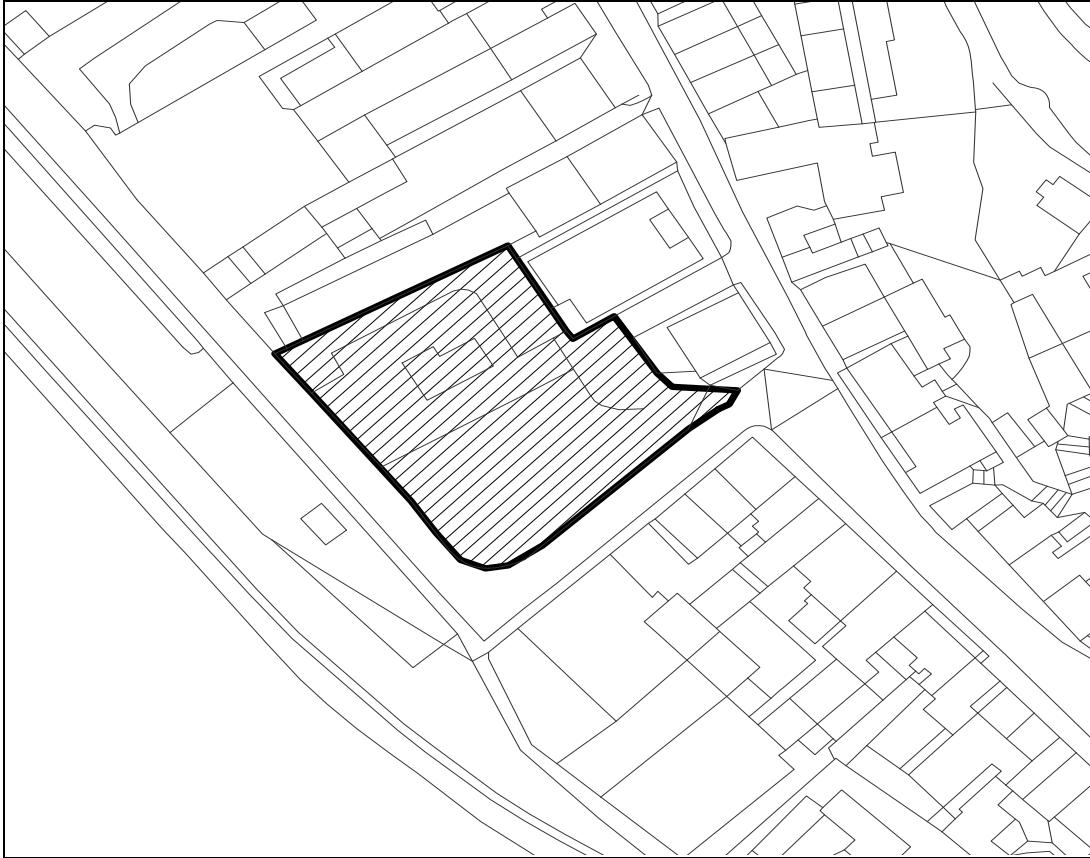


**DOLGELLAU/ABERMAW  
DEPENDENCY CATCHMENT  
AREA**

## GWYNEDD UNITARY DEVELOPMENT PLAN – REDEVELOPMENT



*Map not to scale*

<b>Dependency Catchment Area</b>	6 – Dolgellau/ Abermaw	<b>Topic</b>	Redevelopment
<b>Grid Reference</b>	261419 315640	<b>Area</b>	0.2 ha
<b>Location</b>	To the rear of Aber House, High Street, Barmouth.		
<b>Proposal</b>	<ul style="list-style-type: none"> <li>• Redevelop the site to include a development linked to the town centre e.g. retail, leisure, commercial, community.</li> </ul>		
<b>Background of the site and its current use</b>	<ul style="list-style-type: none"> <li>• The site is visible form Church Street, Jubilee Road and from the popular car parks along the sea front. At the moment this visually important area is being spoilt due to the existence of premises and the remains of developments that are in a very poor state of repair.</li> </ul>		
<b>Adjoining land uses</b>	<ul style="list-style-type: none"> <li>• Residential and commercial property and car parks.</li> </ul>		
<b>Justification and objectives</b>	<ul style="list-style-type: none"> <li>• The site is in the centre of Barmouth and adjoins a Conservation Area (with a small part of the site within the Conservation Area). It also forms the setting for a number of listed buildings.</li> <li>• The Council considers that it is of paramount importance to improve the standard of the environment in the service centres.</li> <li>• Redeveloping the site will provide an opportunity to improve the quality of the environment for the neighbouring residents and businesses.</li> <li>• The aim is to promote new use(s) compatible with its location on the edge of a commercial area, which is also part of a Conservation Area that contains a wealth of Listed Buildings.</li> </ul>		

<b>Important considerations</b>	<ul style="list-style-type: none"> <li>Any new development should maintain or increases the centre's attractiveness, viability and vitality.</li> <li>The site adjoins a Conservation Area and a number of Listed Buildings.</li> </ul>
<b>Development phases</b>	<ul style="list-style-type: none"> <li>None</li> </ul>
<b>Physical constraints to the development</b>	<ul style="list-style-type: none"> <li>Due to the site being previously occupied by a petrol station, there is a possibility that the ground may have been polluted by oil and petrol. There is no certainty as to how the underground tanks were decommissioned. Research work will have to be carried out in order to ascertain whether any pollution is present, how severe the pollution is, and what steps would be necessary to improve the situation (if this is necessary).</li> </ul>
<b>Quality of the on-site environment</b>	<ul style="list-style-type: none"> <li>As the site is located in a prominent location in the centre of Barmouth near a Conservation Area that includes a number of Listed Buildings, the development should be of a high architectural standard which blends in with the local area's positive features. New and innovative designs will be encouraged rather than ordinary, run of the mill designs.</li> <li>Full consideration should be given to the site's landscaping scheme when considering the layout of any new buildings and the roads. This will include planting and high quality soft/hard landscaping (pavements etc) appropriate to the site and the locality. This will involve planting locally sourced indigenous species of trees and shrubs.</li> <li>The development should aim to supply and use energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> <li>suitable siting, design and orientation for the buildings in order to promote their energy efficiency.</li> <li>Locally sourced sustainable building materials and materials from certified sustainable sources.</li> <li>Water conservation measures (e.g. rainwater harvesting)</li> </ul> </li> <li>The design of the development should facilitate passive surveillance, thus contributing towards reducing the risk of antisocial behaviour.</li> <li>The reasonable privacy of property should be maintained. The development should not cause significant harm to the amenities of the local neighbourhood.</li> </ul>
<b>Protected features</b>	<ul style="list-style-type: none"> <li>The site adjoins the Barmouth Conservation Area.</li> <li>There are a number of listed buildings nearby - Aber House a Discount World, which adjoin the site (grade II), Ty'n y Coed, Tan y Grisiau and Pen Y Grisiau (all grade II), Morris &amp; Son and Glan Glasfor (Grade II*).</li> </ul>
<b>Access and accessibility</b>	<ul style="list-style-type: none"> <li>Safe, attractive and clearly designated direct footpaths will need to be provided for pedestrians across and out of the site wherever there is a clear opportunity to do so.</li> <li>An attractive and safe environment should be secured for pedestrians and cyclists, ensuring that they, rather than cars, are given priority.</li> <li>The streets should be to adoption standards.</li> <li>Several vehicular accesses can be provided to the site from Jubilee Road.</li> </ul>
<b>Planning application requirements</b>	<ul style="list-style-type: none"> <li>A Design and Access Statement should be provided with the planning application.</li> <li>A detailed landscaping scheme should be provided as part of the full planning application.</li> <li>A contaminated land report should be submitted with the planning application.</li> <li>Consideration should be given to the ecological features of the site to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.</li> </ul>
<b>Main policies and guidance</b>	<ul style="list-style-type: none"> <li>UDP Policies - B3, B4, B22, B23, B25, B27, B30, B32, B33, C3, C5, C7, C23, CH18, CH21, CH28, CH29, CH30, CH31, CH32, CH33, CH35, CH37, CH45, D12</li> <li>Gwynedd Design Guide</li> <li>Character Assessment and Implementation Strategy for the Barmouth Conservation Area</li> </ul>