

Appendix E

Planning Permission C15/1020/22/LL



DYBLYGEB/DUPLICATE

I/TO:
Mr D Roberts,
Design Director
Watkin Jones Group
LLangegai Industrial Estate
Bangor
Gwynedd
LL57 4YH

Ymgeisydd/Applicant:
MR D. ROBERTS,
DESIGN DIRECTOR
WATKIN JONES GROUP
LLANDEGAI INDUSTRIAL ESTATE
BANGOR
GWYNEDD
LL47 4YH

(DSC) (LAW)

Cais Rhif: C15/1020/22/LL
Application Number:

Cofrestrwyd: 30/09/2015
Registered:

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

**GORCHYMYN (DATBLYGU YN GYFFREDINOL A GANIATEIR) CYNLLUNIO GWLAD A THREF 1995
THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995**

**GORCHYMYN (TREFNIADAETH DATBLYGU CYFFREDINOL) CYNLLUNIO GWLAD A THREF 1995
THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

Mae'r Cyngor a enwir uchod, yr Awdurdod Cynllunio Lleol, trwy hyn yn **CANIATAU** y datblygiad a geisiwyd gennych, sef:

*The above named Council being the Local Planning Authority **HEREBY PERMIT** the development proposed by you, namely:*

Bwriad/Proposal Cais i sefydlu ystorfa dros dro i gadw priddoedd anadweithiol sydd i'w hadennill er lles defnydd adfer ar gyfer y dyfodol /
Application to establish a repository for the temporary storage of inert soils for future recovery and beneficial use in restoration

Lleoliad/Location Chwarel Ty Mawr West Slate Quarry, Talysarn, Caernarfon, LL546BA

yn unol â'r cais a'r cynlluniau a benderfynwyd ar 19/11/2015 yn ddarostyngedig i'r amod(au) a nodir trosodd:

in accordance with the application and plans decided on 19/11/2015 subject to the condition(s) specified over :

RHEOLWR RHEOLAETH DATBLYGU / DEVELOPMENT MANAGEMENT MANAGER
ar ran Pennaeth Adran Rheoleiddio (Cynllunio, Trafnidiaeth a Gwarchod y Cyhoedd)
on behalf of the Head of Regulatory Department (Planning, Transportation and Public Protection)

Dyddiad/Date 19/11/2015

**MAE'N BWYSIG EICH BOD YN DARLLEN Y NODIADAU ATODOL
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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 a ganiateir ddim hwyrach na phum mlynedd o ddyddiad y caniatâd hwn. Rhaid cyflwyno rhybudd ysgrifenedig i'r awdurdod cynllunio mwynau o leiaf 14 diwrnod cyn;
 - i. Cychwyn datblygiad yn cynnwys mewnfario pridd anadweithiol,
 - ii. Cychwyn gwaith adfer ar unrhyw ran o'r tir o fewn yr ardal a ganiateir yn dilyn darfyddiad y defnydd fel ystorfa priddoedd anadweithiol.

The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. Written notification shall be given to the mineral planning authority at least 14 days before;

- i. The commencement of development involving the import of inert soils,
- ii. The commencement of restoration works on any part of the land within the permitted area following the cessation of use as temporary inert soils repository.

2. Rhaid i'r defnydd ar gyfer ystorfa bridd dros dro ddod i ben o fewn 8 mlynedd o ddyddiad cychwyn y datblygiad. Rhaid clirio oll bridd sydd wedi'u mewnfario i'r safle, ac eithrio'r rhai a ddefnyddir ar gyfer gwaith adfer, ar ddarfyddiad y defnydd a ganiateir.

The use as a temporary soils repository shall cease within 8 years of the date of commencement of development. All soils imported to the site, other than that which is employed for restoration works, shall be removed upon cessation of the permitted use.

3. Ni chaniateir pentyrru na storio deunyddiau hyd at uchder sy'n fwy na 5 metr wedi ei fesur o lawr safle'r cais.

Materials shall not be stacked or deposited to a height exceeding 5 metres as measured from the ground of the application site.

4. Oni bai fod amod cynllunio yn gofyn am hynny, neu fod cytundeb ysgrifenedig gyda'r awdurdod cynllunio mwynau, rhaid i'r defnydd dros dro fel ystorfa bridd gael ei wneud yn hollol unol â'r datganiad ysgrifenedig, ffurflenni, gwybodaeth cefndirol a chynlluniau a gyflwynwyd gyda'r cais dyddiedig 30ain Medi 2015, cynllun diwygiedig derbyniwyd ar y 17eg Tachwedd 2015 ac unrhyw fanylion eraill a gymeradwywyd wedi hynny mewn ysgrifen gan yr awdurdod cynllunio mwynau.

Unless otherwise required by planning condition or agreed in writing by the mineral planning authority the

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temporary use as a soils repository shall be carried out only in accordance with the written statement, forms, supporting information and plans submitted with the application dated 30th September 2015, amended plan received on the 17th November 2015 and such other details as may subsequently be approved in writing by the mineral planning authority.

5. Ni chaniateir cludo dim mwy na chyfanswm o 20,000 tonnelli o bridd anadweithiol i'r safle o fewn cyfnod o 2 flynedd o ddyddiad cychwyn y datblygiad.

No more than a total of 20,000 tonnes of inert soils shall be imported to the site within a period of 2 years from the date of commencement of development.

6. Ac eithrio gyda chaniatâd ysgrifenedig yr awdurdod cynllunio mwynau ymlaen llaw, ni chaniateir cludo dim 200 tonnelli o ddeunydd i'r safle mewn wythnos. Rhaid gofalu bod ffigyrau cludo gwastraff i'r safle dros unrhyw gyfnod penodedig ar gael i'r awdurdod cynllunio gwastraff, ar gais, o fewn 21 diwrnod. Bydd yr awdurdod cynllunio mwynau yn trin y fath ffigyrau yn gyfrinachol.

Except with the prior agreement of the mineral planning authority no more than 200 tonnes per week of materials shall be transported to the site. Figures of the import of materials to the site over any specified period shall be made available to the waste planning authority within 21 days of request. Such figures shall be treated as confidential by the mineral planning authority.

7. Rhaid defnyddio'r mynediad cerbydau presennol drwy Chwarel Ddwyrain Tŷ Mawr drwy gydol oes y datblygiad a ganiateir drwy hyn ac ni chaniateir defnyddio unrhyw fynedfa gerbydau arall i'r safle.

Vehicular access to the site shall be via the existing access to Ty Mawr East Quarry for the duration of the development hereby approved and no other means of vehicular access to the site shall be used.

8. Ni chaniateir gwaredu unrhyw ddeunydd ac eithrio pridd a gwastraff anadweithiol ar y safle. Ar gyfer dibenion y caniatâd yma, diffinnir gwastraff anadweithiol fel gwastraff sy'n cynnwys deunyddiau sy'n digwydd yn naturiol a chynnyrch wedi'i wneuthur na wnaiff ymweithio'n ffisegol na chemegol neu ddioddef biodiraddiad o fewn yr amgylchedd tirlenwi, unai ar eu pen eu hunain neu mewn cyswllt â deunyddiau eraill.

No material other than soil and inert waste shall be deposited at this site. Inert waste for the purposes of this permission, means waste consisting of naturally occurring materials and manufactured products which will not physically or chemically react or undergo biodegradation within the landfill environment, either on their own or in association with other materials.

9. Ac eithrio gyda chaniatâd ysgrifenedig yr awdurdod cynllunio mwynau, ni chaniateir unrhyw waith a awdurdodwyd neu sydd yn ofynnol gan y caniatâd hwn, gan gynnwys rhedeg peiriannau a chludiant, rhwng 08:00 a 17:00 o ddydd Llun i ddydd Gwener ac 08:30 ac 13:00 ar ddydd Sadwrn. Ni chaniateir

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unrhyw waith ar y Sul nac ar Wyliau Cyhoeddus.

Except with the prior written agreement of the mineral planning authority, no operations authorised or required by this permission, including the operation of plant and haulage, shall be carried out other than between the hours of 08.00 to 17.00 Monday to Friday and 08.30 to 13.00 on Saturday. No such operations shall be carried out on Sundays or Bank Holidays.

10. Oni chytunwyd fel arall mewn ysgrifen rhaid cyflwyno er cymeradwyaeth yr awdurdod cynllunio mwynau, atodlen fanwl plannu coed a llwyni o fewn chwe mis i ddyddiad y caniatâd cynllunio hwn. Rhaid i'r fath manylion a manylebion a gyflwynir yn unol â gofynion yr amod hwn gynnwys manylion maint, rhywogaeth, lleoliadau & dwysedd yr holl goed a llwyni. Rhaid i'r wybodaeth angenrheidiol fanylu'r tymor plannu cyntaf sydd ar gael wedi cychwyn y datblygiad yn ogystal â gofynion ôl-ofal am gyfnod o bum mlynedd ar ôl plannu. Os caiff unrhyw blanhigyn ei godi, ei thynnu o'r gwraidd neu ei dinistrio 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 mwynau.

Unless otherwise agreed in writing, a detailed schedule of tree and shrub planting shall be submitted within six months of the date of this planning permission. Such details and particulars submitted in accordance with the requirements of this condition shall include details of the size, species, position & density of all trees and shrubs. The requisite information shall also specify the first available planting season upon commencement of the development and a maintenance requirement for a period of five years after planting. If any plant is removed, uprooted or destroyed or dies, another of similar species shall be planted at the same place at such time as may be specified in writing by the mineral planning authority.

11. Bydd y gwaith adfer yn ddarostyngedig i gynllun ôl-ofal a monitro pum mlynedd a rhaid ei gyflawni i fodlonrwydd yr awdurdod cynllunio mwynau wrth orffen pob cam o'r gwaith adfer.

Restoration shall be subject to a five year aftercare and monitoring scheme, which shall be implemented to the satisfaction of the mineral planning authority upon completion of each restoration phase.

12. Ni ddylai lefel y sŵn yn sgil y datblygiad fod yn uwch na 40dB L Aeq, 5 munud, lefel sn cefndir mewn unrhyw eiddo'n bodoli eisoes sy'n sensitif i sŵn.

The noise level arising from the development shall not exceed 40 dB LAeq, 5 minutes, free field at any existing noise sensitive property.

13. Rhaid rhoi rhybudd ysgrifenedig ymlaen llaw i'r awdurdod cynllunio mwynau am unrhyw waith dros dro all fod yn uwch na'r lefelau a nodir yn amod 11. Ni ddylai sŵn o waith dros dro fod yn uwch na 70 dB L Aeq, lawr sŵn cefndir a fynegir yn yr un dull ac yn amod 15 mewn unrhyw eiddo sy'n sensitif i sŵn ac ni ddylai barhau am fwy nag 8 wythnos mewn unrhyw gyfnod 12 mis heb ganiatâd ysgrifenedig blaenorol yr awdurdod cynllunio mwynau. Ni ddylid gwneud gwaith dros dro cyn 07.00 ac ar ôl 19.00 o'r gloch ac

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eithrio mewn argyfwng, a dylid hysbysu'r awdurdod cynllunio mwynau yn ysgrifenedig am yr achosion hyn.

The mineral planning authority shall be notified in writing in advance of any temporary operations which may exceed the levels set out in condition 11. Temporary operations shall not exceed 70 dB LAeq, 1 hr free field expressed in the same manner as in condition 15 at any noise sensitive property, and shall not be carried out for longer than a total of 8 weeks in any 12 month period without the prior written approval of the mineral planning authority. Temporary operations shall not be carried out outside the hours of 07.00 to 19.00 except in cases of emergency, which cases shall be notified in writing to the mineral planning authority.

14. Rhaid cynnal a chadw pob peiriant ac offer fydd yn gweithio ar y safle mewn modd fydd yn cyfyngu ar uchafswm lefelau sŵn i'r rhai a nodir ym manylbau'r gwneuthurwyr. Ni chaniateir defnyddio unrhyw gerbyd gyda larymau sŵn wrth facio'n heb ganiatâd blaenorol ysgrifenedig yr awdurdod cynllunio mwynau.

All vehicles, plant and machinery operated within the site shall be maintained in such a manner as to restrict maximum noise emission levels to those set out in the manufacturer's specification. No vehicles equipped with audible reversing alarms shall be operated on the site without the prior written approval of the mineral planning authority.

15. Ni chaniateir defnyddio peiriannau nac offer ar wyneb y safle oni bai fod sgriniau, caeadau a thawelyddion i ladd sŵn arnynt.

No plant, machinery and equipment shall be operated on the surface at the site unless fitted with appropriate sound deadening screens, casework, enclosures and silencers.

16. Ni chaniateir unrhyw waith ar y safle fydd yn achosi codi llwch a rhaid dyfrio pob 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 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.

17. Ni chaniateir unrhyw gyfleusterau ar gyfer storio olew, tanwydd neu gemegau i'w lleoli o fewn safle'r cais.

There shall be no facilities for the storage of oils, fuels or chemicals located within the application site.

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18. Rhaid gwneud arolwg o fewn pob dwy flynedd o ddyddiad cychwyn y caniatâd hwn i canfod presenoldeb rhywogaethau planhigion ymledol mewn ardaloedd tu fewn ac yn cyffinio â'r safle. Pe darganfyddir presenoldeb rhywogaethau planhigion ymledol, rhaid cyflwyno cynllun cynhwysfawr ar gyfer ei ddileu a/neu ei reoli er cymeradwyaeth yr awdurdod cynllunio mwynau a gweithredu rhaglen waith wedi hynny o fewn amser a gytunir yn ysgrifenedig gyda'r yr awdurdod cynllunio mwynau.

A survey shall be undertaken every two years from the date of commencement of this permission to ascertain the presence of invasive plant species in areas within and immediately adjacent to the site. Should any invasive plant species be found present, full details of a scheme for its eradication and/or control shall be submitted for the approval of the mineral planning authority and a programme of works shall thereafter be implemented within a timescale to be agreed in writing with the mineral planning authority.

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. Rhwystro pentyrru caniatadau cynllunio sydd heb eu gweithredu ac er budd mwynderau yr ardal
To prevent the accumulation of unimplemented planning permissions and in the interests of the amenity of the area
2. Er budd mwynderau gweledol yr ardal ac i sicrhau bod y safle'n datblygu'n gywir
In the interests of the visual amenities of the area and to secure the proper development of the site
3. Er lles mwynderau gweledol yr ardal
In the interests of the visual amenity of the area
4. Er budd mwynderau gweledol yr ardal ac i sicrhau bod y safle'n datblygu'n gywir
In the interests of the visual amenities of the area and to secure the proper development of the site
5. Er budd mwynderau gweledol yr ardal
In the interests of the visual amenities of the area
6. Er lles mwynderau cymdogion a thrigolion cyfagos
In the interests of the amenity of nearby and local residents

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7. Er lles mwynderau cymdogion a thrigolion cyfagos
In the interests of the amenity of nearby and local residents
8. Er lles diogelwch ar y briffordd
In the interests of highway safety
9. Er gwarchod yr amgylchedd
In the interests of environmental protection
10. Er lles mwynderau cymdogion a thrigolion cyfagos.
In the interests of the amenity of nearby and local residents
11. Er budd adfer y safle yn briodol
In the interests of the proper restoration of the site
12. Er budd adfer y safle yn briodol
In the interests of the proper restoration of the site
13. Er lles mwynderau cymdogion a thrigolion cyfagos
In the interests of the amenity of nearby and local residents
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15. Er lles mwynderau cymdogion a thrigolion cyfagos
In the interests of the amenity of nearby and local residents
16. Er lles mwynderau cymdogion a thrigolion cyfagos
In the interests of the amenity of nearby and local residents
17. Er budd gwarchod yr amgylchedd
In the interests of environmental protection

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18. I reoli lledaeniad rhywogaethau planhigion ymledol
To control the spread of invasive plant species

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

- Polisiau ac egwyddorion cyffredinol Nodyn Cyngor Technegol (TAN 5), (TAN 11), (TAN 18), (TAN 21) Llywodraeth Cymru,
- Polisi Cynllunio Cymru, Argraffiad 6, Chwefror 2014 Llywodraeth Cymru,
- Polisi Cynllunio Mwynau Cymru 2000, Llywodraeth Cymru,
- Canllawiau Dylunio a Thirlunio Gwynedd 2004
- Polisiau strategol 2, 3, 8, 16 a Polisiau B7, B12, B14, B17, B20, B23, B32, B33, B34, C14, C22 & CH33 Cynllun Datblygu Unedol Gwynedd 2001 – 2016.
- Cynllun Gwastraff Rhanbarthol Gogledd Cymru 2003 (Adolgiad Cyntaf 2009),
- Cynllun Sector Ynghylch Casgliadau, Seilwaith a Marchnadoedd 2012.

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

- Policies and general principles Technical Advice Notes (TAN 5), (TAN 11), (TAN 18), (TAN 21) Welsh Government,
- Planning Policy Wales Edition 6, February 2014, Welsh Government,
- Minerals Planning Policy Wales 2000, Welsh Government,
- Gwynedd Design and Landscaping Guidelines 2004
- Strategic Policy 2, 3, 8, 16 and Policies B7, B12, B14, B17, B20, B23, B32, B33, B34, C14, C22 & CH33 of The Gwynedd Unitary Development Plan 2001 – 2016.
- North Wales Regional Waste Plan 2003 (First Review 2009),
- Collections, Infrastructure and Markets Sector Plan (CIMS) 2012.

Nodyn i'r Ymgeisydd / Note to Applicant

- Byddwch cystal â nodi'r ymateb i ymgynghoriad ynghlwm derbyniwyd gan Cyfoeth Naturiol Cymru (Atodiad 1) a dylid eu cysylltu'n uniongyrchol ran rheolaethau amgylcheddol a gweithredol penodol a darpariaeth gwasanaeth o fewn eu hawdurdod.

Please note the attached consultation response received from Natural Resources Wales (Appendix 1) who should be contacted direct in respect of the specific environmental and operational controls and the provision of utility within their remit.

- Byddwch cystal â nodi fydd angen cais arwahan o dan A.73 o'r Ddeddf Cynllunio Gwlad a Thref 1990 i amrywio amod '6' ar ganiatad C09A/0046/22/MW, er mwyn defnyddio unrhyw ddeunyddiau wedi'u mewnfurfio mewn gwaith adfer ar y safle.

Please note that a separate application under S.73 of the Town and Country Planning Act 1990 will be required, to vary condition '6' on planning permission C09A/0046/22/MW, to use any imported material in works of restoration on the site.

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