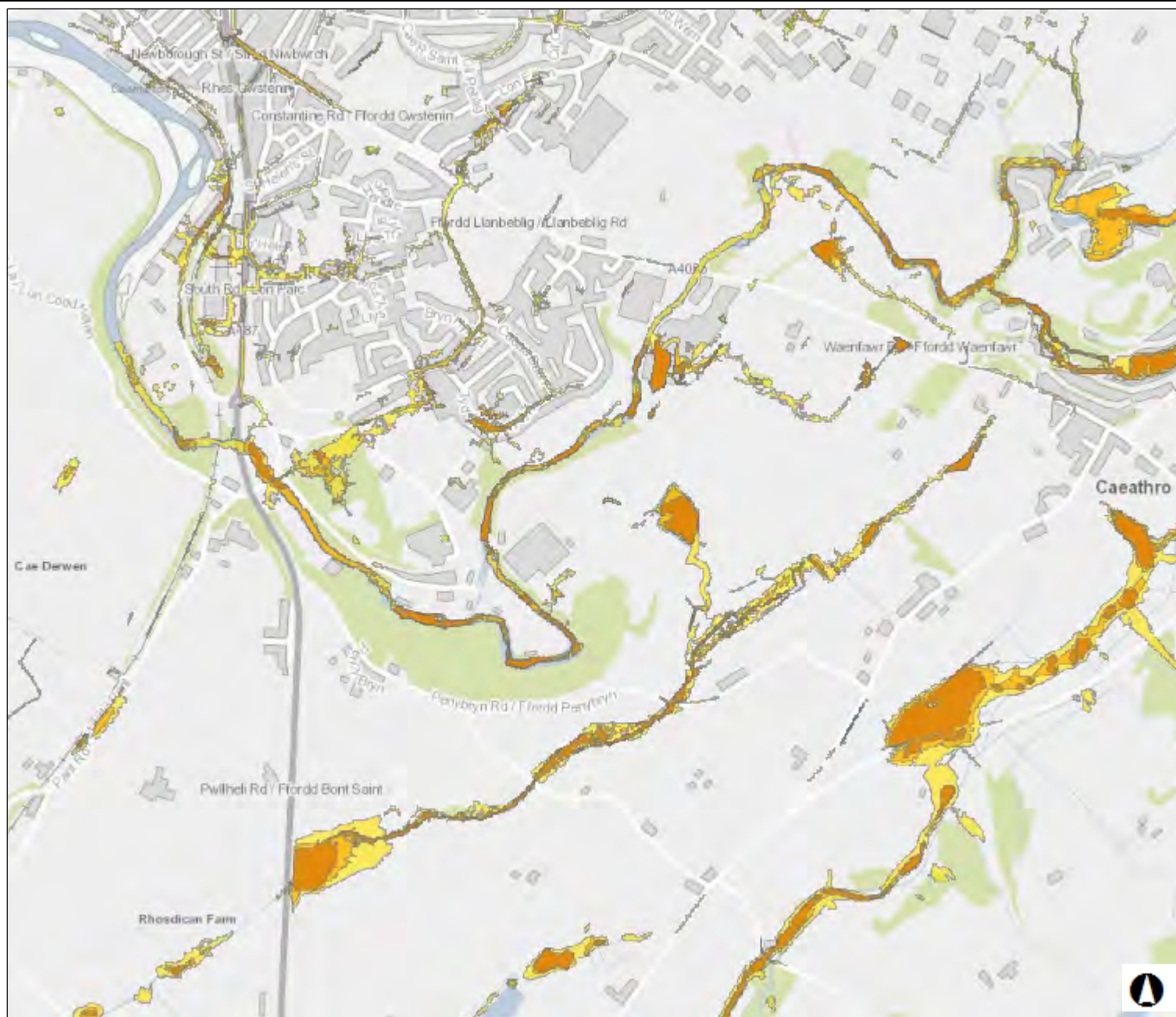
Graddfa / Scale 1: 12,434

Dyddiad / Date
07/04/2016

0.4 0 0.20 0.4 Miles

British_National_Grid

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Cyfoeth Naturiol Cymru
Natural Resources Wales

Map Title

Map Perygl Llifogydd / Flood Risk Map

Allwedd / Legend

- Risk of flooding from surface water - High
- Risk of flooding from surface water - Medium
- Risk of flooding from surface water - Low

Graddfa / Scale 1: 12,434

Dyddiad / Date
07/04/2016

0.4 0 0.20 0.4 Miles

British_National_Grid

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Permit Application Line

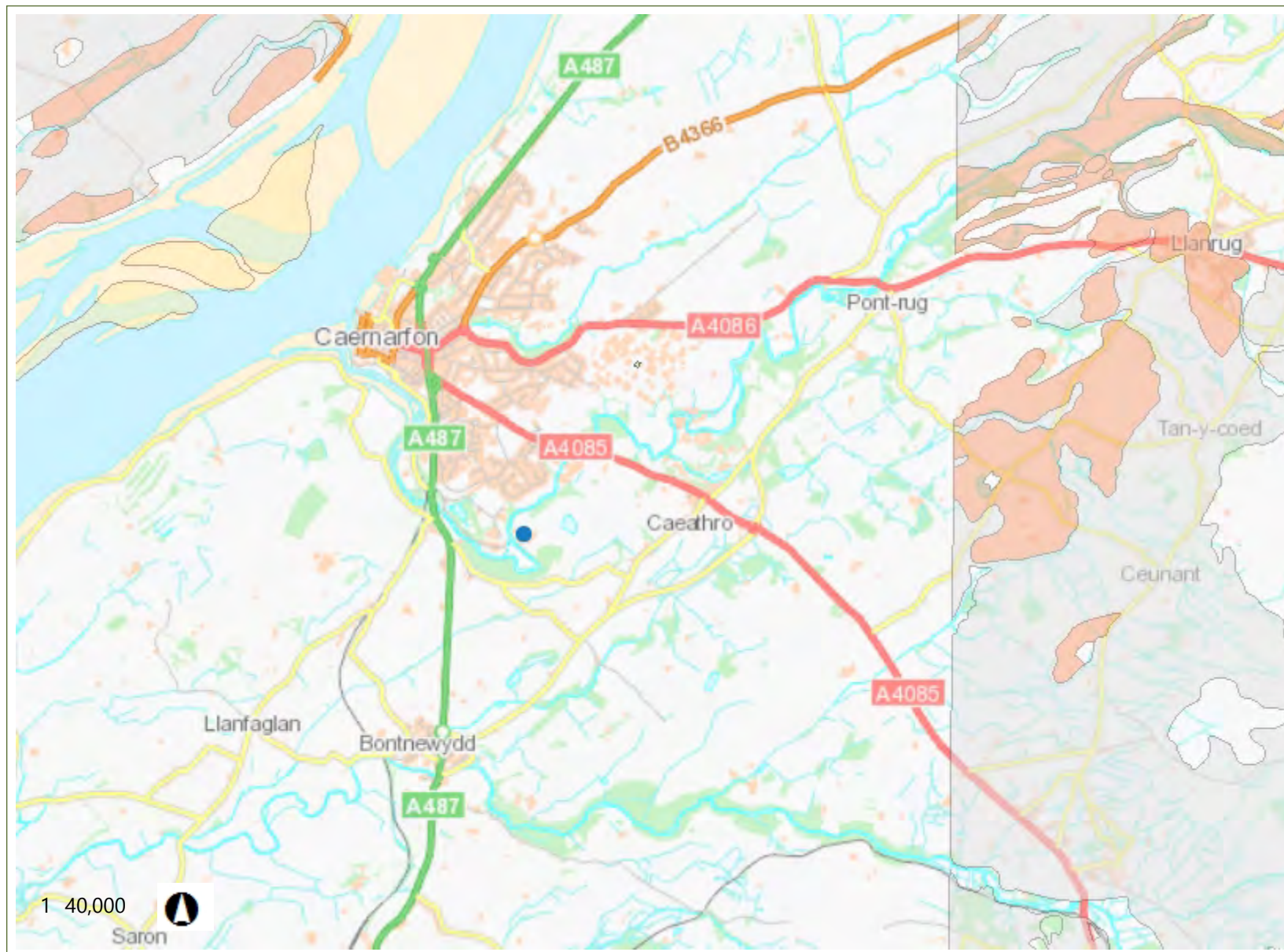
- Application
- Permit

Permit Application Polygon

- Application
- Permit

Aquifer Designation (Superficial)

- Principal
- Secondary A
- Secondary B
- Secondary (undifferentiated)
- Unproductive



Notes

2.0 0 1.02 2.0 Kilometers

British_National_Grid

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Jones Dafydd Gareth (Rh-CTGC)

From: Williams Nia Wyn (Rh-CTGC)
Sent: 27 July 2015 11:38
To: Jones Dafydd Gareth (Rh-CTGC)
Subject: FW: w1910 - Seiont Brickworks, Caernafon, LL55 2YL - Pre planning opinion
Attachments: image002.gif; w1910-150713-LandscapeSetting.pdf; Fw: Seiont, Caernarfon Brickworks Site - FAO Iwan Huws Q3JUL150040N

Gareth,

Wedi derbyn hwn ynglyn a'r cais screening.

Diolch

Nia

From: Cynllunio/Planning
Sent: 24 July 2015 14:54
To: Williams Nia Wyn (Rh-CTGC)
Subject: FW: w1910 - Seiont Brickworks, Caernafon, LL55 2YL - Pre planning opinion

C15/0732/14/SC

From: Thomas, Gareth [<mailto:Gareth.Thomas@cyfoethnaturiolcymru.gov.uk>]
Sent: 23 July 2015 15:00
To: jordan.jones@waterco.co.uk; s.jones@rmlconsult.com; graham@jones-bros.com
Cc: Huws, Iwan; Wort, Elaine; Medway, Mark; Hatcher, David; Cynllunio/Planning
Subject: FW: w1910 - Seiont Brickworks, Caernafon, LL55 2YL - Pre planning opinion

Dear All,

Thank you for consulting us with regard to the pre-planning enquiry, as below and attached. We have the following comments:

Flood Risk

The proposal is within both our flood zones 2 and 3 and is within zone C2 as per the Development Advice Maps accompanying TAN15:Development and Flood Risk. As such we would expect that should you wish to proceed with using this area for a temporary compound, then a Flood Consequence Assessment should be compiled to ensure compliance with TAN15 and also ensure that all interested parties fully understand the flood risk to the proposal and the existing flooding regime. According to TAN15, the proposal should be flood free during the 1% event and access/egress should meet the requirements of A1.15 for the extreme event. We would have some concerns regarding the impact of the proposal elsewhere. Security fencing/storage of materials within a flood plain will affect the conveyance and could increase flooding upstream.

We do not have any detailed hydraulic modelling for the location and the flood zones will be based on our national modelling technique (JFLOW) which shouldn't be used for site specific flood risk/flood consequence assessment. As such, to produce a FCA, you may need to carry out a hydraulic modelling exercise to demonstrate that the risks can be managed accordingly.

Even though the proposal may be temporary in nature, a FCA will still be required to support any planning application. Without such information, we would have no alternative but to object to any application.

Groundwater

The site was previously used as a brickworks, it is possible that areas of contamination exist. A preliminary risk assessment has not been submitted, so we have no understanding as to whether contamination actually exists at this site or not. In line with the advice given in Planning Policy Wales we understand that the Planning Authority must decide whether to obtain such information prior to determining any future planning application, or as a condition of the permission. We would recommend that the Planning Authority refers to its own environmental advisors (Contaminated Land Officer).

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).

You also mention that materials may be stored on site. We may have concerns regarding this, both from any runoff generated from the storage areas, e.g. storing inert wastes, and possible taking up of flood storage. Any such storage of waste requires an Environmental Permit.

We would also require that a Protected Species Survey is carried out of the site, and its vicinity, i.e. for bat and otter activity.

No details have been provided concerning the method of foul drainage – does the site currently have a mains foul drainage connection?

Kind regards,

Gareth Thomas

Swyddog Cyswllt Cynllunio / Planning Liaison Officer

Cyfoeth Naturiol Cymru / Natural Resources Wales

Ffôn/Tel: (0300) 065 3786 **Siaradwr Cymraeg / Welsh Speaker** 

E-bost/E-mail: Gareth.Thomas@cyfoethnaturiolcymru.gov.uk Gareth.Thomas@naturalresourceswales.gov.uk

Gwefan / Website: www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

Ein diben yw sicrhau bod adnoddau naturiol Cymru yn cael eu cynnal, eu gwella a'u defnyddio yn gynaliadwy, yn awr ac yn y dyfodol.

Our purpose is to ensure that the natural resources of Wales are sustainably maintained, enhanced and used, now and in the future.

From: Jordan Jones <jordan.jones@waterco.co.uk>

Sent: 13 July 2015 14:30

To: Planning

Subject: w1910 - Seiont Brickworks, Caernafon - Pre planning opinion

Development site at Seiont Brickworks, Caernarfon, LL55 2YL. Grid Reference: 248855E 361487N

Dear Sir / Madam,

Please could you provide me with a pre-planning opinion for a site at the above address.

The proposed development is for a temporary construction compound at the former Seiont Brickworks site. The compound (related to the construction of the A483) will consist of portacabins, security fencing and car parking (phase 1) and construction of a main compound (to be built on the foundations of the former brickworks) to include meeting offices, welfare and public liaison offices, and a storage area for materials used during the construction of the A483 (phase 2).

I have attached a plan which shows the sites' location and gives an indication of the proposals.

It is proposed to start on site in December 2016 and the project will last for 2 years.

Please could you advise if there will be any specific requirements for a Flood Consequences Assessment for this development, considering its temporary nature, and if you have any records of historical flooding in this area?

If you have any questions or require any further information, please do not hesitate to contact me.

Kind Regards,

Jordan Jones



Waterco Ltd, Lon Parcwr Business Park, Ruthin LL15 1NJ
01824 702220 - www.waterco.co.uk - jordan.jones@waterco.co.uk



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