

**TAFLEN BENDERFYNIAD AELOD CABINET
CABINET MEMBER'S DECISION NOTICE**

PWNC/ SUBJECT:

**Adroddiad Effaith Lleol ar gyfer cynllun pwmpio a storio Glyn Rhonwy /
*Local Impact Report for the Glyn Rhonwy pump storage scheme.***

AELOD CABINET/ CABINET MEMBER:

**Y Cyngorydd Dafydd Meurig, Aelod Cabinet Rheoleiddio /
*Cllr Dafydd Meurig, Regulatory Cabinet Member.***

PENDERFYNIAD/ DECISION

1. Rhoi cymeradwyaeth i gyflwyno Adroddiad Effaith Lleol ar ran y Cyngor i'r Arolygiaeth Gynllunio, fel rhan o broses Gorchymyn Caniatâd Datblygu yn ymwneud a chynllun pwmpio a storio Glyn Rhonwy

1. To approve the submission of the Local Impact Report on behalf of the Council to the Planning Inspectorate, as part of the Development Consent Order process in relation to the Glyn Rhonwy Pump Storage Scheme.

RHESYMAU DROS Y PENDERFYNIAD/ REASONS FOR THE DECISION

2. Yn unol â gofynion Deddf Cynllunio 2008, gofynnir i awdurdodau lleol perthnasol, lunio Adroddiad o Effaith Lleol (AELI) pan fo prosiect Seilwaith o Arwyddocâd Cenedlaethol yn cael ei gyflwyno a'i dderbyn ar gyfer ystyriaeth i'r Arolygiaeth Gynllunio (yr Awdurdod Archwilio). Ymgynghorai yw'r awdurdod lleol yn y broses yma ac mae'r AELI yn ddull ffurfiol i'r awdurdod lleol nodi effeithiau ardrwriad tebygol y datblygiad arfaethedig ar ardal yr awdurdod.

3. Yn dilyn cwblhau'r broses archwilio, mi fydd yr Awdurdod Archwilio yn gwneud argymhelliad i'r Ysgrifennydd Gwladol a fydd yn penderfynu os caniateir y prosiect trwy gyflwyno Gorchymyn Caniatâd Datblygu (GCD). Wrth wneud penderfyniad, mi fydd yr Ysgrifennydd Gwladol yn ystyried unrhyw Adroddiad Effaith Lleol a gyflwynir. Mae'r AELI felly'n elfen bwysig o'r wybodaeth i'w ystyried gan yr Arolygydd Cynllunio er mwyn gwerthuso'r datblygiad arfaethedig.

2. In accordance with the requirements of the Planning Act 2008, local authorities are required to produce a Local Impact Report (LIR), when a development of National Significance is submitted to the Planning Inspectorate (the Examining Authority). The local authority is a consultee in this process and the LIR provides the opportunity for the local authority to identify any likely local impacts of the proposed development on the area of the authority.

3. *Following completion of the examination process, the Examining Authority will make a recommendation to the Secretary of State, who will decide whether to approve the development by issuing a Development Consent Order. In coming to a decision, the Secretary of State will consider the Local Impact Report that has been submitted. The LIR is therefore an important part of the information that the Planning Inspector will have to consider in assessing the proposed development.*

YSTYRIAETHAU PERTHNASOL/ RELEVANT CONSIDERATIONS

4. Yn yr achos yma, bwriad cwmni “Snowdonia Pumped Hydro” yw creu prosiect fyddai’n defnyddio dwy chwarel lechi segur er mwyn adeiladu cyfleuster pwmpio a storio trydan fyddai’n cynhyrchu hyd at 99.9MW o drydan.

5. Rhaid pwysleisio fod cais cynllunio eisoes wedi ei gymeradwyo gan Gyngor Gwynedd ar gyfer cynllun storfa bwmpio ar y safle hwn, o dan ofynion Deddf Cynllunio Gwlad a Thref 1990. Roedd y cynllun hwn ar gyfer cynhyrchu 49.9MW o drydan, sef swm sydd o dan y trothwy yr ystyrir yn Brosiect Seilwaith o Arwyddocâd Cenedlaethol. Ystyriwyd fod y datblygiad yn cydymffurfio gyda’r Cynllun Datblygu Unedol Gwynedd yn ogystal â Chanllawiau Cynllunio Atodol mabwysiedig y Cyngor. Rhoddwyd ystyriaeth lawn yn ogystal i bolisïau a chanllawiau cenedlaethol megis Polisi Cynllunio Cymru ag amrywiol Nodiadau Cyngor Technegol.

6. Mae egwyddor y datblygiad eisoes wedi cael ei ystyried a’i gymeradwyo trwy’r caniatâd a roddwyd eisoes gan y Cyngor oedd yn ddarostyngedig i nifer o amodau cynllunio perthnasol, er mwyn lliniaru unrhyw effeithiau lleol posib. Mae’r AELI yn cydnabod fod egwyddor y datblygiad sydd destun y cais am Orchymyn Caniatâd Datblygu’r wedi ei sefydlu, ond bod angen sicrhau fod unrhyw effeithiau lleol yn sgil y datblygiad yma’n cael eu lliniaru os caniateir y datblygiad. Mae’r AELI wedi ei atodi i’r adroddiad hwn.

4. *In this case the Snowdonia Pumped Hydro Company proposes to use 2 dormant quarries in order to build an electricity pump storage facility that would generate up to 99.9MW of electricity.*

5. *It must be stressed that Gwynedd Council has already granted planning permission for a pump storage scheme on this site, under the provisions of the Town and Country Planning Act 1990. That scheme was for the generation of 49.9MW of electricity, which is under the threshold for schemes classed as development of National Significance. It was considered at the time that the development complied with the adopted Gwynedd Unitary Development Plan and various Supplementary Planning Guidance. Full consideration was also given to national policies and guidance such as Planning Policy Wales and the various Technical Advice Notes.*

6. *The principle of the development has already been established and supported by the Council, following the planning permission that was granted subject to a number of relevant planning conditions in order to mitigate any likely local impacts. The LIR acknowledges that the principle of the development which forms the Development Consent Order application, has already been established, but that there is a need for any likely local impacts to be mitigated if the application is approved. The LIR is attached to this report.*

BARN Y SWYDDOGION STATUDOL/ VIEWS OF STATUTORY OFFICERS

1. Y Prif Weithredwr/ *Chief Executive*:- “Dim i’w ychwanegu/ *Nothing to add*”

2. Swyddog Monitro/ *Monitoring Officer*:-

Dim sylw o ochr priodoldeb/ *No comments with regards to propriety*

3. Prif Swyddog Cyllid/ *Chief Finance Officer*:-

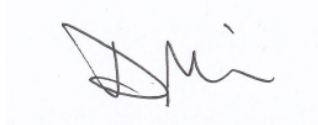
Dim i’w ychwanegu o safbwynt priodoldeb ariannol. / *Nothing to add from a financial propriety perspective*

BARN YR AELOD LLEOL/ VIEW OF LOCAL MEMBER

Mater i’r awdurdod yw’r AELI / *The LIR is a matter for the Authority*

LLOFNOD / *SIGNED*

DYDDIAD/ *DATE*



06.04.2016



CYNGOR GWYNEDD COUNCIL

ADRODDIAD EFFAITH LLEOL

LOCAL IMPACT REPORT

Cynllun pwmpio a storio Glyn Rhonwy

Glyn Rhonwy pumped storage scheme

Cyf. Arolygiaeth Gynllunio/PINS ref: EN010072

Cyf. Gwynedd ref: C15/1212/15/YM

Cyngor Gwynedd/Gwynedd Council, Adran Rheoleiddio/Regulatory Department, Gwasanaeth Cynllunio ac Amgylchedd /Planning and Environment Service Ffordd y Cob, Pwllheli, Gwynedd, LL53 5AA.

Chwefror/February 2016

1. PWRPAS A FFURF ADRODDIAD EFFAITH LLEOL

1.1 Mae'r adroddiad yma yn ofynnol pan fo prosiect Seilwaith o Arwyddocâd Cenedlaethol (Developments of National Significance) wedi ei gyflwyno a'i dderbyn ar gyfer ystyriaeth i'r Arolygiaeth Gynllunio (yr Awdurdod Archwilio). Yn dilyn cwblhau'r broses archwilio, fe fydd yr Awdurdod Archwilio yn gwneud argymhelliad i'r Ysgrifennydd Gwladol a fydd yn penderfynu os caniateir y prosiect trwy gyflwyno "Development Consent Order" (DCO). Yn yr achos penodol yma, mae cais wedi ei gyflwyno sydd yn ymwneud a phrosiect i ddefnyddio dwy chwarel lechi segur er mwyn adeiladu cyfleuster pwmpio a storio trydan fyddai'n cynhyrchu hyd at 99.9MW o drydan.

1.2 Mae'r broses o benderfynu'r math yma o geisiadau yn cael ei drefnu oddi mewn i Ddeddf Cynllunio 2008 (fel y'i diwygiwyd). Yn unol a'r rheolaethau, mae Cyngor Gwynedd (CG) fel yr awdurdod lleol perthnasol, yn cael gwahoddiad i gyflwyno Adroddiad Effaith Lleol (AEL). Mae rhan 60(3) o'r Ddeddf, yn cyfeirio yn benodol at ofynion sydd yn benodol yn ymwneud ag AEL ag yn diffinio'r ddogfen fel " adroddiad ysgrifenedig gyda manylion am effaith tebygol y datblygiad arfaethedig ar ardal yr awdurdod (neu unrhyw ran o'r ardal)". Wrth gyhoeddi'r ddogfen yma, mae'n rhaid i'r Awdurdod ystyried cynnwys Nodyn Cyngor 1 yr Arolygiaeth Gynllunio: Adroddiadau Effaith Lleol (fersiwn 2 Ebrill 2012).

1.3 Mae Nodyn 1 yn datgan, " fe ddylai Awdurdodau Lleol drafod unrhyw destun sydd yn cael ei ystyried yn berthnasol o ran effaith y datblygiad arfaethedig ar eu hardal...rhaid i'r AEL gael ei ddefnyddio gan Awdurdodau Lleol fel ffordd o adrodd yn llawn i'r Awdurdod Archwilio ar wybodaeth a thystiolaeth perthnasol lleol...nid oes angen i'r AEL ailadrodd yr Asesiad Effaith Amgylcheddol". Ni chredir ychwaith, y dylid ailadrodd gwybodaeth a gyflwynwyd fel rhan o'r cais. Mae'r Nodyn yn ymhelaethu, " fe ddylid tynnu sylw at wybodaeth a phrofiad lleol. Esiamplau o hyn fyddai tystiolaeth leol am lifogydd, materion cymdeithasol ag economaidd o safbwynt lleol neu wybodaeth lleol ynglŷn a phatrymau teithio i gyfleusterau cymunedol".

1.4 Nodir hefyd fod angen i'r adroddiad "gynnwys datganiad sydd yn cyfeirio at effaith cadarnhaol, niwtral neu negyddol yn lleol...fe fydd yr Awdurdod Archwilio yn ystyried yr effeithiau lleol gan gynnwys yr effeithiau sydd yn cael eu cyfeirio atynt yn benodol o fewn yr AEL".

1.5 Rhaid i'r adroddiad asesu'r datblygiad arfaethedig o ran ei gydymffurfiaeth gyda pholisïau a chanllawiau lleol a chynnwys barn yr Awdurdod ynglŷn a'r DCO.

2. DISGRIFIAD O'R SAFLE A'R AMGYLCHEDD LEOL

2.1 Mae safle'r datblygiad arfaethedig gyfan yn mesur oddeutu 59.3 hectar ag yn safle eang a gwasgaredig. Mae'r safle yn ymestyn o diroedd sydd yn ymylu â Llyn Padarn ar waelod Dyffryn Peris i fyny ochrau'r Dyffryn tuag at leoliad Chwarel Fawr ar lethrau mynyddig Cefn Du, gwahaniaeth o oddeutu 300m (wedi ei selio yn frâs ar ddatwm mapiau O.S.). Mae safle'r datblygiad arfaethedig yn bennaf oddi mewn i chwareli a gweithfeydd llechi hanesyddol sydd bellach yn segur, yn ogystal a safleoedd cyn ddiwydiannol, coedwig fasnachol a thir pori amaethyddol, sydd yn gymysgedd o diroedd preifat a thir y goron.

2.2 Mae'r lleoliad oddeutu 1.5 cilomedr i'r gogledd-orllewin o bentref Llanberis ag oddeutu 11 cilomedr i'r de-ddwyrain o dref Caernarfon. Mae'r safle gyfan oddi mewn Ardal Cadwraeth y Tirlun ag Ardal Tirlun o Ddiddordeb Hanesyddol Arbennig Dinorwig. Yn ogystal, mae o fewn pellteroedd amrywiol i'r dynodiadau canlynol (ffigyrau mynegol yw'r canlynol o safbwyntiau cyffredinol):

- Ffin Parc Cenedlaethol Eryri – rhwng 0.9 cilomedr a 1 cilomedr yn y manau agosaf
- Safle o Ddiddordeb Gwyddonol Arbennig (SSSI) ag Ardal Cadwraeth Arbennig (SAC) Afon Gwyrfaï a Cwellyn – 2.3 cilomedr
- SSSI Cwm Dwythwch – 1.8 cilomedr
- SSSI Llyn Padarn – mae lleoliad man echdynnu/rhyddhau yn uniongyrchol i mewn i ran o Lyn Padarn

2.3 Mae cyffordd lydan a safonol bresennol yn arwain i mewn i safle Glyn Rhonwy oddi ar y A4086 ar gyrion pentref Llanberis, gyda ffyrdd safonol yn arwain trwy'r safle at lwyfannau pwrpasol sydd eisoes wedi eu creu ar gyfer defnydd diwydiannol. Mae'r ffordd sydd yn arwain at Chwarel Fawr sef tuag at ran uchaf y safle, yn dynesu o gyfeiriad Waunfawr ag yn ffordd gul fynyddig. Mae ffordd dosbarth 3 a adnabyddir fel Ffordd Clegir yn rhedeg trwy ran o'r safle.

2.4 Er mai ardal wledig yw lleoliad y datblygiad arfaethedig hwn, fe welir fod nifer o adeiladau o amrywiol ddefnydd yn wasgaredig ag yn gymharol agos i rannau o ffiniau'r datblygiad arfaethedig gan gynnwys tai preswyl, safle diwydiannol cwmni Siemens, maes carafanau, gwestai, busnesau gwely a brecwast a thai bwyta.

2.5 Mae safle Glyn Rhonwy yn safle sydd wedi ei ddynodi yn ffurfiol fel safle ail-ddatblygu yng Nghynllun Datblygu Unedol Gwynedd.

2.6 Defnyddiwyd rhannau o'r safle fel storfa bomiau/arfau yn ystod ac wedi'r ail ryfel byd, mae'r prif storfa wedi ei leoli yn gyfochrog gyda rhan o derfyn y gorchymyn hwn sef tu allan i ffin y datblygiad fel y'i diffinir.

3. MANYLION Y DATBLYGIAD

3.1 Mae manylion y cais ei hun yn cael ei ddisgrifio yn fanwl o fewn dogfennau amrywiol a gyflwynwyd gan yr ymgeisydd gan gynnwys y Datganiad Amgylcheddol, er hynny, rhoddir yma, amlinelliad o'r bwriad.

3.2 Mae'r datblygiad arfaethedig yma yn golygu adeiladu, gweithredu a chynnal cynllun storfa bwmpio hydro-electrig 600MWh gyda allbwn pŵer 99.9MW.

3.3 Yn syml, mae'r cynllun yn golygu datblygu'r elfennau canlynol :

- Creu cronfa uchaf – Chwarel Fawr
- Creu cronfa isaf – Glyn Rhonwy
- Codi gorsaf bŵer – i gynnwys pwmp/tyrbeini gyfunol o fewn safle Glyn Rhonwy
- 'Penstock' – pibell o dan y ddaear i gysylltu'r cronfa uchaf gyda'r gorsaf bŵer
- 'Tailrace' – pibell o dan y ddaear i gysylltu'r gorsaf bŵer gyda'r gronfa isaf
- Gorlifan – pwynt arllwysiad o'r gronfa uchaf a phwynt arllwysiad/echdyniad i neu allan o'r gronfa isaf
- Adeilad pwmpio – ar gyfer echdynnu dŵr o Lyn Padarn yn ystod cyfnod adeiladu, ar dir ger y Llyn

3.4 Er eglurdeb (fe nodir yn fanylach y manylion ymhellach yn yr adroddiad hwn), mae cais cynllunio eisoes wedi ei gymeradwyo gan Gyngor Gwynedd ar gyfer cynllun storfa bwmpio ar y safle hwn o dan ofynion Deddf Cynllunio Gwlad a Thref 1990 (DCGT). Roedd y cynllun hwn ar gyfer cynhyrchu 49.9MW o drydan sef swm sydd o dan y trothwy na ystyrir yn Brosiect Seilwaith o Arwyddocâd Cenedlaethol.

3.5 Nid oes newid ffisegol amlwg rhwng yr hyn sydd eisoes wedi ei ganiatáu gan Gyngor Gwynedd a'r hyn a fwriedir yn awr. Y gwahaniaeth amlwg yw mai dau dyrbein 24.95MW a fwriadwyd ble nawr mae eu maint yn cynyddu i ddau dyrbein 49.95MW. Mae newid arall o safbwynt ehangu ffiniau'r safle datblygu o'r hyn a ganiatwyd yn flaenorol oherwydd yr angen i sicrhau fod tir digonol ar gael fel mesur ragofalus yn ystod y cyfnod adeiladu ag er hwyluso mynediad addas i rannau o'r safle.

3.6 Ni gyflwynwyd cynlluniau manwl fel rhan o'r cais DCGT mewn perthynas a'r adeiladau cysylltiol megis y gorsaf bŵer ond yn hytrach fe ategwyd amod yn gofyn am fanylion unrhyw adeilad i'w codi i'w cyflwyno er mwyn eu cymeradwyo gan yr Awdurdod Lleol. Mi fyddai lleoliad y gorsaf bŵer ar lecyn neu lwyfan pwrpasol sydd eisoes wedi ei lunio fel rhan o waith paratoi safle Glyn Rhonwy ar gyfer ei ail-ddatblygu.

Cynllun Pwmpio a Storio Glyn Rhonwy: Adroddiad Effaith Lleol

Cyngor Gwynedd Chwefror 2016

3.7 Mae nifer o amodau wedi eu gosod gyda chaniatâd DCGT er mwyn cytuno ar reoli elfennau o'r datblygiad arfaethedig, megis 'Datganiad Dull Adeiladu' fel rhan o'r "Construction Environmental Management Plan", 'Cynllun Rheoli Trafnidiaeth', 'Cytundeb Traffig Anghyffredin'. Credir fod modd rheoli cyfnod adeiladu i raddau trwy drefniant tebyg fel fod elfennau yn datblygu 'gam wrth gam'. Yn ôl gwybodaeth a gyflwynwyd gan y datblygwr, rhagwelir mai cyfnod adeiladu'r prosiect fyddai 3/4 mlynedd.

3.8 Mater sydd wedi creu cryn bryder yn lleol yn ystod penderfynu cais DCGT yw sut gysylltiad trydan fydd o'r safle i'r rhwydwaith. Barn y datblygwr yw mai o dan ddaear y dylid creu'r cyswllt hwn ond mai cyfrifoldeb y gweithredwr rhwydwaith ardal sef SP Manweb fydd yr elfen hwn.

3.9 Mi fyddai mynediad i brif safle Glyn Rhonwy trwy gyffordd safonol bresennol oddi ar yr A4086. Cytunwyd ar drefniant teithio cais DCGT ynglŷn a'r fynediad at y gronfa uchaf (Chwarel Fawr) sef fod trafndiaeth yn dod o gyfeiriad Waunfawr ar hyd ffordd di-ddosbarth bresennol sy'n cael ei adnabod yn lleol fel Ffordd Cefn Du.

4. HANES CYNLLUNIO PERTHNASOL

4.1 Mae hanes cynllunio hirfaith yn ymwneud yn benodol ar ran Glyn Rhonwy o'r safle gan gynnwys caniatadau cymharol ddiweddar i ddarparu seilwaith a chreu llwyfannau ar gyfer defnydd diwydiannol. Fe nodir hefyd fod cynlluniau uchelgeisiol wedi eu trafod yn y gorffennol er mwyn datblygu'r safle ar gyfer defnydd twristaidd/hamdden megis pentref gwyliau, canolfan sgïo dan dô, canolfan beicio mynydd.

4.2 Ond yn berthnasol yn yr achos yma yw'r cais sydd wedi ei gyfeirio ato yn flaenorol yn yr adroddiad hwn sef cais a gyflwynwyd i Gyngor Gwynedd o dan Deddf Cynllunio Gwlad a Thref 1990 yn Hydref 2012 gyda chyfeirnod C12/1451/15/LL sef:

- Datblygiad storfa bwmp 49.9MW i gynnwys cronfa uchaf yn Chwarel Fawr gyda argae cysylltiol, cronfa isel yng Nghlyn Rhonwy gyda argae cysylltiol, adeilad i gynnwys tyrbeini, gwaith peirianyddol cysylltiol gan gynnwys creu tomenni llechi newydd a gwyro priffyrdd.

4.3 Cynhaliwyd trafodaethau ffurfiol cyn cyflwyno'r cais hwn ag yn unol a gofynion Rheoliadau Cynllunio Gwlad a Thref (Aseiad Effaith Amgylcheddol) (Lloegr a Cymru) 1999 lluniwyd barn gwmpasu gan fod y Cyngor o'r farn y byddai'r bwriad yn ddatblygiad a fyddai yn disgyn o fewn disgrifiad a gofynion penodol i'w gymhwyso i fod yn ddatblygiad fyddai angen Aseiad Effaith Amgylcheddol.

4.4 Cyflwynwyd cais llawn gan gynnwys Aseiad Effaith Amgylcheddol ar gyfer ystyriaeth. Cynhaliwyd ymgynghoriaeth lawn ar y cais gan dderbyn cryn nifer o sylwadau gan gynnwys asesiadau manwl gan ymgynghorwyr statudol gan gynnwys Cyfoeth Naturiol Cymru, Dwr Cymru, ac yn y blaen. Rhyddhawyd caniatâd cynllunio ar y 19eg o Hydref 2014 yn dilyn cymeradwyaeth o'r cynllun gan bwyllgor cynllunio Cyngor Gwynedd.

4.5 Ategwyd amod ar y caniatâd hwn yn rhoddi 5 mlynedd o ddyddiad y caniatâd i gychwyn ar y datblygiad gan ategu y dylid anfon rhybudd ysgrifenedig o ddyddiad cychwyn y gwaith o leiaf 14 diwrnod o flaen llaw. Mae'r datblygiad fel a ganiatawyd felly yn parhau yn fyw ag fe ellir ei weithredu, yn unol a'r gofynion ar unrhyw amser o fewn 5 mlynedd i ddyddiad y caniatâd.

5. CYNLLUN DATBLYGU STATUDOL/DOGFENNAU POLISI LLEOL

5.1 Y cynllun datblygu cyfredol ar gyfer yr ardal yma yw Cynllun Datblygu Unedol Gwynedd (CDUG), a fabwysiadwyd yn ystod Gorffennaf 2009.

5.2 Mae Cyngor Gwynedd a Chyngor Ynys Môn ar hyn o bryd yn paratoi Cynllun Datblygu Lleol ar y Cyd, cynhaliwyd ymgynghoriad cyhoeddus ynglŷn â fersiwn adneuo o'r Cynllun yn ystod misoedd Chwefror/Mawrth 2015. Mae'r ddau awdurdod yn ystyried y sylwadau a dderbyniwyd o ganlyniad i'r ymgynghoriad cyhoeddus yma gyda'r gobaith o gyflwyno'r cynllun i Lywodraeth Cymru ar gyfer ystyriaeth yn gynnar yn 2016.

5.3 Cefnogir CDUG gan nifer o ddogfennau ar ffurf Canllawiau Cynllunio Atodol (CCA) mabwysiedig. Credir mai'r dogfennau perthnasol yn yr achos yma yw:

- Ymrwymadau Cynllunio (Tachwedd 2009)
- Cymeriad y Tirwedd (Tachwedd 2009)
- Cynllunio a'r Iaith Gymraeg (Tachwedd 2009)
- Safleoedd Bywyd Gwyllt (Ebrill 2010)
- Briffiau Datblygu: ADD Caernarfon (Tachwedd 2009)

5.4 Nodir yma, y bydd y CCA uchod yn cael eu adolygu a'u diweddarau fel yn briodol fel rhan o broses mabwysiadu'r Cynllun Datblygu Lleol ar y Cyd.

6. DYNODIADAU A NODWEDDION YR ARDAL LEOL

Safleoedd wedi eu dynodi

6.1 Parc Cenedlaethol Eryri – mae ffin y Parc oddeutu 0.9 i 1 km o ran agosaf ffin y datblygiad arfaethedig. Mae Parc Cenedlaethol Eryri wedi ei sefydlu ers 1951 ag yn un o dri Parc Cenedlaethol yng Nghymru ag sydd yn ymestyn dros 2,171 km sgwâr yn ei gyfanrwydd.

6.2 Afon Gwyrffai a Cwellyn (SSSI & SAC) – llifai afon Gwyrffai oddeutu 1.8 km i'r de-orllewin o ran agosaf ffin y datblygiad arfaethedig gyda Llyn Cwellyn ymhellach i'r de. Mae arwynebedd y dynodiad yn ei gyfanrwydd yn mesur 326.1 ha ag yn safle o ddiddordeb gwyddonol arbennig oherwydd ei nodweddion daearegol a bywydegol. Mae isafon Nant y Betws yn llifo trwy ran o safle'r datblygiad arfaethedig ger Chwarel Fawr ag yn bwydo i mewn i Afon Gwyrffai yn is i lawr y dyffryn. Mae lleoliad Llyn Cwellyn a tharddiad afon Gwyrffai yn Llyn y Gadair o fewn ffiniau'r Parc Cenedlaethol.

6.3 Cwm Dwythwch (SSSI) – dyma safle sydd wedi ei leoli oddeutu 1.8 km i'r de-ddwyrain o ran agosaf ffin y datblygiad arfaethedig gyda arwynebedd o 385 ha. Dynodir y Cwm yma oherwydd ei nodweddion a gwerth daearegol arbennig. Gorweddai'r safle oddi mewn ffiniau'r Parc Cenedlaethol.

6.4 Llyn Padarn (SSSI) - mae lleoliad elfen echdynnu/rhyddhau dŵr y datblygiad arfaethedig, yn uniongyrchol i mewn i Llyn Padarn. Mae'r safle yn mesur 116.7 ha ag yn llyn o arwyddocâd arbennig oherwydd ei nodweddion biolegol a daeareg sydd o bwys cenedlaethol. Mae'n un o dri safle yn unig yng Nghymru ble mae pysgodyn y Torgoch yn trigo.

6.5 Tirwedd o Ddiddordeb Hanesyddol Arbennig Dinorwig – mae Dyffryn Peris gyfan o fewn y dynodiad yma gan gynnwys Llyn Padarn a llethrau Glyn Rhonwy i fyny at Chwarel Fawr. Mae'n ymestyn o ochr gogledd orllewin Yr Wyddfa tuag at Afon Menai i gyfeiriad gogledd orllewinol. Mae'n cynnwys olion gwasgaredig ag amrywiol o gyfnod yr oes haearn ond yn bennaf ag amlycaf, gwelir weddillion ag olion helaeth y diwydiant llechi yn ystod y 19eg a'r 20fed ganrif.

6.6 Ardal Gwarchod y Tirwedd – er fod y dynodiad yma yn anstatudol, rhoddir ystyriaeth i effaith cynigion o fewn yr ardaloedd hyn oherwydd polisi penodol sydd wedi ei lunio o fewn CDUG sydd yn diogelu a chyfoethogi'r ardaloedd yma. Mae arweiniad ar y mater yma yn cael ei gynnwys ym Mholisi Cynllunio Cymru (argraffiad 7 2014), yn benodol paragraff 5.3.11, sydd yn datgan *“Dylai **dynodiadau anstatudol**, megis Ardaloedd Tirwedd Arbennig neu Safleoedd o Ddiddordeb o ran Cadwraeth Natur, gael eu seilio yn gadarn ar asesiad gwyddonol ffurfiol o werth y safle o ran cadwraeth natur, tirwedd neu ddaeareg. Gall dynodiadau anstatudol lleol ychwanegu gwerth at y broses gynllunio, yn enwedig os oes lle ynddynt i gyfranogiad gan y gymuned ac os ydynt yn adlewyrchu gwerthoedd cymunedol..”*

7. YSTYRIAETH O EFFAITH A DIGONOLRWYDD YMATEB

7.1 Mae'r bennod yma yn ymgais i adnabod yr ystyriaethau perthnasol ar gyfer ei gynnwys oddi mewn i'r Adroddiad Effaith Lleol. Mae nifer fawr o ystyriaethau sy'n ymberthyn i'w gilydd nid yn unig oddi mewn i'r ardal gyfagos ond hefyd ymhellach, yn sicr felly o ran ffiniau Gwynedd ag hefyd i raddau, oddi mewn Gogledd Cymru., sef:

- Egwyddor y datblygiad
- Effaith gweledol/tirlun
- Ansawdd allyriadau aer, sŵn a dirgryniad
- Ecoleg a Bioamrywiaeth
- Traffig a Thrafnidiaeth
- Effaith economaidd-gymdeithasol (gan gynnwys cyflogaeth i'r dyfodol o fewn yr ardal leol ag yn ehangach)
- Halogi tir
- Treftadaeth diwylliannol ag archeolegol

7.2 Egwyddor y datblygiad

Polisi Lleol

7.2.1 Credir fod ystyriaeth llawn wedi ei roi i ofynion a chydymffurfiaeth gyda chriteria polisiau mabwysiedig lleol wrth benderfynu'r cais cynllunio blaenorol a benderfynwyd gan Gyngor Gwynedd trwy'r DCGT (gweler adroddiad pwyllgor cynllunio: (**ATODIAD 1**)).

7.2.2 Er hynny, cydnabyddir fod angen cyfeirio at ag ystyried polisiau lleol fel rhan o'r broses o lunio Adroddiad Effaith leol. Mae polisi C6 yn datgan 'caniateir cynigion sy'n creu cyfleoedd cyflogaeth...ar safle ailddatblygu Glyn Rhonwy os gellir sicrhau bod y datblygiad yn cyd-fynd â chyfres o feini prawf..' tra fod polisi D5 yn datgan 'mewn achosion eithriadol, caniateir lleoli datblygiadau diwydiannol ar safleoedd heb eu dynodi...os oes anghenion lleoli arbennig gwirioneddol nad ellir eu diwallu ar safle diwydiannol' (yn amlwg yn berthnasol ar gyfer ardaloedd y datblygiad arfaethedig na leolir oddi mewn i ffiniau ardal ailddatblygu Glyn Rhonwy). Mae polisi C27: Cynlluniau ynni adnewyddadwy a chynaliadwy, yn cyfeirio at ystyriaethau'r Cyngor o safbwynt cynigion am gynlluniau ynni adnewyddadwy ag fe greidir fod gweddill y polisiau a ystyriwyd fel rhan o'r broses DCGT (**ATODIAD 1**) yn llunio a chadarnhau'r fframwaith a fu'n berthnasol wrth ystyried ag asesu nid yn unig y cais cynllunio DCGT blaenorol, ond holl gynigion datblygu a dderbynir gan y Cyngor.

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7.2.3 O fewn y cyd destun polisi ehangach, mae'r Cyngor yn cydnabod pwysigrwydd ail ddatblygu safleoedd a ddatblygwyd o'r blaen, ag yn benodol, y pwyslais sydd wedi ei roi ar safle Glyn Rhonwy yn ei rôl fel Safle Datblygu Strategol. Gan hynny, mae'r Cyngor yn gefnogol i'r datblygiad arfaethedig yn ddarostyngedig i archwiliad trylwyr o effaith y datblygiad a'i gydymffurfiaeth gyda gofynion polisiâu eraill CDUG, yn arbennig felly yn nhermau ei effaith ar y tirlun ag ar fwynderau cyffredinol yr ardal.

7.3 Effaith gweledol/tirlun

Polisi Lleol

7.3.1 Polisi B12: gwarchod tirweddau, parciau a gerddi hanesyddol – gwarchod tirweddau, parciau a gerddi hanesyddol arbennig yng Nghymru rhag datblygiadau a fyddai'n achosi niwed arwyddocaol i'w cymeriad, eu hedrychiad neu eu gosodiad.

Prif ystyriaethau lleol: effaith ar y tirlun

7.3.2 Penderfynodd Cyngor Gwynedd ar y cyd gyda Chyngor Ynys Môn a Pharc Cenedlaethol Eryri, gomisiynu cwmni Gillespies i lunio Asesiad Capasiti a Sensitifrwydd y Tirlun (Landscape Sensitivity and Capacity Assessment). Fe'i gyhoeddwyd yn Ebrill 2014 mewn ymateb i bwysau cynyddol ar y tirlun, i warchod a tirluniau mwyaf sensitif a nodedig rhag datblygiadau anaddas ag i annog dull positif o ymateb i ddatblygiad mewn lleoliad priodol ag i raddfa derbyniol. Yn benodol, mae'r asesiadau wedi eu gwneud mewn perthynas a'r math canlynol o ddatblygiadau: ynni gwynt, datblygiadau solar, gwifrau uwchben, mastiau ffonau symudol a pharciau carafanau sefydlog.

7.3.3 Er na roddwyd ystyriaeth i'r ddogfen yma fel rhan o broses penderfynu'r cais DCGT ag nad yw yn gwbl briodol oherwydd mai ystyriaeth i fath gwahanol o ddatblygiadau a wneir, credir y gellid cyfeirio at ei gynnwys yn yr achos yma oherwydd fod y ddogfen yn rhestru nodweddion penodol ardaloedd. Mae ardal yr asesiad yn cynnwys safle'r datblygiad arfaethedig yn ei gyfanrwydd er nodir yma fod ardal yr asesiad ei hun yn ymestyn dros ardal ehangach:

- Tirlun uwchdir ar raddfa canolig/uchel ar gyrion Eryri
- Ardaloedd eang yn cynnwys dylanwad amlycaf dyn yn yr ardal sef gweithfeydd llechi a thomeni segur sydd o ddiddordeb diwylliannol
- Patrwm anheddiad gwasgaredig gyda ardaloedd o dir uchel yn ardaloedd tenau eu poblogaeth, yn bennaf gwelir fod cymunedau chwarelyddol wedi cronni ar waelod y dyffrynnoedd
- Mae teimlad o bellenigrwydd a thawelwch yn amrywio ar draws yr ardal
- Rhoddir asesiad 'HIGH – OUTSTANDING' gan LANDMAP

7.3.4 Mae ardal y datblygiad arfaethedig yn gymysgedd hynod ddiddorol o ran y tirwedd gan fod iddo nodweddion amrywiol o safbwynt tirlun ucheldir naturiol, tirlun diwydiannol yn gysylltiedig a'r diwydiant llechi a chynefinoedd gwasgaredig. Yn amlwg mae'r tirlun o safbwynt yr elfen diwydiannol wedi bod yn segur ers degawdau er fe welir fod rhannau o safle Glyn Rhonwy ei hun wedi ei ddatblygu yn fwy diweddar trwy osod seilwaith ffurfiol a

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chreu llecynnau ffurfiol ar gyfer ail ddatblygiad ynghlwm a statws y safle fel ardal ail-ddatblygu. O fewn ardal eang Glyn Rhonwy, gwelir ardaloedd nad yw wedi eu cynnwys fel rhan o'r cynllun ail-ddatblygu diweddaraf ag felly fe welir fod ymlediad graddol o fywyd gwyllt a thyfiant naturiol wedi digwydd i amrywiol raddau o fewn yr ardaloedd hyn, yn enwedig felly o fewn y tyllau sylweddol sydd yn bodoli ag sydd wedi eu diogelu gan gyfres o ffensys i gadw'r cyhoedd allan. Gwelir hefyd datblygiadau diwydiannol safle Siemens ar ymylon safle Glyn Rhonwy yn ogystal a maes carafanau teithiol newydd, er y byddai'r fynedfa oddi ar yr A4086 yn cael eu rhannu gan holl ddefnyddwyr Glyn Rhonwy, ni fyddai'r safleoedd yma yn amlwg ddylanwadau ar y cynllun pwmpio o safbwynt cymharu nodweddion ag adeiladwaith presennol ag arfaethedig.

7.3.5 Mae'r datblygiad arfaethedig wedi ei leoli ar safle sydd yn ymestyn yn sylweddol o'i ddau begwn o safbwynt uchder. Mae'r tirlun ôl-ddiwydiannol yn golygu nad nodweddion cwbl naturiol sydd yn cael eu amharu ag mi fyddai'r datblygiad ffurfiol amlycaf gan gynnwys yr is-adeiledd arfaethedig, adeiladau, lonydd ac yn y blaen, wedi eu lleoli oddi mewn y llwyfannau sydd eisoes wedi cael eu creu ar gyfer ail-ddatblygiad arfaethedig Glyn Rhonwy. Mi fydd y safle ar ei amlycaf o gyfeiriad tiroedd uchel i'r gogledd a'r gogledd ddwyrain ar draws y dyffryn o bentrefi Dinorwig a Fachwen. Cydnabyddir y byddai'r datblygiad yn ystod y cyfnod adeiladau yn amlwg o'r cyfeiriad yma ag y byddai o'i gwblhau yn debygol o fod yn cynnwys elfennau ffurfiol newydd nas gwelir ar hyn o bryd. Er hynny, credir fod y pellter sydd yn bodoli rhwng y safle ag anheddiadau presennol, lleoliad yr elfennau mwyaf ffurfiol megis yr adeiladwaith o fewn y llwyfannau sydd eisoes wedi eu darparu yn ogystal a defnydd hanesyddol y safle yn golygu y byddai'r datblygiad yn gallu cymathu ag ymdoddi i mewn i'w leoliad ôl-ddiwydiannol.

7.3.6 Cydnabyddir y byddai'r datblygiad o raddfa fawr, ond ni chredir y byddai oherwydd ei ffurf a graddfa yn cael effaith andwyol gormodol ar y tirlun a'r tirwedd hanesyddol yn gyffredinol. Nid yw gwrthwynebiad wedi ei dderbyn o safbwynt ei effaith gweledol o gyfeiriad Parc Cenedlaethol Eryri gan awdurdod y parc, ni chredir felly fod pryder o safbwynt eu effaith ar mwynderau'r tiroedd gwarchoddedig yma.

7.3.7 O safbwynt ei effaith ar fwynderau gweledol preswylwyr cyfagos, mae anheddau presennol yn wasgaredig o fewn ardal gyfagos Glyn Rhonwy gyda rhai yn weddol agos i rannau o ffiniau'r safle. Er hynny, ni chredir y byddai effaith gormodol ar fwynderau gweledol yr anheddiadau yma oherwydd natur a ffurf y safle a'r tir oddi amgylch a lleoliadau gweddol guddiedig elfennau o'r gwaith megis gwaith o fewn y tyllau chwarel. Fel y nodir ym mharagraff 7.3.5 uchod, mi fyddai'r datblygiad ar ei amlycaf ar draws y dyffryn, yn sicr yn ystod y cyfnod adeiladau ag yn debygol o fod er i raddau llai, wedi ei gwblhau. Ond fel y nodwyd, tirlun ôl-ddiwydiannol sydd amlycaf yn yr ardal yma ag er fod gwerth amlwg i'r tirlun yma o safbwynt hanesyddol/diwylliannol, credir fod yr elfennau tebygol a ddaw o ganlyniad i'r datblygiad yma yn debygol o allu ymdoddi yn well mewn i'r math yma o dirlun yn hytrach na thirlun cwbl wyrdd heb ei ddatblygu. Ni chredir y byddai'r datblygiad yn amlwg o bentrefi Llanberis ag Waunfawr oherwydd ei leoliad a ffurf y tirlun ag felly ni chredir y byddai yn amharu ar fwynderau trigolion y pentrefi agosaf i'r safle i raddau annerbyniol hir dymor.

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7.3.8 Mae'r safle yn cael ei amgylchynu gan fynyddoedd mwyaf Eryri megis Elidir Fawr a Fach, Moel Eilio, Glyder Fawr a Fach, Yr Wyddfa, Foel Gron ac yn y blaen. Mi fyddai'r datblygiad yn weladwy o rai o'r mynyddoedd hyn ond o ystyried y pellter rhwng y safle a'r mynyddoedd, ffurf a maint y datblygiad a'i osodiad o fewn y tirwedd ôl-ddiwydiannol hanesyddol presennol, ni chredir y byddai i'w weld yn amlwg ag i raddau annerbyniol o'r manau hyn. Yn yr un modd, ni chredir y byddai ardrawiad o ran yr effaith gweledol o gyfeiriad Castell Dolbadarn oherwydd ei leoliad, ffurf a gorwedd, pellter rhwng y ddau safle a phresenoldeb nodweddion megis adeiladau a choed rhwng y ddau safle.

7.3.9 Ni chredir y byddai'r cais DCO yn sylweddol wahanol i'r hyn a gyflwynwyd, ystyriwyd a chaniatawyd yn flaenorol trwy'r cais DCGT o safbwynt yr hyn a welir uwchben y ddaear ag felly yr hyn fyddai i'w weld o fewn y tirlun hanesyddol lleol. Ni fyddai'r hyn a fwriedir yn cael ei ystyried yn sylweddol fel y byddai yn arwain at newid asesiad LANDMAP o'r ardal leol o safbwynt dynodiadau tir.

Adeiladau

7.3.9 Nid yw yn gwbl wybyddus ar hyn o bryd beth fyddai dyluniad, graddfa a gorffeniad terfynol yr adeiladau arfaethedig fyddai'n gysylltiedig a'r datblygiad. Ategwyd amod ar y cais cynllunio a ganiatawyd o dan Deddf Cynllunio Gwlad a Thref er mwyn cytuno'r manylion hyn. Mae cynlluniau mynegol wedi eu cyflwyno fel rhan o'r cais DCO ond ni chredir fod safon y cynlluniau yma yn ddigonol i gyfleu gwir ddyluniad a gorffeniadau yr adeiladau i'w codi ar y safle ag y byddai oherwydd hynny, angen cyflwyno cynlluniau pellach cyn cael cytundeb neu ategu amod i'w cytuno arno yn ddiweddarach.

7.3.10 Credir y byddai lleoli'r adeiladwaith o fewn y llwyfan fel a fwriadwyd yn flaenorol yn dderbyniol ag yn cyd-fynd gyda defnydd bwriedig y llwyfannau diwydiannol hyn. Mae amod safonol yn cael ei weithredu gan y Cyngor i sicrhau fod toeau adeiladau newydd yn cael eu gorffen gyda llechen naturiol Gymreig neu gyda llechen o rinweddau a lliw tebyg. Mi fyddai'n ddymunol i adeiladwaith y safle gyfleu nodweddion a chymeriad a welir yn gyffredinol o fewn yr ardal gyfagos. Derbynir fod yr adeiladau arfaethedig yn gorfod bod yn ymarferol o ran eu swyddogaeth a defnydd, er hynny, credir fodd modd ymgorffori nodweddion cynhenid o fewn edrychiadau adeiladau amlycaf y safle. Mae gan y Cyngor ddyhead i sicrhau y byddai datblygiadau o safon a dyluniad uchel ag fe welir cyngor cyffredinol parthed dylunio yn cael ei gyfleu o fewn Canllaw Dylunio Gwynedd.

7.3.11 Er nad yn 'adeiladau' yng nghwir ystyr y gair, strwythurau amlycaf y datblygiad arfaethedig fyddai waliau'r cronfeydd a'r tomennydd gwastraff llechi yn deillio o'r gwaith twnelu. Mae'n debygol mai gorffeniad naturiol fyddai o fudd i sicrhau fod waliau'r cronfeydd yn ymdoddi i mewn i'r tirlun, unai trwy bridd a gwair (fel sydd eisoes wedi ei ddefnyddio yn llwyddiannus ar gronfa Marchlyn sydd yn ffurfio rhan o gynllun pŵer Dinorwig gerllaw)neu trwy defnyddio llechi er mwyn creu edrychiad fyddai'n debyg i domen llechi fel a welir yn gyffredinol o fewn yr ardal gyfagos. Ni chredir y byddai'r strwythurau yma o'u cwblhau i safon a gytunir, yn amharu ar fwynderau gweledol y tirlun lleol i raddau annerbyniol hir dymor.

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Ardrawiad a digonolrwydd y cais/DCO

7.3.12 Mae graddfa a natur y datblygiad yn amharu i raddau ar gwir fanylion rhai agweddau o'r hyn a fwriedir megis dyluniad adeiladau a'u ymddangosiad a gosodiad o fewn y safle. Mi fyddai hyn yn arferol yn bosib i'w gyfleu fewn cyfres o "photomontages" addas ond er y trafodaethau sydd wedi eu cynnal rhwng y datblygwr a'r Awdurdod Cynllunio Lleol a bod cytundeb cyffredinol am yr hyn fyddai'n cael ei ystyried yn dderbyniol ar gyfer y datblygiad, nid yw hyn wedi llwyddo i'w wneud hyd yma. Er hynny, ag yn ddibynol ar gytundeb pellach am yr agwedd yma credir fod y gofynion sy'n berthnasol i faterion yn ymwneud a dylunio, yn dderbyniol a'i fod yn cydymffurfio gyda gofynion perthnasol y DCO er mwyn sicrhau fod dyluniad o safon derbyniol yn cael ei sicrhau ar gyfer y datblygiad arfaethedig sydd wedi ei leoli o fewn y tirwedd hanesyddol cydnabyddedig hwn. Mae'n debygol y bydd angen diwygiadau pellach i'r DCO mewn perthynas a manylion yr is-adeiledd angenrheidiol fyddai'n gysylltiedig a'r datblygiad arfaethedig.

7.4 Allryiadau ansawdd aer, sŵn a dirgryniad

Polisi Lleol

7.4.1 Polisi B33: datblygiadau sy'n creu llygredd neu boendod - Diogelu amwynderau dynol, ansawdd iechyd a'r amgylchedd naturiol neu adeiledig rhag lefelau uchel o lygredd.

Prif ystyriaethau lleol: Aer

7.4.2 Fel y cadarnhawyd gan Uned Gwarchod y Cyhoedd Cyngor Gwynedd gyda'r cais cynllunio blaenorol, mae gan y datblygiad arfaethedig y potensial i greu ardrawiad sylweddol ar anheddau a busnesau lleol o safbwynt nifer o ffactorau amgylcheddol.

7.4.3 Oherwydd hynny, roedd y gwasanaeth o'r farn y dylid cynnwys cyfres o amodau caeth fel rhan o'r caniatâd, fyddai yn sicrhau rheoli'r elfen yma (ag elfennau eraill) fel rhan o'r datblygiad arfaethedig. Ategwyd cyfres o amodau fel rhan o'r caniatâd (**ATODIAD 2**), yn benodol yn yr achos yma mae amodau rhif 24, 26, 27, 28, 29 a 30.

7.4.4 Credir fod modd rheoli'r datblygiad i raddau derbyniol trwy gyfres o amodau fel yr uchod, a thrwy hynny, lleihau effaith y datblygiad arfaethedig ar ansawdd aer yr ardal leol.

Prif ystyriaethau lleol: Sŵn a Dirgryniad

7.4.5 Yn yr un modd a'r sylwadau uchod, mae gan y datblygiad arfaethedig y potensial i greu ardrawiad sylweddol ar anheddau a busnesau lleol o safbwynt nifer o ffactorau amgylcheddol fel a gadarnhawyd gan Uned Gwarchod y Cyhoedd Cyngor Gwynedd.

7.4.6 Mae'r wybodaeth a gyflwynwyd gyda'r cais blaenorol ynghyd a'r amodau a ategwyd i'r caniatâd yn cael eu ystyried yn dderbyniol ag yn cydymffurfio gyda safonau cyfredol. Er hynny, cydnabyddir y bydd adegau ble byddai sŵn adeiladu neu gefndirol yn ganfyddiadwy tros lefelau sŵn cefndirol presennol o'i fesur o adeiladau cyfagos.

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7.4.7 Credir fod yr amodau a ategwyd i'r caniatâd blaenorol (**ATODIAD 2**) yn fodd derbyniol o reoli'r agwedd yma, sef amodau rhif 24, 33, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46 a 47.

7.4.8 Credir hefyd fod y rheolaeth tros oriau adeiladau fel a nodwyd trwy amod 25 yn berthnasol ag yn gyfraniad addas tuag at reolaeth derbyniol datblygiad fel yma (nodir yma fod angen i'r Awdurdod fod yn fodlon ynghylch yr angen am newid trefniadau gwaith ag na ddylid tybio y bydd caniatâd yn cael ei roi heb amheuaeth, mae'n debyg y bydd amrywiad yn cael ei gyflwyno o dan y Ddeddf Rheoli Llygredd 1974) ag y byddai trefniant tebyg yn dderbyniol trwy'r cais DCO pe byddai'n cael ei ganiatau sef:

- Bydd yr holl waith adeiladu a gweithgareddau cysylltiol sydd i'w glywed ar ffin y safle, neu unrhyw fan arall a gytunir gyda'r Awdurdod Cynllunio Lleol i'w weithredu rhwng yr oriau canlynol yn unig:

7:00 awr a 19:00 awr ar Ddydd Llun i Ddydd Gwener

7:00 awr i 13:00 awr ar Ddydd Sadwrn, ac nid o gwbl ar Ddydd Sul a Gwyliau Banc

Bydd rhaid i unrhyw drosglwyddiadau a symudiadau o beiriannau, cyfarpar a gwastraff gymryd lle tu fewn i'r oriau a ganiatawyd fel y nodir uchod.

Nid yw'r amod yn berthnasol i waith twnelu ar y safle.

Bydd gweithdrefn ar gyfer unrhyw weithrediadau peirianyddol arbennig sydd angen eu gweithredu fel mater argyfwng tu allan i'r oriau a gytunir i'w sefydlu ac yn ddarostyngedig i gytundeb ysgrifenedig o leiaf 3 mis o flaen llaw unrhyw waith, gyda'r Awdurdod Cynllunio Lleol.

7.4.9 Yn ogystal a'r rheoliadau posib uchod, credir y bydd sylwadau Cyfoeth Naturiol Cymru (CNC) yn berthnasol fel rhan o'r cais DCO ag y byddai angen trwyddedau ar gyfer rhai elfennau o'r gwaith arfaethedig gan gyrff megis CNC. Ystyrir y byddai rheolaeth trwy osod amodau fel a wnaed yn flaenorol, yn briodol fel rhan o'r DCO er mwyn sicrhau na fyddai effaith gwrthwynebus annerbyniol o ganlyniad i'r datblygiad. O ganlyniad, credir y byddai'r datblygiad arfaethedig yn bodloni gofynion cyffredinol polisi B33.

Ardrawiad a digonolrwydd y cais/DCO

7.4.9 Mae'r Cyngor eisoes wedi derbyn fod rheoliadau addas yn bosib ar gyfer y datblygiad arfaethedig yma yn y safle yma. Mae'r wybodaeth a gyflwynwyd gan y datblygwr gyda'r cais DCO yn egluro sut byddai mesurau rheoli a lliniaru addas yn cael eu gweithredu yn ystod cyfnod y datblygiad.

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7.4.10 Mae'r wybodaeth yma wedi cael ei ddarparu o fewn y Datganiad Amgylcheddol ag y byddai'n gallu cael ei weithredu trwy gytundebau ffurfiol (i'w cytuno) megis " Construction Traffic Management Plan, Dust Management Plan, Code of Construction Practice".

7.4.11 Cydnabyddir y byddai rheolaeth ar gael mewn perthynas a rhai agweddau o'r gweithrediadau ond y byddai amharu yn debygol o amharu ar adegau o ganlyniad i rai agweddau o'r gwaith yn ystod y cyfnod adeiladu. Mae deddfwriaethau statudol ar gyfer rheoli poendod yn cael eu gweithredu, credir y byddai amodau a chytundebau megis yr hyn a nodir ym mharagraff 7.4.10 yn sicrhau rheolaeth dderbyniol o ran yr agweddau yma a bod grym yr awdurdod lleol i reoli'r sefyllfa yn cael ei gefnogi trwy bwerau statudol megis Safonau Prydeinig, Rheoliadau yn y Gwaith a Deddf Gwarchod yr Amgylchedd 1990.

7.4.12 Mae angen sicrhau y byddai'r risg i'r amgylchedd a thrigolion lleol yn cael ei liniaru trwy fonitro a rheoli cyson ag effeithiol, o wneud hynny, credir y byddai'r datblygiad arfaethedig yn gallu bod yn dderbyniol ag na fyddai yn cael effaith niweidiol annerbyniol hir dymor ar yr ardal leol o agwedd materion yn ymwneud ag aer, sŵn a dirgryniad.

7.5 Ecoleg a Bioamrywiaeth

Polisi Lleol

7.5.1 Polisi B15 - Gwarchod safleoedd cadwraeth natur o bwysigrwydd rhyngwladol - Gwrthod cynigion sy'n debygol o achosi niwed arwyddocaol i gyfanrwydd safleoedd cadwraeth natur o bwysigrwydd rhyngwladol oni bai eu bod yn cydymffurfio â chyfres o feini prawf sy'n anelu i reoli, mwyhau a diogelu nodweddion cydnabyddedig safleoedd o'r fath.

Polisi B20 – Rhywogaethau a'u cynefinoedd sy'n bwysig yn rhyngwladol a chenedlaethol - Gwrthod cynigion sy'n debygol o achosi aflonyddwch neu niwed annerbyniol i rywogaethau a warchodir a'u cynefinoedd oni bai y gellid cydymffurfio â chyfres o feini prawf sy'n anelu i ddiogelu nodweddion cydnabyddedig y safle.

Prif ystyriaethau lleol: effaith ar ecoleg a bioamrywiaeth

7.5.2 Mae potensial y gallai'r datblygiad arfaethedig effeithio ar nifer o safleoedd sydd wedi eu gwarchod (fel a nodir ym mharagraff 2.2) yn ystod y cyfnod datblygu. Cyflwynir ceisiadau ar wahân i gyrff megis CNC ynglŷn a rhai agweddau o'r materion hyn gan gynnwys Trwydded Rhywogaethau wedi ei warchod, Trwydded mochyn daear, Trwydded echdyniad ac yn y blaen.

7.5.3 Mae'r pryder am effaith y datblygiad o safbwynt materion bioamrywiaeth o fewn pob ardal o safle eang y datblygiad arfaethedig yn amrywio. Gwelir fod y 'llwyfannau' sydd eisoes wedi eu datblygu ar ran isaf safle Glynrhonwy, wedi eu cwblhau yn weddol

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ddiweddar ag y gellid disgrifio'r 'llwyfannau' hyn fel tir llwyd sef tir sydd eisoes wedi cael eu ddatblygu.

7.5.4 Credir fod yr arolygon a'r wybodaeth sydd eisoes wedi eu cynnal a'u cyflwyno wedi adnabod y prif rhywogaethau a allai gael eu effeithio gan y datblygiad arfaethedig. Mae Uned Bioamrywiaeth y Cyngor wedi gweithio yn agos gyda'r datblygwr yn ystod cyfnod y cais blaenorol ag yn ystod trafodaethau cychwynnol ynglŷn a'r cais DCO a bod dealltwriaeth o'r hyn fyddai'n ddisgwyliedig i'w cynnwys o fewn cynllun rheolaeth y safle. Ategwyd amodau ar y cais blaenorol fyddai'n gwarchod yr agweddau yma, sef:

- Rhaid darparu Datganiad Dull fel rhan o'r Construction Environmental Management Plan fydd yn manylu'n glir yr holl waith a gyfyngir yn ystod cyfnod bridio adar er mwyn osgoi amharu ar adar ar restr atodlen 1. Rhaid cyflwyno'r datganiad yn ysgrifenedig i'r Awdurdod Cynllunio Lleol i'w gytuno arno gyda Cyfoeth Naturiol Cymru cyn i'r datblygiad a ganiateir trwy hyn gychwyn.
- Rhaid darparu Datganiad Dull fel rhan o'r Construction Environmental Management Plan fydd yn manylu'n glir yr holl fesurau a gymerir (gan gynnwys yr hyn a fanylir yn rhan 8 a 9 o Adroddiad Arolwg Ymlusgiaid- Cambrian Ecological Partnership 07.02.12) er mwyn osgoi effaith niweidiol ar statws cadwraeth ffafriol rhywogaethau ymlusgiaid. Rhaid cyflwyno'r datganiad yn ysgrifenedig i'r Awdurdod Cynllunio Lleol i'w gytuno arno gyda Cyfoeth Naturiol Cymru cyn i'r datblygiad a ganiateir trwy hyn gychwyn.

7.5.5 Mae sensitifrwydd y safleoedd sydd wedi eu gwarchod yn amlwg yn fater sydd angen ei gynnal gan fod pryder wedi ei amlygu am effaith y datblygiad ar Lyn Padarn (SSSI) sydd yn cynnwys pysgodyn prin y Torgoch. Mae'r wybodaeth a gyflwynwyd o fewn y Datganiad Amgylcheddol yn cadarnhau na fydd effaith arwyddocaol ar y safleoedd hyn yn ogystal a nifer o safleoedd eraill sydd yn cael eu nodi yn ogystal a rhywogaethau sydd wedi eu gwarchod gan gynnwys ystlumod Yn ogystal, mae llwybr effaith posib o'r datblygiad i'r Afon Gwyrfai, sydd yn Safle Ewropeaidd (Ardal Cadwraeth Arbennig Afon Gwyrfai Llyn Cwellyn) gyda'r potensial i effeithio ar eogiaid, sydd yn un o'i nodweddion. Trwy gynnal Asesiad Rheoliadau Cynefinoedd, dangoswyd na fyddai effaith oherwydd y mesurau lliniaru oedd i'w rhoi mewn lle..

7.5.6 Mae Uned Bioamrywiaeth y Cyngor eisoes wedi derbyn ag ystyried effaith tebygol y datblygiad yma ar faterion ecolegol a bioamrywiaeth. Yn yr un modd, mae Cyfoeth Naturiol Cymru hefyd wedi ystyried yr effaith ar y materion hyn. Ni chredir fod y cais DCO yn sylweddol wahanol o ran ei effaith ar y materion yma o'r hyn a ystyriwyd yn flaenorol. Mae'r wybodaeth a gyflwynwyd, yr angen am drwyddedau pellach a rheolaeth cyffredinol fydd ei angen trwy fesurau lliniaru a chytundebau ffurfiol yn parhau i ddiogelu'r rhywogaethau a'r cynefinoedd sydd wedi eu gwarchod.

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7.5.7 Mi fyddai rheolaeth tebyg i'r hyn a gytunwyd ar y cais blaenorol, pe byddai yn cael ei ystyried yn dderbyniol, yn berthnasol yn yr achos yma, a thrwy sicrhau cyfres o fesurau lliniaru a monitro cyson, fod modd sicrhau yr agwedd yma.

Ardrawiad a digonolrwydd y cais/DCO

7.5.8 Mae effaith y datblygiad arfaethedig a benderfynwyd o dan DCGT wedi ei asesu yn llawn gan Uned Bioamrywiaeth y Cyngor a Cyfoeth Naturiol Cymru. Ni chredir fod yr hyn a fwriedir o dan y cais DCO yn codi pryderon cwbl newydd a sylweddol o'r hyn a ystyriwyd yn flaenorol. Ategwyd amodau a mesurau lliniaru gyda'r cais blaenorol er mwyn rheoli'r agwedd yma i raddau derbyniol.

7.5.9 Gwelir fod y wybodaeth a gyflwynwyd fel rhan o'r Datganiad Amgylcheddol yn nodi y bydd y datblygiad yn dderbyniol o ddilyn y camau lliniaru sydd wedi eu cytuno. Ni chredir fod y dystiolaeth, gwybodaeth ag argymhellion fel a gyflwynwyd yn annigonol ag felly y gellir ategu mesurau gwarchod perthnasol er mwyn diogelu'r elfen yma a effeithir gan y datblygiad arfaethedig a'r risg posibl fyddai yn deillio o ganlyniad i weithgareddau yn gysylltiedig a'r datblygiad.

7.6 Traffig a Thrafnidiaeth

Polisi Lleol

7.6.1 Polisi CH33 – Diogelwch ar ffyrdd a strydoedd - Caniateir cynigion datblygu os gellir cydymffurfio gyda meini prawf penodol sydd yn ymwneud a'r fynedfa gerbydau, safon y rhwydwaith ffyrdd presennol a mesurau tawelu traffig.

Polisi CH22 – Rhwydwaith beicio, llwybrau a hawliau tramwy - Gwarchodir pob rhan o'r rhwydwaith beicio, llwybrau a hawliau tramwy trwy annog cynigion fydd yn eu hymgorffori yn foddhaol o fewn y datblygiad a thrwy wahardd cynlluniau i ymestyn y rhwydwaith beicio, llwybrau a hawliau tramwy. Os na fydd hyn yn bosib bydd yn rhaid gwneud darpariaeth briodol i wyro'r llwybr neu i ddarparu llwybr newydd boddhaol.

Prif ystyriaethau lleol: effaith ar draffig a thrafnidiaeth

7.6.2 Mae'r safle yn eang ac wedi ei rannu i ddau i bob pwrpas o ran prif agweddau'r gwaith arfaethedig. Mae rhan isaf y safle sef ardal a gyfeirir ato gan y datblygwr fel ardaloedd Q7, Q6, Q5, Q4 ac ati, gyda mynediad ato o briffordd yr A4086. Mae cyffordd lydan eisoes yn bodoli oddi ar y briffordd gyda ffordd safonol fewnol yn cael ei rhannu ag yn arwain tuag at safle ar wahân Siemens a safle carafanau teithiol newydd gyda ffordd gyswllt ar wahân yn gwyro tuag at ble fyddai lleoliadau'r cynllun hydro.

7.6.3 Mae mynediad tuag at ardaloedd Q1 a Q2 yn llawer mwy dyrys i'w gyflawni oherwydd ffurf a natur y ffordd bresennol ag agosatrwydd tai preswyl ar y ffordd yma. Mi fyddai man cychwyn y dynesiad tuag at yr ardal gwaith yma yn gyntaf oddi ar briffordd yr A4085 ar

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gyrion pentref Waunfawr ag yna ar hyd ffordd dosbarth 3 bresennol tuag at ardal Groeslon Waunfawr. Yma, mi fyddai angen croesi ffordd dosbarth 3 arall ag ymuno gyda ffordd ddi-ddosbarth gul (Ffordd Cefn Du) sydd yn arwain at fynydd Cefn Du ag yn y pen draw at safle gwaith y rhan yma o'r datblygiad arfaethedig.

7.6.4 Fe welir fod y ffordd fynydd yma yn gul mewn mannau gyda thalcenni tai preswyl yn ymylu yn uniongyrchol mewn mannau gyda'r ffordd. Mi fyddai angen cynnal gwaith paratoi ar y ffordd yma cyn cychwyn y datblygiad arfaethedig er mwyn ei lledu mewn mannau cul a chynnwys mannau pasio pwrpasol yn wasgaredig ar ei hyd o Groeslon Waunfawr tuag at Gefn Du.

7.6.5 O safbwynt y mynediad oddi ar yr A4086, ni chredir y byddai effaith niweidiol gormodol parhaus o ganlyniad i symudiadau cysylltiedig ar hyd y llwybr yma. Cydnabyddir fod tai a busnesau presennol yn wasgaredig ar hyd y ffordd ag yn achlysurol yn ystod y cyfnod adeiladu mae'n debyg y byddai amharu pe byddai danfoniadau mawr yn gorfod cael eu gwneud i'r safle. Ond oherwydd lleoliad y gyffordd i'r safle ar gyrion pentref Llanberis ac felly i ffwrdd o grynodiad preswyl amlycaf y pentref ni fyddai'r effaith yn ormodol. Atgoffir hefyd fod y safle wedi cael ei ddynodi o fewn Canllaw Cynllunio Atodol: Briffiau Datblygu fel safle ail-ddatblygu diwydiannol.

7.6.6 Ni fyddai mynediad at ran arall y safle mor rhwydd i'w gyflawni heb amharu ar drigolion lleol oherwydd ffurf a natur datblygiadau ar ag oddi ar y ffordd gul tuag at y mynydd. Er mwyn hwyluso symudiadau mi fydd angen cynnal cyfres o welliannau gan gynnwys lledu'r ffordd a chynnwys mannau pasio. Mae ehangder y gwaith yma yn cael ei drafod ar hyn o bryd rhwng y datblygwyr ag Uned Trafnidiaeth Cyngor Gwynedd ag mi fydd yn rhaid iddo fod i gyd unai yn destun cais cynllunio ffurfiol o dan DCGT a/neu trwy gytundeb gyda'r Uned Drafnidiaeth megis cytundeb 278 trwy Ddeddf Priffyrdd 1980 fel y nodwyd byddai ei angen fel rhan o benderfyniad y cais blaenorol a ganiatawyd o dan DCGT. Nodwyd gan yr Uned Drafnidiaeth y byddai'n bosib trafod manylion cytundeb 278 ar wahân i'r broses cynllunio, ond oherwydd bod angen lledu rhannau o Ffordd Cefn Du dros dir oedd comin sef tir y goron, ni fyddai'r gwaith yn gwbl o fewn cwrtill y briffordd gyhoeddus ac felly mae'n debyg y byddai angen caniatâd pellach trwy DCGT ar gyfer yr elfen yma.

7.6.7 Yn ychwanegol, cyflwynwyd a chytunwyd ar Gytundeb Traffig Anghyffredin (Extraordinary Traffic Agreement) o dan Adran 59 Deddf Priffyrdd 1980 trwy amod ffurfiol ar benderfyniad cais DCGT yn benodol er mwyn gwarchod y rhwydwaith ffyrdd lleol yn ystod y cyfnod adeiladu. Cydnabyddir y bydd peth amharu yn digwydd yn ystod cyfnod adeiladu a bod angen trefn rheoli trafndiaeth lem yn ystod y cyfnod yma er mwyn gwarchod buddiannau trigolion lleol yn arbennig felly trigolion Groeslon Waunfawr a Ffordd Cefn Du.

7.6.8 Cydnabyddir y bydd hawliau tramwy presennol yn cael eu effeithio o ganlyniad i'r datblygiad arfaethedig, rhai dros dro ag eraill yn barhaol. Mae'r llwybrau a effeithir yn ardal

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Chwarel Fawr/Cefn Du wedi eu nodi a bod cytundeb gyda Uned Hawliau Tramwy Cyngor Gwynedd i ddarparu llwybrau addas i liniaru'r golled o lwybrau presennol. Yn unol a gofynion deddfwriaethol, mae angen cyflwyno cais ffurfiol i wyro llwybrau tramwy presennol o dan darpariaeth adran 257 DCGT a bod angen cyflwyno cais i wyro/atal ffordd di-ddosbarth bresennol o dan darpariaeth adran 247 DCGT. Trwy sicrhau hyn, mae mynediad a hawl tramwy presennol yn cael ei ddiogelu a'i gynnal er hynny, trwy lwybrau newydd.

7.6.9 Mae pryder wedi ei amlygu gan aelodau o'r cyhoedd am yr effaith y byddai'r datblygiad yn ei gael ar eu hawl i barhau i ddefnyddio cyfleusterau ag ardaloedd a ddefnyddir i bwrpas hamddena ar hyn o bryd, yn benodol ardal Y Glyn ger Llyn Padarn. Mae ymgais yn cael ei wneud fel sydd eisoes wedi ei nodi, i barhau i ganiatáu mynediad ble fo hynny'n ddiogel i'w wneud. Ni chredir y bydd effaith niweidiol hir dymor os o gwbl ar symudiadau i mewn ag allan o ardal Y Glyn gan nad yw ehangder y gwaith bwriedig fel a ddangosir yn sylweddol ag mewn lleoliad ble fyddai'n atal mynediad hir dymor.

Ardrawiad a digonolrwydd y cais/DCO

7.6.7 Mae effaith y datblygiad arfaethedig yn cael ei asesu yn llawn gan y datblygwr o fewn pennod 12: Traffig a Thrafnidiaeth yn y Datganiad Amgylcheddol. Gwelir fod yr asesiad wedi ei dorri i is-benawdau penodol, megis:

- Manylion yr asesiad
- Fframwaith polisi a deddfwriaeth
- Ymgynghoriad
- Methodoleg
- Gwybodaeth gwaelodlin
- Data Traffig
- Effeithiau posibl
- Mesurau lliniaru, cyfadferiad a gwella
- Effaith gweddilliol
- Gwerthusiad o arwyddocâd
- Crynodeb a chanlyniadau

7.6.8 Mae'r asesiadau yma yn ystyried trawiad effaith yn ystod y cyfnod adeiladu ac wedi cwblhau. Credir fod y wybodaeth a gyflwynwyd yn drylwyr a chlrir a bod modd ei reoli yn

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unol â'r angen am gytundebau pellach trwy ddeddfwriaeth priffyrdd. Credir felly fod modd sicrhau bod trefniadau, cyfrifoldeb a gweithrediad yn cael ei gweithredu er mwyn gwarchod buddiannau rhwydwaith ffyrdd a thrigolion lleol.

7.7 Effaith Economaidd Gymdeithasol

Polisi Lleol

7.7.1 Polisi C6 - SAFLE AIL-DDATBLYGU GLYN RHONWY - Caniateir cynigion sy'n creu cyfleoedd cyflogaeth neu hamdden safonol er budd cymunedau Gwynedd ar safle ailddatblygu Glyn Rhonwy os gellir sicrhau bod y datblygiad yn cyd-fynd â chyfres o feini prawf sydd yn ymwneud a materion diwylliannol, ieithyddol, mwynderol, amgylcheddol, gweledol a phriffyrdd. Nodir hefyd y dylid datblygu'r safle mewn modd integredig.

Prif ystyriaethau lleol: effaith economaidd gymdeithasol

7.7.2 Mae'r Cyngor yn cydnabod yr angen i ymdrin â datblygiadau o fewn yr ardal yma mewn modd rhagofalus oherwydd sensitifrwydd yr ardal o safbwynt y tirlun, materion ecolegol a'r effaith ar fwynderau trigolion lleol. Rhaid hefyd cydnabod fod gan y Cyngor gyfrifoldeb i sicrhau fod datblygiadau fyddai'n dod a buddiant economaidd yn lleol hefyd yn ystyriaeth faterol.

7.7.3 Mae'r Cyngor eisoes wedi cydnabod pwysigrwydd y safle i gymunedau Gwynedd o safbwynt ail-ddatblygu a'r economi trwy ei ddynodi fel Safle Datblygu Strategol. Mae'r buddiant yma yn amlwg oherwydd cyfleoedd gwaith ddaw yn ei sgil ond mae hefyd yn cael ei gydnabod o fudd oherwydd y byddai trwy gyfleoedd gyflogaeth yma, yn sicrhau swyddi ar gyfer y boblogaeth leol fyddai'n atgyfnerthu'r iaith Gymraeg trwy roddi cyfleoedd gwaith i boblogaeth gynhenid yr ardal leol a gweddill Gwynedd. Yn ôl y wybodaeth a gyflwynwyd, rhagwelir y bydd y datblygiad yn cynnig cyfleoedd gwaith i oddeutu 250 pan fyddai'r datblygiad ar ei fwyaf ag yna oddeutu 20-35 trwy gydol oes cynhyrchu'r safle sef 125 mlynedd.

7.7.4 Yn ôl y wybodaeth a gyflwynwyd o dan bennawd 15 yn y Datganiad Amgylcheddol: Asesiad Effaith Economaidd Gymdeithasol, mae cost y datblygiad yn debygol o fod oddeutu £160 miliwn ag yn debygol o gymryd 3 i 4 mlynedd i'w gwblhau. Er y cydnabyddir na fydd y buddsoddiad yma yn cael ei wneud yn gyfan gwbl o fewn yr ardal leol (adeiladu a chynhyrchu offer arbenigol megis y tyrbeini er enghraifft), mae cyfleoedd i fuddsoddi yn lleol trwy ddefnyddio gwasanaethau ac wrth gwrs, cyflogaeth. Yn anorfod, fe ddaw rhai gweithwyr o du allan i'r ardal ond mae hyn yn gyfle i'r economi lleol fod ar ei hennill hefyd trwy ddarparu gwelyau aros, bwytai, siopau, modurdai ac yn y blaen.

7.7.5 Mae'r Cyngor yn cydnabod y bydd peth tarfu ar adegau yn ystod y cyfnod adeiladu ac nid yn unig ar drigolion lleol ond fe allai hefyd i raddau effeithio ar rai agweddau yn

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ymwneud a'r diwydiant twristiaeth leol gan gynnwys gweithgareddau awyr agored Yn benodol credir y byddai'r achlysuron ble fyddai danfoniadau mawr i'r safle yn gallu effeithio ar lif traffig o amgylch ardal Llanberis fyddai'n cynnwys ymwelwyr dydd, bysiau, carafanwyr ac ati. Gwelir hefyd fod elfen o'r bwriad yn amharu ar lwybrau cyhoeddus presennol ac felly y gallai gwyro'r llwybrau hyn effeithio i raddau ar y defnyddwyr. Ond er bod llwybrau presennol yn cael eu gwyro mae mynediad ar hyd rhannau helaeth o Gefn Du yn cael ei gynnal trwy ddarparu llwybrau newydd ac felly ni chredir y bydd gwir effaith gan fod mynediad ar lwybrau diwygiedig yn parhau i gael ei gynnal. Yn yr un modd, mae digwyddiadau hamdden sefydledig megis Marathon Eryri yn defnyddio rhan o'r llwybrau presennol tros Gefn Du fel rhan o lwybr y ras. Er bod gwyro yn digwydd, mae mynediad yn cael ei gynnal yn hytrach na'i atal ag ni chredir y bydd effaith niweidiol hir dymor o wneud hyn.

7.7.6 Un o brif atyniadau'r ardal yw'r dirwedd naturiol ag yn amlwg mae'r Cyngor yn cydnabod hyn ag yn cynnal a gwarchod y nodwedd yma. Ni chredir y byddai'r datblygiad arfaethedig yma yn amharu i raddau annerbyniol hir dymor ar y tirlun lleol oherwydd ei leoliad o fewn safle Glyn Rhonwy a graddfa'r hyn a fwriedir. Mae'r defnydd o dyllau chwarel gwag, lleoli tyrbeini yn isel yn y ddaear a thwnelu rhwng y ddwy gronfa yn golygu fod y mwyafrif o'r datblygiad yn cael ei gynnal o fewn ardaloedd na fydd yn amlwg i nifer yr ymwelwyr sydd yn ymweld â'r ardal a'r trigolion lleol. O fynyddoedd cyfagos sef tiroedd sydd yn uwch na'r safle cyfan, mae'r datblygiad arfaethedig yn debygol o fod yn rhannol weladwy ag fe all effeithio i raddau ar edrychiadau agored y tirlun, ond unwaith eto, ni chredir y byddai'r effaith yn hir dymor ac mae modd sicrhau fod gorffeniadau terfynol yn gweddu i'w lleoliad.

Ardrawiad a digonolrwydd y cais/DCO

7.7.7 Credir fod angen pwyso a mesur yn ofalus y budd economaidd a ddaw o fuddsoddiad sylweddol fel yma i Wynedd a'r ardal leol yn benodol a'r effaith fyddai yn ei gael yn y tymor byr a'r hir dymor ar y diwydiant twristiaeth, gweithgareddau awyr agored a digwyddiadau hamdden sefydledig.

7.7.8 Mae nifer o gynigion wedi eu trafod ar gyfer amrywiol ddatblygiadau ar gyfer safle eang Glyn Rhonwy ond heb i'r un gael ei wireddu. Fe welir yma ddatblygiad arfaethedig sydd yn ymddangos o leiaf, gyda'r gefnogaeth ariannol i'w wireddu ag y byddai trwy hynny yn dod a buddiant economaidd trwy gyfleoedd gwaith i'r ardal leol ag yn ehangach. Fel mae'r polisi yn cyfeirio, mae mwyafrif y safle wedi ei ddynodi ar gyfer datblygiadau fyddai'n creu cyfleoedd gyflogaeth, ac felly trwy fabwysiadu'r polisi hwn mae'r Cyngor eisoes wedi sefydlu y byddai cyfleoedd ail-ddatblygu addas yn briodol mewn egwyddor ar gyfer y safle wedi ystyriaeth lawn o'r holl faterion perthnasol.

7.7.9 Mae canlyniadau ymchwil gan gynnwys ymgynghoriad ffurfiol lleol wedi ei gynnwys yn y wybodaeth a gyflwynwyd gan y datblygwr. Mae'r wybodaeth yma yn cael ei ystyried yn

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berthnasol ag yn dderbyniol yn unol â'r gofynion perthnasol o ddarparu'r math yma o wybodaeth fel rhan o'r cais yma.

7.8 Llygredd Tir

Polisi Lleol

7.8.1 Polisi B30 – Tiroedd neu adeiladau sydd wedi eu llygru - Sicrhau fod cynigion i ddatblygu tir neu adeilad wedi ei lygru yn cael eu gwrthod oni bai gellir cydymffurfio â chyfres o feini prawf sy'n anelu i reoli'r llygredd neu gyfyngu arno.

Prif ystyriaethau lleol: llygredd tir

7.8.2 Ni ellir diystyru'r ffaith y gall rhannau o'r safle fod wedi ei lygru/halogi oherwydd defnydd hanesyddol y safle fel chwarel lechi. Yn berthnasol hefyd mae defnydd hanesyddol o fewn rhannau o'r safle fel storfa bomiau ag arfau gan y Weinyddiaeth Amddiffyn yn ystod ag ar ôl yr ail ryfel byd. Roedd y safle yn cael ei ddefnyddio i ddinistrio'r deunyddiau yma am gyfnod. Yn ogystal, mae cofnod fod nwy gwenwyn Almaeneg 'Tabun' wedi cael ei storio am gyfnod ar ddiwedd y rhyfel cyn iddo gael ei gario oddi yno a'i waredu yn y môr yn ystod 50au'r ganrif olaf. Mae cofnodion hefyd yn cyfeirio at ddefnydd i rannau o safle Glyn Rhonwy fel safleoedd tirlenwi, ond nid oes cofnod manwl o'r union leoliadau, mae'n debyg eu bod y tu allan i ffiniau'r cais presennol hwn.

7.8.3 Mae datblygiad diogel y safle yma yn hanfodol o ystyried y defnydd hanesyddol diwydiannol a'r defnydd dilynol gan y Weinyddiaeth Amddiffyn. Er mai potensial isel sydd y bydd olion sylweddol o lygredd yn cael ei ganfod ar y safle (o ystyried tystiolaeth gan gynnwys archwiliadau a gynhaliwyd gan y Cyngor), mae'n rhaid cymryd safbwynt rhagofalus wrth ddelio a'r agwedd yma. Yn amlwg fe wneir hyn fel rhan o drefniadau lechyd a Diogelwch ar y safle ond hefyd mae'n rhaid sicrhau na fydd effeithiau niweidiol ar ecoleg yr ardal, mwynderau trigolion lleol a'r posibilrwydd y gall llygredd ledaenu o'r safle ag i mewn i'r tabl dŵr lleol.

7.8.4 Mae'r astudiaethau sydd eisoes wedi eu cynnal yn ogystal â strategaethau bwriedig fel sydd yn cael ei nodi o fewn pennod 8 o'r Datganiad Amgylcheddol (cyfrol 2) yn drylwyr ag yn dangos fod yr agwedd yma yn bosib i'w reoli. Gwnaed hyn yn flaenrol trwy gynnwys amodau perthnasol gyda'r cais a benderfynwyd trwy'r DCGT ag fe greidir y byddai modd sicrhau fod hyn yn cael ei ailadrodd a'i atgyfnerthu trwy drefniant y cais DCO.

Ardrawiad a digonolrwydd y cais/DCO

7.8.5 Mae rhan 19 o ganllaw 15 " Drafting Development Consent Orders" yn datgan y bydd angen ' ystyried yn ofalus pa agweddau o'r datblygiad arfaethedig y bydd yn bosib ei adael ar gyfer ei gymeradwyo yn ddiweddarach gan yr Awdurdod Cynllunio Lleol a pha agwedd dylid cael ei gytuno trwy'r DCO'.

7.8.6 Mae'r ymgeisydd yn cydnabod fod rhai ardaloedd o'r safle wedi gweld defnydd halogi yn y gorffennol. Mae tystiolaeth yn dangos fod yr ardaloedd a ddefnyddiwyd ar gyfer storio a gwaredu deunyddiau ffrwydrol wedi cael eu hadfer ond fe all risg fodoli fod rhai olion yn parhau. Oherwydd hyn mae cynnig i ddarparu strategaeth benodol er mwyn rheoli'r agwedd yma pe byddai olion yn cael ei ddarganfod yn ystod gwaith adeiladu o fewn rhannau o'r safle. Ni ellir diystyru'r potensial y gall olion o lygredd gan gynnwys deunydd ffrwydrol gael ei ddarganfod o fewn y safle yn ystod cyfnod datblygiad oherwydd y defnydd hanesyddol diwydiannol a'r defnydd gan y Weinyddiaeth Amddiffyn. Mae angen felly sicrhau os bydd olion yn cael eu darganfod, bydd y trefniadau yn ddigonol er mwyn rheoli achosion a bod cyfres o fesurau lliniaru yn cael eu cytuno ar gyfer sefyllfa o'r fath.

7.9 Treftadaeth Archeolegol a Diwylliannol

Polisi Lleol

7.9.1 Polisi B7 – safleoedd o bwysigrwydd archeolegol - Gwrthod cynigion fydd yn difrodi neu ddifetha gweddillion archeolegol o bwysigrwydd cenedlaethol (boed yn rhai cofrestredig ai pheidio) neu eu gosodiad. Gwrthodir hefyd datblygiad fydd yn effeithio ar weddillion archeolegol eraill oni bai bod yr angen am y datblygiad yn drech nag arwyddocâd y gweddillion archeolegol.

Prif ystyriaethau lleol: archeoleg

7.9.2 Mae elfennau o'r datblygiad yn debygol o gael ardrawiad uniongyrchol ar olion archeolegol yn bennaf, olion ynghlwm a'r diwydiant llechi. Cynhaliwyd asesiadau blaenorol mewn cydweithrediad gyda Gwasanaeth Cynllunio Archeolegol Gwynedd (GCAG). Mae GCAC yn cynghori Awdurdodau Cynllunio Lleol yng Ngogledd Gorllewin Cymru ar faterion archeolegol.

7.9.3 Cynhaliwyd cyfres o archwiliadau ynghlwm a chais cynllunio blaenorol DCGT gan gynnwys "Assessment of Significance of Impact of Development on Historic Landscapes" (ASIDOHL) ag ategwyd at hyn trwy gynnwys cyfres o amodau yn y caniatâd er mwyn sicrhau fod rhaglen waith briodol yn ei le i gofnodi olion a effeithir gan y datblygiad. Mae'r asesiad trawiad wedi ei ddiweddarau ar gyfer y cais presennol yma er mwyn adlewyrchu'r tir ychwanegol a gynhwysir fel ardal datblygiad.

7.9.4 Mae GCAG wedi cynnal ymchwiliadau o'r safle ag wedi adolygu'r wybodaeth perthnasol sydd yn ffurfio rhan o'r cais hwn. Gwelir o'r wybodaeth a gyflwynwyd fod ymchwil priodol wedi ei gynnal ynghlwm a'r elfen yma a bod ymgynghoriad cyson wedi ei gynnal gyda GCAC sef yr arbenigwyr ag ymgynghorwyr archeolegol lleol.

7.9.5 Credir y bydd ardrawiad ar rhai olion archeolegol presennol yn ogystal ag olion nad ydynt wedi eu cofnodi ar hyn o bryd ond allai dod yn wybyddus yn ystod cyfnod datblygu.

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Mae modd sicrhau fod yr effeithiau yma yn cael eu lliniaru trwy gynnal archwiliadau pellach a chofnodi manwl.

Ardrawiad a digonolrwydd y cais/DCO

7.9.6 Fe ystyrir fod y wybodaeth a gyflwynwyd yn cydnabod y bydd effaith ar olion archeolegol lleol ag y bydd mesurau priodol yn cael eu cytuno arnynt mewn cydweithrediad agos gyda swyddogion GCAC. Credir fod y wybodaeth a gyflwynwyd fel rhan o'r cais ynghlwm a'r elfen yma yn dderbyniol yn ddibynnol ar gyfres o gytundebau pellach er mwyn sicrhau gwarchodaeth briodol o'r dreftadaeth archeolegol a diwylliannol lleol.

8. “ DEVELOPMENT CONSENT ORDER ”

8.1 Mae'r adroddiad yma wedi ei lunio gan gyfeirio at y manylion perthnasol. Mae'r wybodaeth a gyflwynwyd fel rhan o'r cais yn sylweddol a chredir mai crynodeb byr o'r wybodaeth a gynhwyswyd yn yr adroddiad yma. Mae'r Cyngor felly yn neilltuo'r hawl i ychwanegu at neu awgrymu diwygiadau i'r wybodaeth a gyflwynir o ganlyniad i archwilio pellach i'r wybodaeth yma ag unrhyw wybodaeth a dogfennau dilynol neu gysylltiedig.

9. CASGLIADAU

9.1 Mae Cyngor Gwynedd fel yr awdurdod lleol yn gofyn i'r corff archwilio yn yr achos yma i ystyried yn llawn y sylwadau a gyflwynwyd yn yr Adroddiad Effaith Lleol yma yn ogystal â chyflwyniadau eraill a wneir gan gyrff statudol eraill yn ogystal ag aelodau o'r cyhoedd. Gofynnir hefyd fod y broses archwilio yn sicrhau y bydd yr effaith ynghlwm a'r datblygiad arfaethedig yn cael ei adnabod yn llawn ag os caniateir y 'DCO', fod gofynion cadarn a chynhwysfawr yn cael eu hategu er mwyn sicrhau fod effaith unrhyw ddatblygiad yn cael ei fonitro a bod mesurau lliniaru priodol yn eu lle ar gyfer yr effaith.

9.2 Fel sydd eisoes wedi ei gyfeirio ato ym mharagraff 3.7 o'r adroddiad hwn, mae cyfres o amodau caeth wedi eu ategu at ganiatâd cynllunio DCGT, credir fod hyn yn sicrhau rheolaeth briodol dros y datblygiad. Yn yr un modd, credir y byddai cyfres o amodau neu ofynion tebyg trwy drefniant y 'DCO' (os y caniateir) yn sicrhau rheolaeth berthnasol tros elfennau o'r datblygiad fel sydd yn ofynnol.



CYNGOR GWYNEDD COUNCIL

ADRODDIAD EFFAITH LLEOL

LOCAL IMPACT REPORT

Cynllun pwmpio a storio Glyn Rhonwy

Glyn Rhonwy pumped storage scheme

Cyf. Arolygiaeth Gynllunio/PINS ref: EN010072

Cyf. Gwynedd ref: C15/1212/15/YM

Cyngor Gwynedd/Gwynedd Council, Adran Rheoleiddio/Regulatory Department,
Gwasanaeth Cynllunio ac Amgylchedd /Planning and Environment Service Ffordd y Cob,
Pwllheli, Gwynedd, LL53 5AA.

Chwefror/February 2016

1. PURPOSE AND FORM OF A LOCAL IMPACT REPORT

1.1 This report is required when a Developments of National Significance project is submitted and received for consideration by the Planning Inspectorate (the Examining Authority). Following the completion of the audit process, the Examining Authority will make a recommendation to the Secretary of State who will decide whether the project will be permitted by issuing a Development Consent Order (DCO). In this specific case, an application has been submitted which involves a project to use two dormant slate quarries to construct an electricity storage and pumping facility which would generate up to 99.9MW of electricity.

1.2 The process of determining this type of applications is arranged within the Planning Act 2008 (as amended). In line with the regulations, Gwynedd Council (CG) as the relevant local authority, is invited to issue a Local Impact Report (LIA). Section 60(3) of the Act, specifically refers to requirements specifically involving LIR and defines the document as "a written report including details on the likely impact of the proposed development on the authority's area (or any part of the area)". On publishing this document, the Authority must consider the content of the Planning Inspectorate's Advice Note 1: Local Impact Reports (version 2, April 2012).

1.3 Note 1 states that, "Local Authorities should cover any topics they consider relevant to the impact of the proposed development on their area...the LIR should be used by local authorities as the means by which their existing body of local knowledge and evidence on local issues can be fully and robustly reported to the Examining Authority...there is no need for the LIR to replicate the Environmental Impact Assessment". Also, it is not believed that the information submitted as part of the application should be replicated. The Note expands, "it should draw on existing local knowledge and experience. Examples might be local evidence of flooding, local social or economic issues or local knowledge of travel patterns to community facilities".

1.4 It is also noted that the report should "consist of a statement of positive, neutral and negative local impacts...The Examining Authority will carry out a balancing exercise of relevant impacts, and these will include those local impacts specifically reported in the LIR".

1.5 The report must assess the proposed development in relation to its compliance with local policies and guidelines, and must include the Authority's opinion on the DCO.

2. DESCRIPTION OF THE SITE AND THE LOCAL ENVIRONMENT

2.1 The entire site of the proposed development measures approximately 59.3 hectares and is a broad and dispersed site. The site expands from lands abutting Llyn Padarn at the bottom of Dyffryn Peris up to the sides of the valley towards the location of Chwarel Fawr on the Cefn Du mountainous slopes, a difference of approximately 300m (roughly based on OS maps' datum). The site of the proposed development lies mainly within historical slate quarries and works which are now dormant, as well as former industrial sites, commercial woodlands and agricultural grazing land which are a mixture of private lands and the crown estate.

2.2 The location is approximately 1.5km to the north-west of the village of Llanberis, and approximately 11km to the south-east of the town of Caernarfon. The entire site lies within a Landscape Conservation Area and the Dinorwig Landscape Area of Outstanding Historical Interest. In addition, it is within varying distances to the following designations (the following are indicative figures from general standpoints):

- Snowdonia National Park Boundary - between 0.9km and 1km at its nearest points
- Afon Gwyrfai and Cwellyn Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) - 2.3km
- Cwm Dwythwch SSSI - 1.8km
- Llyn Padarn SSSI - the location of the extraction system directly lies within part of Llyn Padarn

2.3 An existing wide and standard junction leads into the Glyn Rhonwy site off the A4086 on the outskirts of the village of Llanberis, with standard roads leading through the site towards bespoke platforms which have already been created for industrial use. The road leading up to Chwarel Fawr, namely towards the highest part of the site, approaches from the direction of Waunfawr and is a narrow and mountainous road. A class 3 road known as Ffordd Clegir runs through part of the site.

2.4 Although this proposed development's location lies within a rural area, it can be seen that many buildings of various use are dispersed and relatively near to parts of the boundaries of the proposed development, including residential houses, the Siemens industrial site, a caravan park, hotels, bed and breakfast businesses and restaurants.

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2.5 The Glyn Rhonwy site is a site which has been formally designated a re-development site in the Gwynedd Unitary Development Plan.

2.6 Parts of the site were used as bomb/weapon storage during and after the second world war, the main storage area is located adjacent to a part of the boundary of this order, namely outside the defined development boundary.

3. DETAILS OF THE DEVELOPMENT

3.1 The details of the application itself are described in detail within various documents submitted by the applicant including the Environmental Statement, however, an outline of the proposal is provided here.

3.2 This proposed development involves constructing, operating and maintaining a 600MWh hydro-electric pumped storage scheme with a power output of 99.9MW.

3.3 In simple terms, the plan involves developing the following elements:

- Creating an upper reservoir - Chwarel Fawr
- Creating a lower reservoir - Glyn Rhonwy
- Erecting a power station – to include the combined pump/turbine within the Glyn Rhonwy site
- A penstock – an underground pipe installed to connect the upper reservoir with the power station
- A tailrace – an underground pipe installed to connect the power station with the lower reservoir
- Spillway – a discharge point from the upper reservoir and a joint discharge/extraction point in or out of the lower reservoir
- Pump house – for extracting water from Llyn Padarn during the construction phase, on land near the lake.

3.4 For clarity (further details will be noted in more detail in this report), Gwynedd Council has already approved a planning application for a pumped storage scheme on this site under the requirements of the Town and Country Planning Act 1990 (TCPA). This proposal involved generating 49.9MW of electricity, namely a sum under the threshold which is not considered an Infrastructure Project of National Significance.

3.5 There is no obvious physical change between what has already been approved by Gwynedd Council and what is now intended. The main difference is that two 24.95MW turbines were proposed, whereas now their size has increased to two 49.95MW turbines.

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The other change involves expanding the boundaries of the development site from what was previously permitted due to the need to ensure that adequate land is available as a precautionary measure during the construction phase and to facilitate suitable access to parts of the site.

3.6 Detailed plans were not submitted as part of the TCPA application in relation to the ancillary buildings such as the power station, but rather a condition was added requesting that the details of any building to be erected are submitted for the Local Authority's approval. The location of the power station would be on a bespoke plot or platform which has already been formed as part of the work of preparing the Glyn Rhonwy site for its re-development.

3.7 Several conditions have been imposed alongside the TCPA permission to agree on managing elements of the proposed development, such as the 'Construction Method Statement' as part of the "Construction Environmental Management Plan", the 'Transportation Management Plan', and the 'Extraordinary Traffic Agreement'. It is believed that it is possible to control the construction period to some extent by a similar arrangement, so that elements are developed in a 'phased' manner. According to information submitted by the developer, it is foreseen that the project's construction period would consist of 3/4 years.

3.8 A matter which has caused significant concern locally during the determination of the TCPA application is what kind of electricity connection will be between the site and the network. The developer is of the opinion that this connection should be created underground, but that this element will be the responsibility of the area network operator, namely SP Manweb.

3.9 Access to the main Glyn Rhonwy site will be gained through an existing standard junction off the A4086. A TCPA application transportation arrangement was agreed upon in terms of the access to the upper reservoir (Chwarel Fawr), namely that traffic comes from the Waunfawr direction along an existing unclassified road which is locally recognised as Ffordd Cefn Du.

4. RELEVANT PLANNING HISTORY

4.1 Extensive planning history specifically relates to the Glyn Rhonwy part of the site including a relatively recent permission to provide infrastructure and to create platforms for industrial use. It is also noted that ambitious plans have been previously discussed to develop the site for leisure/tourism use such as a holiday village, an indoor skiing centre and a mountain biking centre.

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4.2 However, in this case the relevant application is the one that has been previously referred to in this report, namely an application submitted to Gwynedd Council under the Town and Country Planning Act 1990 in October 2012, ref. C12/1451/15/LL:

- Development of 49.9MW pumped storage facility to include an upper reservoir at Chwarel Fawr and associated dam, a lower reservoir at Glyn Rhonwy with associated dam, erection of powerhouse to include turbines, associated engineering works including the creation of new slate spoil heaps and diversion of highways.

4.3 Formal discussions were held prior to the submission of this application and in line with the Town and Country Planning (Environmental Impact Assessment) Regulations (England and Wales) 1999 a scoping opinion was formed as the Council was of the opinion that the proposal would be a development which would fall within a specific description and requirements, therefore eligible for an Environmental Impact Assessment.

4.4 A full application was submitted for consideration, including an Environmental Impact Assessment. A full consultation was held on the application, and a large number of observations were received including detailed assessments with statutory consultants including Natural Resources Wales, Welsh Water etc. Planning permission was granted on 19 October 2014 following Gwynedd Council's planning committee's approval of the plan.

4.5 A condition was imposed on the permission stating that the development had to commence within five years from the date of the permission, adding that a written notice of the date of commencement of works should be sent at least 14 days beforehand. Therefore, the development as permitted remains extant and can be implemented in line with the requirements at any time within five years of the date of the permission.

5. STATUTORY DEVELOPMENT PLAN / LOCAL POLICY DOCUMENTS

5.1 The existing development plan for this area is the Gwynedd Unitary Development Plan (GUDP) which was adopted during July 2009.

5.2 At present, Gwynedd Council and Isle of Anglesey County Council are preparing a Joint Local Development Plan; a public consultation was held regarding the draft version of the Plan during the months of February/March 2015. Both authorities are considering the observations received in light of the public consultation in the hope of submitting the plan to Welsh Government for consideration in early 2016.

5.3 The GUDP is supported by several documents in the form of adopted Supplementary Planning Guidance (SPG). It is believed that the following are relevant in this case:

- Planning Obligations (November 2009)
- Landscape Character (November 2009)

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- Planning and the Welsh Language (November 2009)
- Wildlife Sites (April 2010)
- Development Briefs: Caernarfon ADD (November 2009)

5.4 It is noted that the above SPG will be reviewed and updated as appropriate as part of the process of adopting the Joint Local Development Plan.

6. THE LOCAL AREA'S DESIGNATIONS AND CHARACTERISTICS

Designated Sites

6.1 Snowdonia National Park - the Park's boundary is approximately 0.9 to 1km from the nearest part of the boundary of the proposed development. Snowdonia National Park has been established since 1951 and is one of three National Parks in Wales and expands over 2,171km² in its entirety.

6.2 Afon Gwyrfai a Cwellyn (SSSI & SAC) – Afon Gwyrfai flows approximately 1.8km to the south-west of the nearest part of the boundary of the proposed development, with Llyn Cwellyn located further south. The area of the designation in its entirety measures 326.1ha and is a site of special scientific interest due to its geological and biological characteristics. The Nant y Betws tributary flows through part of the site of the proposed development near Chwarel Fawr and feeds into Afon Gwyrfai lower down the valley. Llyn Cwellyn's location and the source of Afon Gwyrfai at Llyn y Gadair are within the National Park's boundaries.

6.3 Cwm Dwythwch (SSSI) - this is a site which is located approximately 1.8km to the south-west of the nearest part of the boundary of the proposed development, and has a surface area of 385ha. This glen has been designated due to its special characteristics and geological value. The site lies within the boundaries of the National Park.

6.4 Llyn Padarn (SSSI) - the location of the proposed development's water extraction/discharge element lies directly within Llyn Padarn. The site measures 116.7ha and is a lake of special significance due to its biological and geological characteristics which are of national importance. It is one of three sites only in Wales where the Char fish resides.

6.5 Dinorwig Landscape of Outstanding Historical Interest - Dyffryn Peris in its entirety is within this designation including Llyn Padarn and the slopes of Glyn Rhonwy up to Chwarel Fawr. It extends from Snowdon's north-western side towards Afon Menai in the north-western direction. It includes dispersed and various remains from the iron age period but mainly and most prominently, a vast amount of remains from the 19th and 20th centuries' slate industry can be seen.

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6.6 Landscape Conservation Area - although this designation is not statutory, consideration is given to the impact of proposals within these areas due to specific policy which has been formed within the GUDP which safeguards and enriches these areas. Guidance on this matter is included in Planning Policy Wales (edition 7, 2014), specifically paragraph 5.3.11 which states "**Non-statutory designations**, such as *Special Landscape Areas or Sites of Interest for Nature Conservation*, should be soundly based on a formal scientific assessment of the nature conservation, landscape or geological value of the site. Local non-statutory sites can add value to the planning process particularly if such designations are informed by community participation and reflect community values..."

7. CONSIDERATION OF IMPACT AND ADEQUACY OF THE RESPONSE

7.1 This chapter attempts to identify the relevant considerations to be included within the Local Impact Report. There are many considerations which relate to each other, not only within the nearby area but also further afield. This is certainly the case in terms of Gwynedd's boundaries and also in north Wales to an extent, namely:

- The principle of the development
- Visual effect/landscape
- The quality of air emissions, noise and vibration
- Ecology and Biodiversity
- Traffic and Transportation
- Socio-economic impact (including employment for the future within the local area and further afield)
- Land contamination
- Industrial and archaeological heritage

7.2 The principle of the development

Local Policy

7.2.1 It is believed that full consideration has been given to the requirements of and compliance with local adopted policy criteria in determining the previous planning application which was determined by Gwynedd Council through the TCPA (see the planning committee report: (**APPENDIX 1**).

7.2.2 However, it is acknowledged that it is necessary to refer to and consider local policies as part of the process of forming a Local Impact Report. Policy C6 states that 'proposals for the Glyn Rhonwy redevelopment site that create employment opportunities for the benefit

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of Gwynedd's communities will be permitted provided that the development conforms to a series of criteria..' which policy D5 states that 'in exceptional cases, proposals to locate an industrial or business development on sites that have not been designated...will be permitted provided the proposed development has genuine special location needs which cannot be met on an industrial site' (clearly relevant to areas of the proposed development which are not located within the Glyn Rhonwy re-development site). Policy 27: Renewable and sustainable energy schemes, refers to the Council's considerations relating to proposals for renewable energy and it is believed that the remaining policies considered part of the TCPA process (**APPENDIX 1**) form and confirm the framework which was relevant in considering and assessing not only the previous TCPA planning application, but all development proposals received by the Council.

7.2.3 Within the wider policy context, the Council acknowledges the importance of re-developing previously developed sites, and specifically, emphasis has been placed on the Glyn Rhonwy site in its role as a Strategic Development Site. To this end, the Council supports the proposed development subject to a thorough investigation of the impact of the development and its compliance with the requirements of other GUDP policies, especially in terms of its impact on the landscape and on the area's general amenities.

7.3 Visual effect/landscape

Local Policy

7.3.1 Policy B12: protecting historical landscapes, parks and gardens - safeguard landscapes, parks and gardens of special historical interest in Wales from developments which would cause significant damage to their character, their appearance or their setting.

Main local considerations: impact on the landscape

7.3.2 Gwynedd Council, jointly with Isle of Anglesey County Council and Snowdonia National Park, decided to commission Gillespies to draw-up a Landscape Sensitivity and Capacity Assessment. It was published in April 2014 in response to increasing pressure on the landscape, to safeguard the most notable and sensitive landscapes from unsuitable developments and to encourage a positive method of responding to development in an appropriate location and to an acceptable scale. Specifically, the assessments have been undertaken in relation to the following types of developments: wind energy, solar developments, overhead cables, mobile phone masts and static caravan parks.

7.3.3 Although consideration was not given to this document as part of the process of determining the TCPA application and as it is not completely appropriate as consideration is given to different types of development, it is believed that reference can be made to its content in this case as the document lists the specific characteristics of areas. The assessment area includes the site of the proposed development in its entirety although it is noted here that the area of the assessment itself expands over a wider area:

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- Highland landscape on a high/medium scale on the outskirts of Snowdonia
- Broad areas including the most prominent human influence in the area, namely slate works and dormant tips of industrial interest
- Dispersed dwelling pattern with areas of highlands consist of low population areas, it can especially be seen that quarry communities accumulated at the bottom of the valleys
- A feeling of remoteness and stillness varies across the area
- LANDMAP has awarded a 'HIGH - OUTSTANDING' assessment

7.3.4 The area of the proposed development is an extremely interesting mixture in terms of the landscape, as it has varying characteristic in terms of a natural highland landscape, an industrial landscape associated with the slate industry and dispersed habitats. Clearly, the landscape (in terms of the industrial element) has been dormant for decades although it can be seen that parts of the Glyn Rhonwy site itself have been developed more recently by installing formal infrastructure and creating formal plots for redevelopment together with the status of the site as a redevelopment area. Within the broad Glyn Rhonwy area, areas that are not included as part of the latest redevelopment plan can be viewed and therefore there is a gradual expansion of natural wildlife and vegetation which has occurred on varying scales within these areas, especially so within the significant holes that exist and are safeguarded by a series of fences to keep the public out. There are also the industrial developments of the Siemens site on the outskirts of the Glyn Rhonwy site together with a new touring caravan site. Although the access off the A4086 would be shared between all Glyn Rhonwy users, these sites would not significantly influence the pumped storage scheme in terms of comparing characteristics with existing and proposed structures.

7.3.5 The proposed development is located on a site which significantly expands in height from its both poles. The post-industrial landscape means that it is not completely natural characteristics which are impacted, and the most prominent formal development including the proposed infrastructure, buildings, roads etc. would be located within the platforms already created for the proposed re-development of Glyn Rhonwy. The site would be most prominent from the direction of highlands to the north and the north-east across the valley from the villages of Dinorwig and Fachwen. It is acknowledged that the development would be prominent from this direction during the construction period and that it would likely (on completion) include new formal elements that cannot be seen at present. However, it is believed that the distance which exists between the site and existing dwellings, the location of the most formal elements such as the structures within the platforms which have already been provided as well as the site's historical use would mean that the development could assimilate and blend in its post-industrial location.

7.3.6 It is acknowledged that the development would be on a large scale, but it is not believed that it would have an excessive detrimental impact on the landscape and the historical landscape in general because of its form and scale. No objection has been received from the park authority in relation to its visual impact from the Snowdonia National Park, it is therefore not believed that there is a concern in terms of its impact on the amenities of these protected landscapes.

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7.3.7 In terms of its impact on the visual amenities of nearby amenities, residential amenities are dispersed within the nearby Glyn Rhonwy area and some are relatively near to parts of the site's boundaries. However it is not believed that there would be an excessive impact on the visual amenities of these dwellings due to the nature and form of the site and the land surrounding it, and the locations which represent relatively hidden elements of the work such as works within the quarry pits. As noted in paragraph 7.3.5 above, the development would be most prominent across the valley, certainly during the construction period and likely after its completion to a lesser degree. But as noted, a post-industrial landscape is mostly prominent in this area and although there is obvious worth attached to this landscape from a historical/cultural point of view, it is considered that the likely features emanating from this development will be easier to merge into this landscape rather than a purely undeveloped green space. It is not believed that the development would be prominent from the villages of Llanberis and Waunfawr due to its location and the form of the landscape and therefore it is not believed that it would impact the amenities of residents of the villages nearest to the site to an unacceptable and long-term degree.

7.3.8 The site is surrounded by Snowdonia's largest mountains such as Elidir Fawr and Elidir Fach, Moel Eilio, Glyder Fawr and Glyder Fach, Snowdon, Foel Gron etc. The development would be visible from some of these mountains but given the distance between the site and the mountains, the form and size of the development and its layout within the existing historical post-industrial landscape, it is not believed that it would be prominently visible to an unacceptable degree from these locations. In the same manner, it is not believed that there would be an effect in terms of the visual impact from the direction of Castell Dolbadarn due to its location, form and setting, the distance between both sites and the existence of characteristics such as buildings and trees between both sites.

7.3.9 It is not believed that the DCO application would be significantly different to what was previously submitted, considered and approved through the TCPA application from the perspective of what is seen above ground and therefore what would be visible within the local historical landscape. What is proposed would not be considered as so significant that it would lead to changing the LANDMAP assessment of the local area in terms of land designations.

Buildings

7.3.9 It is not completely known at present what the final design, scale and finish of the proposed buildings associated with the development would be. A condition was imposed on the planning permission which was approved under the Town and Country Planning Act in order to agree on these details. Indicative plans have been submitted as part of the DCO plan, but it is not believed that the standard of these plans is adequate to convey the true design and finishes of the buildings to be erected on the site and consequently further plans would need to be submitted prior to an agreement, or the imposition of a condition to agree on it later.

7.3.10 It is believed that locating the structures within the platform as previously intended would be acceptable and would be in-keeping with the proposed use of these industrial

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platforms. A standard condition is being implemented by the Council to ensure that roofs of new buildings are finished with Welsh natural slate or with slate of similar features and colours. It would be preferred if the site's buildings conveyed the features and character that is generally viewed in the nearby area. It is accepted that the proposed buildings must be practical in terms of their function and use, however, it is believed that it is possible to incorporate native features within the most prominent elevations of the buildings on the site. The Council wishes to ensure that developments would be of a high standard and design and general advice relating to design is provided in the Gwynedd Design Guidelines.

7.3.11 Although they are not 'buildings' in the true sense of the word, the proposed development's most prominent structures would be the reservoir walls and the slate waste tips deriving from the tunnelling work. It is likely that a natural finish would be beneficial to ensure that the reservoir walls merge into the landscape, either through soil and grass (as has already been successfully used on the Marchlyn reservoir which forms part of the nearby Dinorwig power scheme) or by using slates to create an appearance which would be similar to a slate tip as can generally be seen within the nearby area. It is not believed that these structures, on completion to an agreed standard, would impact the visual amenities of the local landscape to a long-term unacceptable degree.

The impact and adequacy of the application/DCO

7.3.12 The nature and scale of the development vary to some degree from the actual details of some elements of what is proposed, such as the design of buildings, their appearance and their layout within the site. This would practically be possible to convey in a series of suitable photomontages but despite the discussions that have been held between the developer and the Local Planning Authority and that there is a general agreement about what would be considered acceptable for the development, this has not been successful thus far. Having said that, and subject to further agreement on this element it is believed that the requirements which are relevant to design matters are acceptable and that they comply with the relevant requirements of the DCO in order to ensure that the design is of an acceptable standard for the proposed development which is located within this recognised historic landscape. It is likely that further amendments to the DCO would be required in relation to the details of the necessary infrastructure which would be associated with the proposed development.

7.4 The quality of air emissions, noise and vibration

Local Policy

7.4.1 Policy B33: developments that create pollution or nuisance – Protect human amenities, the quality of health and the natural or built environment from high levels of pollution.

Main local considerations: Air

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7.4.2 As confirmed by Gwynedd Council's Public Protection Unit with the previous planning application, the proposed development has the potential to have a significant impact on local businesses and dwellings in terms of several environmental factors.

7.4.3 Consequently, the service was of the opinion that a series of strict conditions should be imposed as part of the permission, which would ensure the management of this element (and other elements) as part of the proposed development. A series of conditions were imposed as part of the permission (**APPENDIX 2**), specifically in this case conditions number 24, 26, 27, 28, 29 and 30.

7.4.4 It is believed that it is possible to manage the development to an acceptable degree via a series of conditions such as above, and in doing so, alleviate the impact of the proposed development on the quality of air of the local area.

Main local considerations: Noise and Vibration

7.4.5 In the same manner as the above observations, the proposed development has the potential to have a significant impact on local businesses and dwellings in terms of several environmental factors as confirmed by Gwynedd Council's Public Protection Unit.

7.4.6 The information submitted with the previous application together with the conditions added to the permission are considered acceptable and they comply with current standards. However, it is acknowledged that there will be periods of time where construction noise or background noise will be audible over existing background noise levels when measured from nearby buildings.

7.4.7 It is believed that the conditions imposed on the previous permission (**APPENDIX 2**) are an acceptable way of controlling this element, namely conditions number 24, 33, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46 and 47.

7.4.8 It is also believed that the management of construction hours as noted in condition 25 is relevant and is a suitable contribution to the acceptable management of a development like this (it is hereby noted that the Authority must be satisfied with the need to vary working arrangements and that it is not assumed that approval will be given without doubt, it is likely that a variation would be submitted under the requirements of the Control of Pollution Act 1974) and that a similar arrangement would be acceptable through the DCO application should it be approved, namely:

- All construction work and ancillary activities which are audible from the boundary of the site, or from any other location agreed by the Local Planning Authority are to be undertaken between the following hours only:

7:00 and 19:00, Monday to Friday

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7:00 and 13:00, Saturday, and not at all on Sunday and Bank Holidays

Any transferral and movement of machinery, equipment and waste must be undertaken within the approved hours as noted above.

The condition is not relevant to the tunnelling work on the site.

A system for any specific mechanical actions which need to be undertaken as a matter of urgency outside the agreed hours will be established and will be subject to a written agreement with the Local Planning Authority at least 3 months prior to any work.

7.4.9 As well as the above possible regulations, it is believed that the observations of Natural Resources Wales (NRW) will be relevant as part of the DCO application and that licences would be required for elements of the proposed works from bodies such as NRW. It is believed managing via the imposition of conditions as has previously been done, would be appropriate as part of the DCO in order to ensure that there would be no unacceptable adverse impact as a result of the development. As a result, it is believed that the proposed development would satisfy the general requirements of policy B33.

The application's impact and adequacy

7.4.9 The Council has already accepted that suitable regulations are possible for this proposed development on this site. The information submitted by the developer with the DCO application explains how suitable alleviation and management measures would be implemented during the period of the development.

7.4.10 This information has been provided within the Environmental Statement and could be implemented by formal agreements (to be agreed) such as the "Construction Management Plan", the "Dust Management Plan", and the "Code of Construction Practice".

7.4.11 It is acknowledged that control would be possible in relation to some aspects of the actions but that they would occasionally be likely to have an impact in terms of the work during the construction phase. Statutory legislation to manage nuisance are being implemented, it is believed that conditions and agreements such as what has been noted in paragraph 7.4.10 would ensure acceptable management in terms of these aspects and that the local authority's power to manage the situation is reiterated by statutory powers such as British Standards, Regulation in Work and the Environmental Protection Act 1990.

7.4.12 It is necessary to ensure that the risk for the environment and local residents would be mitigated by consistent and effective monitoring and management, in doing so, it is believed that the proposed development could be acceptable and that it would not have a significant long-term unacceptable impact on the local area in terms of matters relating to air, noise and vibration.

7.5 Ecology and Biodiversity

Local Policy

7.5.1 Policy B15 – Protection of International Conservation Sites - Proposals which are likely to cause direct or indirect significant harm to the integrity of nature conservation sites of International importance will be refused unless they comply with a series of criteria which aim to manage, enhance and safeguard the recognised features of such sites.

Policy B20 – Species and their habitats that are internationally and nationally important – Proposals which are likely to cause disturbance or unacceptable harm to protected species and their habitats will be refused unless they comply with a series of criteria which aim to safeguard the recognised features of the site.

Main local considerations: impact on ecology and biodiversity

7.5.2 It is possible that the proposed development could impact several protected sites (as noted in paragraph 2.2) during the development phase. Separate applications are submitted to bodies such as NRW regarding some elements of these matters, including a Protected Species Licence, a Badger Licence, Extraction Licence etc.

7.5.3 The concern varies regarding the impact of the development in terms of biodiversity matters within each area of the broad development site. It can be seen that the ‘platforms’ which have already been developed on the lowest part of the Glyn Rhonwy site have been completed relatively recently and that these ‘platforms’ can be described as brownfield, namely previously developed land.

7.5.4 It is believed that the surveys and the information which have already been undertaken and submitted have identified the main species that which could be impacted by the proposed development. The Council’s Biodiversity Unit have worked closely with the developer during the period of the previous application and during initial discussions regarding the DCO application, and that information on what would be expected is to be included within the site’s management plan. Conditions were imposed on the previous application which would safeguard these elements, namely:

- A Method Statement must be provided as part of the Construction Environmental Management Plan which will clearly detail all the work which is restricted during birds’ breeding period in order to avoid an impact on birds listed in schedule 1. The statement must be submitted in written form for the Local Planning Authority to agree upon with Natural Resources Wales before the development permitted through this commences.
- A Method Statement must be provided as part of the Construction Environmental Management Plan which will clearly detail all measures taken (including those

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described in part 8 and 9 of the Mollusc Survey Report - Cambrian Ecological Partnership 07.02.12) in order to avoid a harmful impact on the favourable conservation status of mollusc species. The statement must be submitted in written form for the Local Planning Authority to agree upon with Natural Resources Wales before the development permitted through this commences.

7.5.5 The sensitivity of the protected sites is clearly a matter which needs to be upheld as a concern has been highlighted about the impact of the development on Llyn Padarn (SSSI) which includes the rare Arctic Char fish. The information submitted within the Environmental Statement confirms that there will be no significant impact on these sites or on many other noted sites with protected species including bats. In addition, there is a potential pathway of possible effects from the development to Afon Gwyrfai which is a European Site (Afon Gwyrfai Llyn Cwellyn Special Area of Conservation) which has the potential to affect salmon which are one of its features. As a result of the Habitat Regulation Assessment, it was shown that there would be no effect subject to appropriate mitigation measures being put in place.

7.5.6 The Council's Biodiversity Unit has already accepted and considered the likely impact of this development on ecological and biodiversity matters. In the same manner, Natural Resources Wales has also considered the impact on these matters. It is not believed that the DCO application is significantly different to what has previously considered in relation to what has previously been considered. The information submitted, the need for further licences and general management which will be required through mitigation measures and formal agreements will continue to safeguard the protected species and habitats.

7.5.7 Management similar to what was agreed upon with the previous application, if it is considered acceptable, would be relevant in this case and by ensuring a series of mitigation measures and consistent monitoring, it will be possible to ensure this element.

The application's impact and adequacy/DCO

7.5.8 The impact of the proposed development determined under the TCPA has been assessed fully by the Council's Biodiversity Unit and Natural Resources Wales. It is not believed that what is intended under the DCO application raises any completely new and significant concerns in comparison to what was previously considered. Conditions and mitigation measures were imposed with the previous application in order to manage this element to an acceptable degree.

7.5.9 It is seen that the information submitted as part of the Environmental Statement notes that the development will be acceptable after following the agreed mitigation measures. It is not believed that the evidence, information and recommendations as submitted are inadequate and therefore relevant safeguarding measures can be imposed to safeguard this

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element affected by the proposed development and the possible risk that will derive as a result of activities associated with the development.

7.6 Traffic and Transportation

Local Policy

7.6.1 Policy CH33 - Safety on roads and streets – Development proposals will be approved provided that specific criteria can be complied with which relate to the vehicular access, Standard of the existing roads network and traffic calming measures.

Policy CH22 – Cycling, footpaths and rights of way network – All parts of the cycling, footpaths and rights of way network will be protected by encouraging proposals to incorporate them satisfactorily within the development and by refusing plans that will prohibit any extensions to the cycling, footpaths or rights of way network. If this will not be possible, appropriate provision must be made to divert the path or provide a new satisfactory footpath.

Main local considerations: impact on traffic and transportation

7.6.2 The site is vast and to all intents and purposes is split into two parts in terms of the main elements of the proposed work. The lowest part of the site (namely an area the developer refers to as areas Q7, Q6, Q5, Q4 etc.) can be accessed from the A4086 highway. A wide junction already exists off the highway with a shared standard internal road which leads to the separate Siemens site and the new touring caravan site with a separate connecting road diverting towards where the hydro scheme would be located.

7.6.3 Access to areas Q1 and Q2 is much more complex to achieve due to the form and nature of the existing road and its proximity to residential houses on this road. The starting point of the approach towards this work area would initially be off the A4085 highway on the outskirts of the village of Waunfawr and then along the existing class 3 road towards the Groeslon Waunfawr area. Then, it will be necessary to cross another class 3 road and merge a narrow unclassified road (Cefn Du Road) which leads to the Cefn Du mountain and eventually to the work site of this part of the proposed development.

7.6.4 It can be seen that this mountain road is narrow in parts with the gable ends of residential houses directly abutting parts of the road. It would be necessary to undertake preparation work on this road prior to the commencement of the proposed development to widen it in narrow areas and to include dispersed bespoke passing areas along it from Groeslon Waunfawr towards Cefn Du.

7.6.5 In terms of the access off the A4086, it is not believed that there would be an ongoing excessive harmful impact as a result of associated movements along this route. It is acknowledged that existing houses and businesses are scattered along the road, and

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occasionally during the construction period it is likely that there would be an impact should large deliveries have to be made to the site. However, due to the location of the junction in relation to the site on the outskirts of the village of Llanberis and therefore away from the most prominent residential concentration in the village, the impact would not be excessive. It should also be borne in mind that the site has been designated within the Supplementary Planning Guidance: Development Briefs as an industrial redevelopment site.

7.6.6 Access to any other part of the site would not be as easy to gain without impacting local residents due to the form and nature of developments on and off the narrow road towards the mountain. In order to facilitate movements it will be necessary to undertake a series of improvements including widening the road and including passing spaces. The breadth of this work is currently being discussed between the developer and Gwynedd Council's Transportation Unit and it will all have to be subject to a formal planning application under the TCPA and/or through an agreement with the Transportation Unit such as a 278 agreement under the Highways Act 1980 as noted that it would be required as part of the decision of the previous application approved under the TCPA. It was also noted by the Transportation Unit that it would be possible to discuss the details of a 278 agreement separately from the planning process, but due to the requirement to widen parts of Cefn Du Road over common lands (namely the crown estate), the work would not be completely within the curtilage of the public highway and therefore it appears as though further permission would be needed through the TCPA on this element.

7.6.7 In addition, an Extraordinary Traffic Agreement was submitted and agreed upon under Section 59 of the Highways Act 1980 through a formal condition on the permission of a TCPA application, specifically to safeguard the local roads network during the construction period. It is acknowledged that some impact will occur during the construction period and that a strict transportation management system would be required during this period to safeguard the benefits of local residents, especially the residents of Groeslon Waunfawr and Cefn Du Road.

7.6.8 It is acknowledged that existing rights of way will be affected as a result of the proposed development; some on a temporary basis and others on a permanent basis. The routes affected in the Chwarel Fawr/Cefn Du area have been noted and an agreement is in place with Gwynedd Council's Rights of Way Unit to provide suitable routes to alleviate the loss of existing routes. In line with legislative requirements, it is necessary to submit a formal application to divert existing rights of way under the provision of section 257 of the TCPA and that it is required to submit an application to divert/block an existing unclassified road under the provision of section 247 of the TCPA. By ensuring this, existing access and rights of way are safeguarded and maintained albeit through new routes.

7.6.9 A concern has been highlighted by members of the public regarding the impact the development would have on their right to continue to use the facilities and areas used for

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leisure purposes at present, specifically the Glyn area near Llyn Padarn. As has already been noted, efforts are being made to allow access where it is safe to do so. It is not believed that there would be a harmful long-term impact (if at all) on movements in or out of the Glyn area as the breadth of the proposed work as indicated is not significant and is not in area which would prevent access on a long-term basis.

The application's impact and adequacy/DCO

7.6.7 The impact of the proposed development is being fully assessed by the developer within chapter 12: Traffic and Transportation in the Environmental Statement. It can be seen that the assessment has been split into specific sub-headings, such as:

- Details of the assessment
- Policy framework and legislation
- Consultation
- Methodology
- Baseline information
- Traffic Data
- Possible impacts
- Mitigation, compensation and improvement measures
- Residual impacts
- Evaluation of significance
- Summary and findings

7.6.8 These assessments consider the impact during the construction period and after its completion. It is believed that the information submitted is thorough and clear and that it is possible to manage it in line with the need for further agreements through highway legislation. Therefore, it is believed that it is possible to ensure that arrangements, responsibility and actions are implemented to safeguard the benefits of the roads network and local residents.

7.7 Socio-Economic Impact

Local Policy

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7.7.1 Policy C6 – GLYN RHONWY RE-DEVELOPMENT SITE – Proposals that create opportunities for quality employment or leisure opportunities for the benefit of Gwynedd’s communities on the Glyn Rhonwy re-development site will be approved provided that it can be ensured that the development is in line with a series of criteria relating to cultural, linguistic, amenity, Environmental, visual and highways matters. Also note that the site should be developed in an integrated way.

Main local considerations: socio-economic impact

7.7.2 The Council acknowledges the need to deal with developments within this area with a precautionary approach due to the sensitivity of the area in terms of its landscape, ecological matters and the impact on the amenities of local residents. It must also be acknowledged that the fact that the Council has a duty to ensure that developments which would bring economic benefit to the local area are also a material consideration.

7.7.3 The Council has already acknowledged the importance of the site for Gwynedd's communities in terms of redeveloping and the economy by designating it as a Strategic Development Site. This benefit is obvious due to the employment opportunities which will derive from it, however, benefit is also acknowledged as the aforementioned employment opportunities would ensure employment for the local population which would strengthen the Welsh language by providing employment opportunities for the local area's native population and the rest of Gwynedd. According to the information submitted, it is foreseen that the development would offer employment opportunities for approximately 250 people when the development would be at its crux and then approximately 20-35 during the site's generating period, namely 125 years.

7.7.4 According to the information submitted under chapter 15 in the Environmental Statement: Socio-Economic Impact Assessment, the cost of the development is likely to be approximately £160 million and is likely to take 3-4 years to be completed. Although it is acknowledged that this investment will not completely be for the local area (construction and specialist generating equipment such as the turbines for example), there are opportunities to invest locally by using services and of course, employment. Inevitably, some employees will come from outside the area but this is also an opportunity for the local economy to benefit by providing accommodation, restaurants, shops, garages etc.

7.7.5 The Council acknowledges that there will be some disturbance during the construction period, not only for local residents but also to some extent for element involving the local tourism industry, including outdoor activities. Specifically, it is believed that the occasions where large deliveries would be made to the site could affect traffic flow around the Llanberis area, which would consist of day visitors, caravans, buses etc. Also, it can be seen that an element of the proposal impacts existing public footpaths and therefore diverting these footpaths could impact some users. However, although existing footpaths are to be diverted, access along vast parts of Cefn Du is maintained by providing new footpaths and therefore it is not believed that there would be an actual impact as access to amended footpaths remains maintained. In the same manner, established leisure activities such as the Snowdonia Marathon use parts of the existing footpaths over Cefn Du as part of the race

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route. Despite the fact that diverting will occur, access is maintained rather than prevented and it is not believed that there will be a long-term harmful impact as a result of doing this.

7.7.6 One of the area's main attractions is the natural landscape and of course the Council acknowledges this and maintains and safeguards this element. It is not believed that this proposed development would impact the local landscape to a long-term and unacceptable degree due to its location within the Glyn Rhonwy site and the scale of what is proposed. The use of vacant quarry pits, locating turbines low in the ground and tunnelling between both reservoirs means that the majority of the development is being undertaken in areas which will not be prominent to many visitors who visit the area and the local residents. From nearby mountains (namely land which is higher than the entire site), the proposed development is likely to be partly visible and could impact the landscape's open views to some extent, but yet again, it is not believed that the impact would be long-term and it is possible to ensure that the final finishes are in-keeping with their location.

The application's impact and adequacy/DCO

7.7.7 It is believed that it is necessary to carefully weigh up the economic benefit that will derive from a significant investment into Gwynedd and specifically the local area such as this one, as well as the impact it will have in the short-term and the long-term on the tourism industry, outdoor activities and established leisure activities.

7.7.8 Several proposals have been discussed in relation to various developments on the broad Glyn Rhonwy site but none have yet been realised. This is a proposed development which at least appears to have the financial support to realise it which would in turn bring economic benefit by way of employment opportunities to the local area and beyond. As the policy makes reference to, most of the site has been designated for developments which would create employment opportunities, and therefore by adopting this policy the Council has already established that suitable redevelopment opportunities would be appropriate in principle for the site after full consideration of all relevant matters.

7.7.9 Research findings including the findings of the local formal consultation have been included in the information submitted by the developer. This information is considered relevant and acceptable in line with the relevant requirements of providing this type of information as part of this application.

7.8 Contaminated land

Local Policy

7.8.1 Policy B30 - Contaminated land or buildings – Ensure that proposals to develop contaminated land or buildings are refused unless they comply with a series of criteria that aim to manage or confine the contamination.

Main local considerations: contaminated land

7.8.2 The fact that parts of the site could be polluted/contaminated due to the historical use of the site as a slate quarry cannot be disregarded. It is also relevant to note that there is historical use within parts of the site as a bomb and weapon storage by the Ministry of Defence during and after the Second World War. The site was being used to destroy these materials for a period of time. In addition, there is a record noting that German poisonous gas named 'Tabun' was stored for a period of time at the end of the war before it was removed and disposed of in the ocean during the 1950s. There are also records referring to the use of parts of the Glyn Rhonwy site as landfill sites, but there is no detailed record of the exact locations, it appears that they are outside the boundaries of this existing application.

7.8.3 The safe development of this site is essential given the historical industrial use and the following use by the Ministry of Defence. Although there is low potential that there will be significant remains of contamination on the site (given the evidence including inspections undertaken by the Council), a precautionary approach must be taken when dealing with the element. Obviously this will be undertaken as part of on-site Health and Safety arrangements, but also it must be ensured that there will be no harmful impacts on the area's ecology, the amenities of local residents and the possibility that pollution could spread from the site into the local water table.

7.8.4 The studies already undertaken as well as the proposed strategies as noted within chapter 8 of the Environmental Statement (volume 2) are thorough and indicate that this element can be managed. This was previously undertaken by including relevant conditions with the application that was determined through the TCPA and it is believed that it would be possible to ensure that this is repeated and reinforced through the arrangement of the DCO application.

The application's impact and adequacy/DCO

7.8.5 Section 19 of guideline 15 "Drafting Development Consent Orders" states that it will be necessary to 'carefully consider which elements of the proposed development will be possible to be left for approval later on by the Local Planning Authority and which elements should be agreed via the DCO'.

7.8.6 The applicant acknowledges that some areas of the site have experienced contamination in the past. Evidence indicates that the areas used for storing and disposing of explosive materials have been restored, but there is still a risk that remains exist. Because of this, there is a proposal to provide a specific strategy to manage this element should remains be found in parts of the site during the construction period. The potential that remains of contamination including explosive materials could be found on the site during the development period cannot be disregarded due to the industrial history and the use of

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the site by the Ministry of Defence. Therefore, it is necessary to ensure that if remains are found, the arrangements are adequate to manage cases and that a series of mitigation measures are agreed upon for such a situation.

7.9 Archaeological and Industrial Heritage

Local Policy

7.9.1 - Policy B7 – sites of archaeological importance – Proposals that will damage or ruin archaeological remains of national importance (registered and non-registered) or their settings will be refused. Any development that will affect other archaeological remains will be refused unless the need for the development outweighs the significance of the archaeological remains.

Main local considerations: archaeology

7.9.2 Elements of the development are likely to have a direct impact on mainly archaeological remains, and remains from the slate industry. Previous assessments were undertaken by the Gwynedd Archaeological Planning Service (GAPS). GAPS advise Local Planning Authorities in north-west Wales on archaeological matters.

7.9.3 A series of surveys in relation to the previous TCPA planning application were undertaken including an Assessment of Significance of Impact of Development on Historic Landscapes (ASIDOHL) and this was reinforced by including a series of conditions on the permission to ensure that an appropriate work programme is in place to record remains affected by the development. The impact assessment has been updated for this current application to reflect the additional land included as a development area.

7.9.4 The GAPS has conducted inspections of the site and has reviewed the relevant information which forms part of this application. From the information submitted, it is clear that appropriate research on this element was undertaken and that a consistent consultation had been held with TCPA, namely the local archaeological experts and consultants.

7.9.5 It is believed that there will be an impact on some existing archaeological remains as well as remains which have not yet been recorded but could become known during the development period. It is possible to ensure that these impacts are mitigated by conducting further surveys and detailed recording.

The application's impact and adequacy/DCO

7.9.6 It is considered that the information submitted acknowledges that there will be an impact on local archaeological remains and that appropriate measures will be agreed upon in close collaboration with TCPA officers. It is believed that the information submitted as

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part of the application in relation to this element is acceptable subject to a series of further agreements in order to ensure appropriate conservation of the local archaeological and industrial heritage.

8. DEVELOPMENT CONSENT ORDER

8.1 This report has been drawn-up by referring to the relevant details. The information submitted as part of the application is substantial and it is believed that only a short summary of the information submitted has been included in this report. Therefore, the Council reserves the right to add or suggest amendments to the information submitted as a result of further investigation to this information and any following or associated information and documents.

9. CONCLUSIONS

9.1 Gwynedd Council as the local authority requests the inspecting body in this case to fully consider the observations submitted in the Local Impact Report as well as other submissions made by other statutory bodies as well as members of the public. Also, it is requested that the inspection process ensures that the impact related to the proposed development is fully identified and if the DCO is granted, that robust and comprehensive requirements are imposed to ensure that the impact of any development is monitored and that mitigation measures are in place for the impact.

9.2 As has already been referred to in paragraph 3.7 of this report, a series of strict conditions have been added to TCPA planning permission, it is believed that this ensures appropriate management of the development. In the same manner, it is believed that a series of conditions or similar requirements through the DCO arrangement (if approved) would ensure relevant management over elements of the development as required.