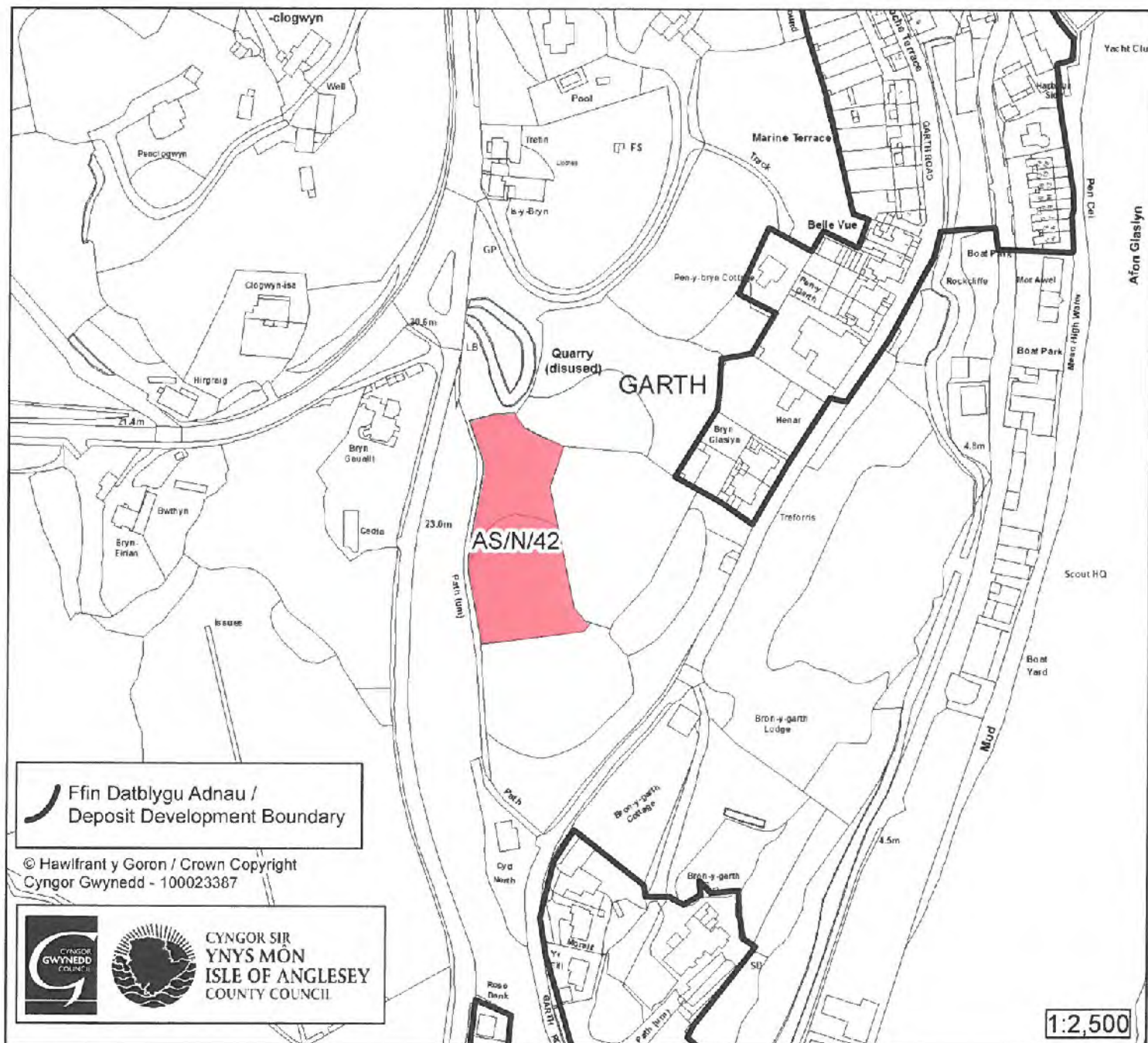


Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn Anglesey and Gwynedd Joint Local Development Plan 2011- 2026

COFRESTR SAFLEOEDD AMGEN / ALTERNATIVE SITES REGISTER



Math o Safle Amgen / Alternative Site Type: SAFLE NEWYDD / NEW SITE

Cyfeirnod / Reference: AS/N/42

Enw'r Safle / Site Name: Tir / Land at Penclogwyn

Lleoliad / Location: Porthmadog

Cyngor Cymuned / Community Council: Porthmadog

Maint (ha) / Size (ha): 0.38

Defnydd Amgen â Awgrymir / Suggested Alternative Use: Tai / Housing

	 CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL	Defnydd swyddfa yn unig Rhif Cymrychiolydd: Dyddiad derbyn: 17/3/15 (ebost) Dyddiad cydnabod: 18/3/15
---	--	---

Cynllun Datblygu Lleol ar y Cyd Adnau Ynys Môn a Gwynedd 2011-2026
Ffurflen Sylwadau

Diogelu Data - Y modd y bydd eich sylwadau a'r wybodaeth a roddwch i ni yn cael eu defnyddio.

Bydd yr holl wybodaeth a gyflwynir yn cael ei gweld yn llawn gan staff yr Uned Polisi Cynllunio ar y Cyd sy'n ymdrin â'r Cynllun Datblygu Lleol ar y Cyd (CDLI ar y Cyd). Bydd eich enw a'ch sylwadau fel y maent wedi'u nodi yn eich ffurflen sylwadau yn cael eu cyhoeddi, ynghyd ag ymateb y Cyngor. Bydd hyn yn gymorth i ddangos fod yr ymgynghoriad wedi'i wneud yn iawn. Nodwch hefyd y gall y ffurflen hon gael ei rhoi i unrhyw Ymchwiliad Cyhoeddus ar y CDLI ar y Cyd.

Byddai'n well gennym pe baech yn cyflwyno'ch sylwadau'n uniongyrchol ar-lein. Fel arall, gellir llenwi fersiwn electronig o'r ffurflen hon ar-lein yn www.gwynedd.gov.uk/cdli neu www.ynysmon.gov.uk/cdli. Dylech llenwi ffurflenni ar wahân ar gyfer pob sylw yr hoffech ei wneud. Cewch ffurflenni sylwadau ychwanegol gan yr Uned Polisi Cynllunio ar y Cyd drwy ffonio 01286 685003 neu gellir eu llawr lwytho o wefan y Cyngor yn: www.gwynedd.gov.uk/cdli neu www.ynysmon.gov.uk/cdli neu gallwch lungopio'r ffurflen hon. Wrth wneud sylwadau, defnyddiwch dudalennau ychwanegol os oes angen, gan nodi rhif y dudalen yn glir.

RHAN 1: Manylion cyswllt

	Eich manylion/ Manylion eich cleient	Manylion yr Asiant (os yw hynny'n berthnasol)
Enw	MRs KJBF MAJOC WILSON	
Cyfeiriad		
Cod Post		
Rhif Ffôn		
Cyfeiriad e-bost		

Nodiadau Canllaw

Rhowch eich sylwadau yn Rhan 2 y ffurflen hon. Defnyddiwch dudalennau ychwanegol os oes angen. Dylech lenwi ffurflenni ar wahân ar gyfer pob sylw yr hoffech ei wneud.

Mae Cwestiwn 2dd a 2e yn gofyn am eich barn ar gadernid y Cynllun Adnau. Rhoddir manylion am y profion cadernid a gwybodaeth ychwanegol ar sut cânt eu defnyddio ar dudalen olaf y ffurflen hon.

Os hoffech i newidiadau gael eu gwneud i'r Cynllun Adnau, gofynnwn i chi fod mor benodol â phosib. Er enghraifft, os hoffech i destun newydd gael ei ychwanegu, nodwch y testun newydd ac esboniwch ymhle yr hoffech ei weld yn y Cynllun Adnau a pham. Helyd, os hoffech ychwanegu polisi neu baragraff newydd neu eu haddasu, nodwch yn glir beth yw'r testun newydd ac esboniwch ymhle yr ydych chi'n meddwl y dylai fynd yn y Cynllun Adnau a pham.

Os hoffech gael gwared o safle neu gynnig addasiadau i safle sydd wedi'i ddynodi yn y Cynllun Adnau neu os hoffech gynnig safle newydd, gofynnwn i chi atodi cynllun graddfa 1:1250 neu 1:2500 sy'n nodi'n glir ffiniau'r safle. Os ydych yn cynnig safle newydd (un nad yw wedi'i gynwys yn y Cynllun Adnau) rhaid i chi gynwys asesiad safle manwl gyda'r ffurflen sylwadau yn unol â methodoleg asesu Safle Arfaethedig y Cyngor a'r fframwaith Arfarnu Cynaliadwyedd. Cewch hyd i'r fethodoleg asesu Safle Arfaethedig a'r fframwaith Arfarnu Cynaliadwyedd ar wefan y Cyngor yn: www.gwynedd.gov.uk/cdli neu www.ynysmon.gov.uk/cdli.

Cewch wybodaeth bellach ar y mater hwn gan yr Uned Polisi Cynllunio ar y Cyd ar 01286 685003 neu ar wefan y Cyngor yn www.gwynedd.gov.uk/cdli neu www.ynysmon.gov.uk/cdli yn y llyfryn 'Canllawiau Safleoedd Amgen'.

Os yw newidiadau arfaethedig i gynllun datblygu yn cael effeithiau sylweddol ar gynaliadwyedd, bydd gofyn i chi ddarparu'r wybodaeth Arfarnu Cynaliadwyedd berthnasol. Rhaid i'r wybodaeth hon fod yn gyson ag ystod a lefel manylder yr Arfarniad Cynaliadwyedd a gynhelir gan y Cynghorau. Dylai helyd gyfeirio at yr un wybodaeth waelodlin wrth adnabod effeithiau sylweddol tebygol y polisi diwygiedig neu'r safle newydd.

Dylech gynnwys eich holl sylwadau ar y Cynllun Adnau gan nodi eich achos llawn ar y ffurflen swyddogol, gan ddefnyddio dogfennau ychwanegol os oes angen. Os ydych am weld mwy nag un newid ac yn ystyried nad yw'r Cynllun Adnau yn bodloni mwy nag un prawf cadernid, dylech lenwi ffurflenni ar wahân ar gyfer pob sylw. Yn yr un modd, os ydych am wneud sylwadau i gefnogi'r Cynllun Adnau neu elfennau unigol o'r Cynllun Adnau byddai'n ddefnyddiol pe baech yn gwneud y sylwadau hyn ar wahân. Nodwch os ydych yn cyflwyno deunydd arall i gefnogi'ch sylwadau.

Yr unig adeg y bydd gennych gyfle i gyflwyno gwybodaeth bellach i'r Ymchwiliad yw os yw'r Arolygwr yn eich gwahodd i ymateb i faterion y mae ef neu hi wedi'u codi. Nodwch na fydd gan yr Arolygwr sylwadau yr ydych wedi'u gwneud mewn ymateb i ymgynghoriadau blaenorol. Os nad ydych yn ystyried bod y Cynllun Adnau yn gadarn ac y dylid ei newid, esboniwch yn glir pam ydych chi'n meddwl bod angen y newidiadau. Os ydych yn meddwl bod angen gwneud newidiadau er mwyn i'r Cynllun Adnau fodloni un neu fwy o'r profion cadernid, dywedwch wrthym pa un / pa rai.

Os yw grŵp yn rhannu barn gyffredin ynghylch sut mae'n dymuno i'r Cynllun Adnau gael ei newid, bydd y Cynghorau'n derbyn deiseb wedi'i llofnodi. Wrth gyflwyno ffurflen sylwadau ar ran grŵp, dylai'r ffurflen sylwadau gynnwys manylion cyswllt unigolyn arweiniol yn Adran 1 a dylid nodi'r sylwadau'n glir ar y ffurflen sylwadau. Dylai'r deiseb sydd wedi'i llofnodi nodi'n glir faint o bobl sy'n cael eu cynrychioli a sut mae'r sylwadau wedi'u hawdurdodi. Nid yw llofnodi deiseb yn atal neb rhag cyflwyno ffurflenni unigol.

Rhan 3: Beth sy'n digwydd nesaf?

Ar y cam hwn o broses y CDLI ar y Cyd, dim ond sylwadau ar bapur y gallwch eu gwneud (a elwir yn 'sylwadau ysgrifenedig'). Fodd bynnag, gall yr Arolygwr alw ar y rheini sydd am newid y Cynllun i ymddangos a siarad â'r Arolygwr mewn 'sesiwn gwrandawriad' yn ystod yr Ymchwiliad Cyhoeddus. Dylech gofio y bydd yr Arolygwr yn rhoi'r un pwys i'ch sylwadau ysgrifenedig ag i'r rheini a wnewch ar lafar yn y sesiwn gwrandawriad.

3a. A ydych am i'ch sylwadau gael eu hystyried fel 'sylwadau ysgrifenedig' neu a hoffech siarad mewn sesiwn gwrandawriad yn yr Ymchwiliad Cyhoeddus? (Ticiwch un o'r isod)

Nid wyf am siarad mewn sesiwn gwrandawriad ac rwy'n fodlon i'm sylwadau ysgrifenedig gael eu hystyried gan yr Arolygwr.

Hoffwn siarad mewn sesiwn gwrandawriad.

3b. Os hoffech siarad, cadarnhewch pam rydych yn ystyried ei bod hi'n angenrheidiol i chi siarad yn y Gwrandawriad.

Cyfle i drafod ymhellach, a b ateb cwestiynau perthnasol i'r cais

3c. A fydddech yn hoffi cael gwybod am y canlynol (Ticiwch y blychau perthnasol)

Cyflwyno'r dogfennau a'r dystiolaeth i'r archwiliad

Cyhoeddi adroddiad yr Arolygydd

Mabwysiadu'r Cynllun

Os ydych wedi darparu dogfennau ychwanegol i gefnogi'ch sylwadau, rhestrwch hwy isod:

MAFIAM A DIAGRAMAU I GEFNOGI'R CAIS

Llofnod:

Dyddiedig:

Mawrth 16 2015

DIOLCH AM EICH SYLWADAU AR Y CYNLLUN ADNAU

Cofiwch gynnwys unrhyw ddogfennau perthnasol (e.e. Arfarniad Cynaliadwyedd) gyda'r ffurflen hon.

Dylech ddychwelyd ffurflenni sylwadau wedi'u llenwi i'r Uned Polisi Cynllunio ar y Cyd:

AR-LEIN – drwy lenwi'r ffurflen electronig yn www.gwynedd.gov.uk/cdli neu www.ymysmon.gov.uk/cdli

DRWY E-BOST – polisicynllunio@gwynedd.gov.uk

DRWY'R POST – ei hanfon i: Uned Polisi Cynllunio ar y Cyd, Llawr Cyntaf, Swyddfeydd Cyngor Dinas Bangor, Ffordd Gwynedd, Bangor, Gwynedd LL57 1DT

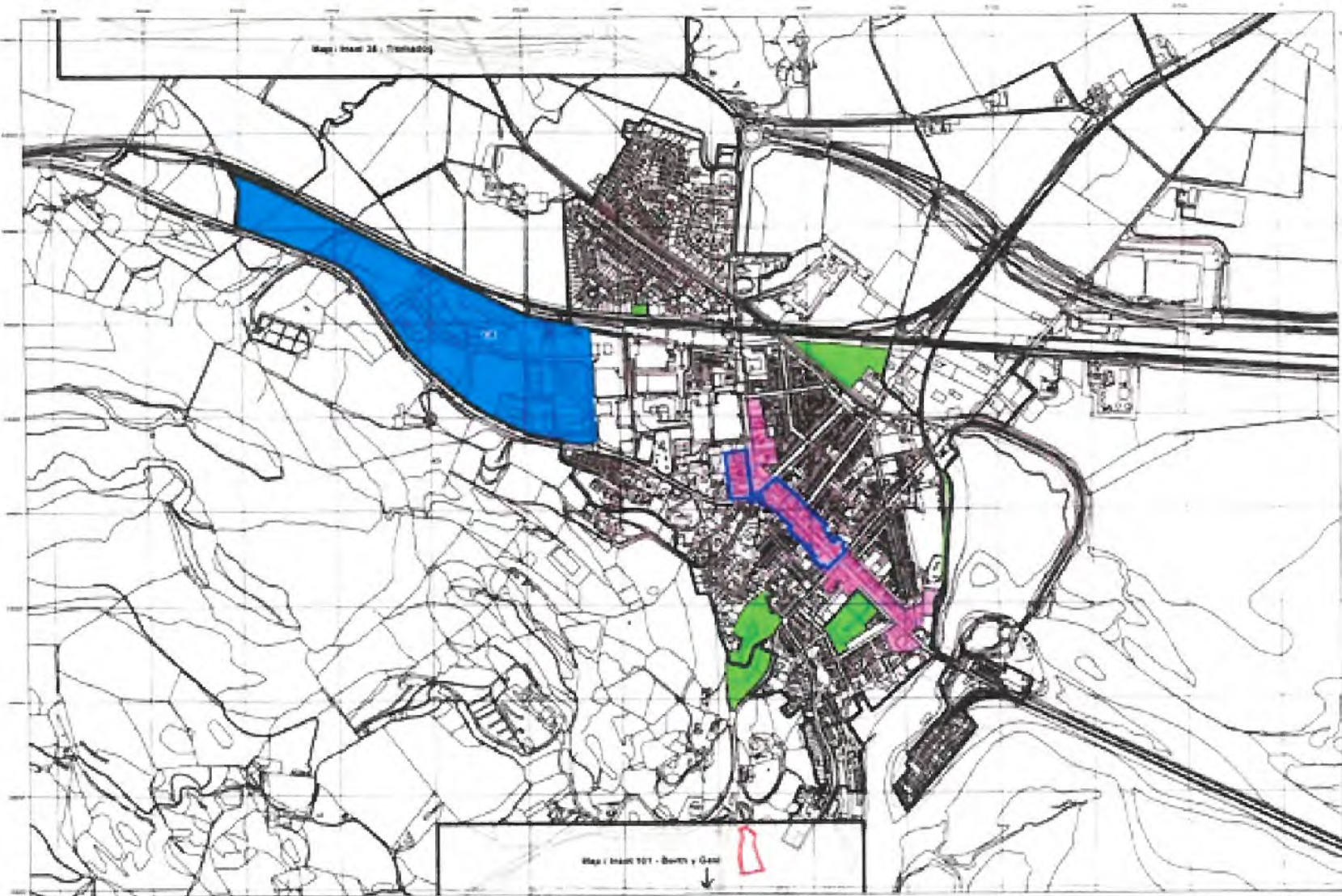
DYLECH DDYCHWELYD Y FFURFLENNI SYLWADAU DDIM HWYRACH NA 5.00yh ar 31 Mawrth 2015
NI FYDD SYLWADAU A DDERBYNNIR WEDI'R AMSER A'R DYDDIAD YMA YN CAEL EU HYSTYRIED

Proffion Cadernid

Prawf	Proffion Gweithdrefnol
P1	Nid yw wedi'i baratoi yn unol â'r Cytundeb Cyflawni yn cynnwys y Cynllun Cyswllt Cymunedol.
P2	Nid yw'r cynllun a'i bolisiau wedi bod dirwy Arfarniad Cynaliadwyedd yn cynnwys Aseiad Amgylcheddol Strategol.
	Proffion Cysondeb
C1	Mae'n gynllun defnydd tir nad yw'n rhoi ystyriaeth i gynlluniau, polisiau a strategaethau perthnasol eraill sy'n ymwneud â'r ardal neu ardaloedd cyfagos.
C2	Nid yw'n rhoi ystyriaeth i bolisi cenedlaethol.
C3	Nid yw'n rhoi ystyriaeth i Gynllun Gorfodol Cymru.
C4	Nid yw'n rhoi ystyriaeth i'r strategaeth gymunedol berthnasol.
	Proffion Cydlynid ac Effeithiolrwydd
CE1	Nid yw'r cynllun yn gosod strategaeth gydlynol ble mae ei bolisiau a'i ddymodiadau yn llifo'n rhesymegol ohono a/neu pan fo materion trawsffiniol yn berthnasol, nid yw'n gydnaws â'r cynlluniau datblygu a ddarparwyd gan awdurdodau cyfagos.
CE2	Nid yw'r strategaethau, y polisiau na'r dynodiadau'n realistig nac yn briodol o ystyried y dewisiadau amgen a/neu nid ydynt wedi'u seilio ar sail tystiolaeth gredadwy.
CE3	Nid oes mecanwaith clir ar gyfer gweithredu a monitro.
CE4	Nid yw'n rhesymol hyblyg i alluogi iddo ymdrin ag amgylchiadau sy'n newid.

Noda Deddf Cynllunio a Phrynu Gorfodol 2004 mai pwrpas ymchwiliad i Gynllun Datblygu Lleol (y Cynllun) yw ystyried a yw'n "gadarn". Golyga hyn y dylai unrhyw un sydd am roi sylwadau ar y Cynllun Adnau neu wrthwynebu iddo geisio dweud pam nad yw'n gadarn a beth sydd ei angen er mwyn ei wneud yn gadarn. Yn y cyd-destun hwn, gellir ystyried cadarn i olygu ei ystyr gwreiddiol o "dangos barn dda" a "y gellir ymddiried ynddo". Er mwyn asesu'r Cynllun Adnau, rydym yn defnyddio'r 10 prawf uchod. Bydd y Cynllun Adnau yn cael ei archwilio gan Arolygwr annibynnol a benodir gan Lywodraeth Cymru a thasg yr Arolygwr fydd ystyried a yw'r Cynllun yn gadarn.

Os ydych yn cynnig newid i'r Cynllun Adnau, fe ddylech nodi'n glir pa brawf/broffion cadernid y credwch y mae'r Cynllun Adnau yn ei fethu/eu methu. Mae'r proffion mewn tri grŵp – 'Gweithdrefnol' (dau brawf); 'Cysondeb' (pedwar prawf) a 'Cydlynid ac Effeithiolrwydd' (pedwar prawf). Os hoffech wneud sylwadau ar y ffordd y mae'r Cynghorau wedi paratoi'r Cynllun Adnau, mae'n debygol y byddai'ch sylwadau neu'ch gwrthwynebiadau yn disgyn o dan un o'r proffion gweithdrefnol. Os hoffech wneud sylwadau neu wrthwynebu i gynnwys y Cynllun Adnau, gallai fod yn gymorth i chi edrych ar y proffion 'cysondeb' a 'cydlynid ac effeithiolrwydd'.



Class / course title - *Business & Society*

United Photo-Engraving Co. is just completed its move into
Augustine and Company's new Printing Building.

Cynthia Agnew / Deposit Plan 2015

940

GN
15000

4. *Source:* *Journal of the American Medical Association*, 2000, 283: 2639-2644.

Matrics Arfarniad Cynladwyedd

Enw'r Safle: <i>PENCLLOEWHYN</i>		
Ardal y Safle: <i>PORTH MADOG</i>		
Amcan AC	Asesiad	Crynodeb
1. Cynnal a mwyhau buddion a chysylltedd bioamrywiaeth (Pynciau AAS: bioamrywiaeth, ffawna, fflora, pridd)	e.e. ++	Bydd y safle yn cyfrannu tuag at yr Amcan AC hwn oherwydd..... <i>Cod cyfnewt</i>
2. Hyrwyddo hylyndra, cydlyniant, ac iechyd a lles cymunedol (Pynciau AAS: iechyd bodau dynol, y boblogaeth)	++	<i>Meddiant uchel i'r ffordd yn dangos i'r cymunedau aros yn ddiogel a'n hysbysu</i>
3. Rheoli a lleihau effeithiau newid hinsawdd drwy hyrwyddo a chetnogi mesurau lliniaru ac addasu (Pynciau AAS: ffactorau hinsawdd, aer)	++	<i>Dim gwybodaeth ddiogel o'r safle hwn. Addasu - ddiogel i'r cymuned a'r safle</i>
4. Cadw, hyrwyddo a mwyhau'r iaith Gymraeg (Pwnc AAS: treftadaeth ddiwylliannol)	+++	<i>Yn beryddu cyfnewt. Rhai o'r iaith Gymraeg a'r iaith yn ddiogel</i>
5. Cadw, hyrwyddo a mwyhau adnoddau diwylliannol ac asedau treftadaeth hanesyddol (Pwnc AAS: treftadaeth ddiwylliannol)	++	<i>Porthmadog yn ddiogel. Treftadaeth a'r iaith Gymraeg yn ddiogel. Treftadaeth a'r iaith Gymraeg yn ddiogel</i>
6. Cefnogi twf economaidd a hwyluso economi fywiog, amrywiol sy'n darparu cyfleoedd cyflogaeth lleol (Pwnc AAS: Poblogaeth)	++	<i>Tu'n i'r ddiogel a'r iaith Gymraeg yn ddiogel. Treftadaeth a'r iaith Gymraeg yn ddiogel</i>
7. Darparu tai o ansawdd da, yn cynnwys tai fforddiadwy sy'n bodloni angen lleol (Pwnc AAS: y boblogaeth, iechyd bodau dynol)	++	<i>Tu'n i'r ddiogel a'r iaith Gymraeg yn ddiogel. Treftadaeth a'r iaith Gymraeg yn ddiogel</i>
8. Gwerthfawrogi, cadw a mwyhau tinweddau gwledig a threfweddau ardal y cynllun (Pwnc AAS: y dirwedd)	++	<i>Ardal fforddiadwy - fforddiadwy a'r iaith Gymraeg yn ddiogel. Treftadaeth a'r iaith Gymraeg yn ddiogel</i>
9. Defnyddio'r tir ac asedau maynol yn effeithlon a hyrwyddo mecanweithiau ar gyfer lleihau, aildddefnyddio ac ailgylchu gwastraff (Pynciau AAS: asedau deunyddiau, pridd)		
10. Cefnogi a mwyhau cysylltiadau trafridiaeth da i gefnogi'r gymuned a'r economi (Pwnc AAS: y boblogaeth, iechyd bodau dynol)	++	<i>Arfarniad uchel i'r ffordd yn dangos i'r cymunedau aros yn ddiogel a'n hysbysu</i>
11. Diogelu ansawdd dŵr, rheoli cynladwyedd adnoddau dŵr a lleihau'r risg o lifogydd (Pwnc AAS: dŵr, bioamrywiaeth)	++	<i>Dim lifogydd - radd fforddiadwy. Porthmadog yn ddiogel. Treftadaeth a'r iaith Gymraeg yn ddiogel</i>

MAP 1

Language: English

Search map:

go

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[Planning Homepage](#)
[Documents](#)
[Maps](#)
[Help & Cookie Policy](#)

Layers: [All on](#) | [All off](#)

All layers are currently on

Housing

Section: [On](#) | [Off](#)

-  Development Boundary ☒
-  Clusters ☒
-  Housing Allocation with Planning Permission ☒
-  Housing Allocation without Planning Permission ☒
-  Purpose Built Student Accommodation Search Zone ☒
-  Protected Gypsy and Traveller Site ☒
-  Proposed New Gypsy and ☒



MAP 2

Language: English

Search map:

go

[Council Homepage](#)
[Planning Homepage](#)
[Documents](#)
[Maps](#)
[Help & Cookie Policy](#)

Layers: [All on](#) | [All off](#)

All layers are currently on

Housing

Section: [On](#) | [Off](#)

- ☒ Development Boundary
- ☒ Clusters
- ☒ Housing Allocation with Planning Permission
- ☒ Housing Allocation without Planning Permission
- ☒ Purpose Built Student Accommodation Search Zone
- ☒ Protected Gypsy and Traveller Site
- ☒ Proposed New Gypsy and

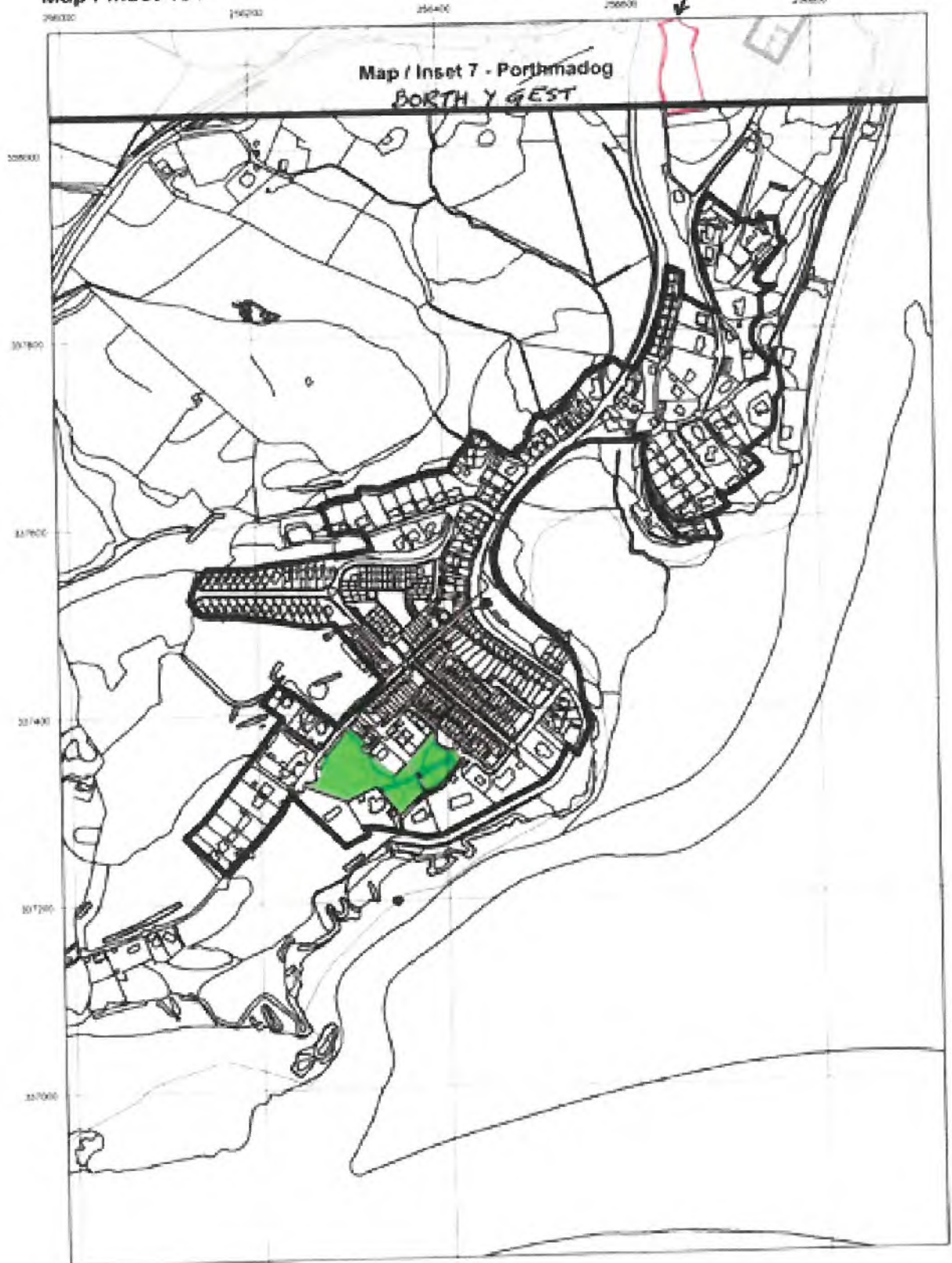


Map / Inset 101

MAP 3

PENCLOGWYN

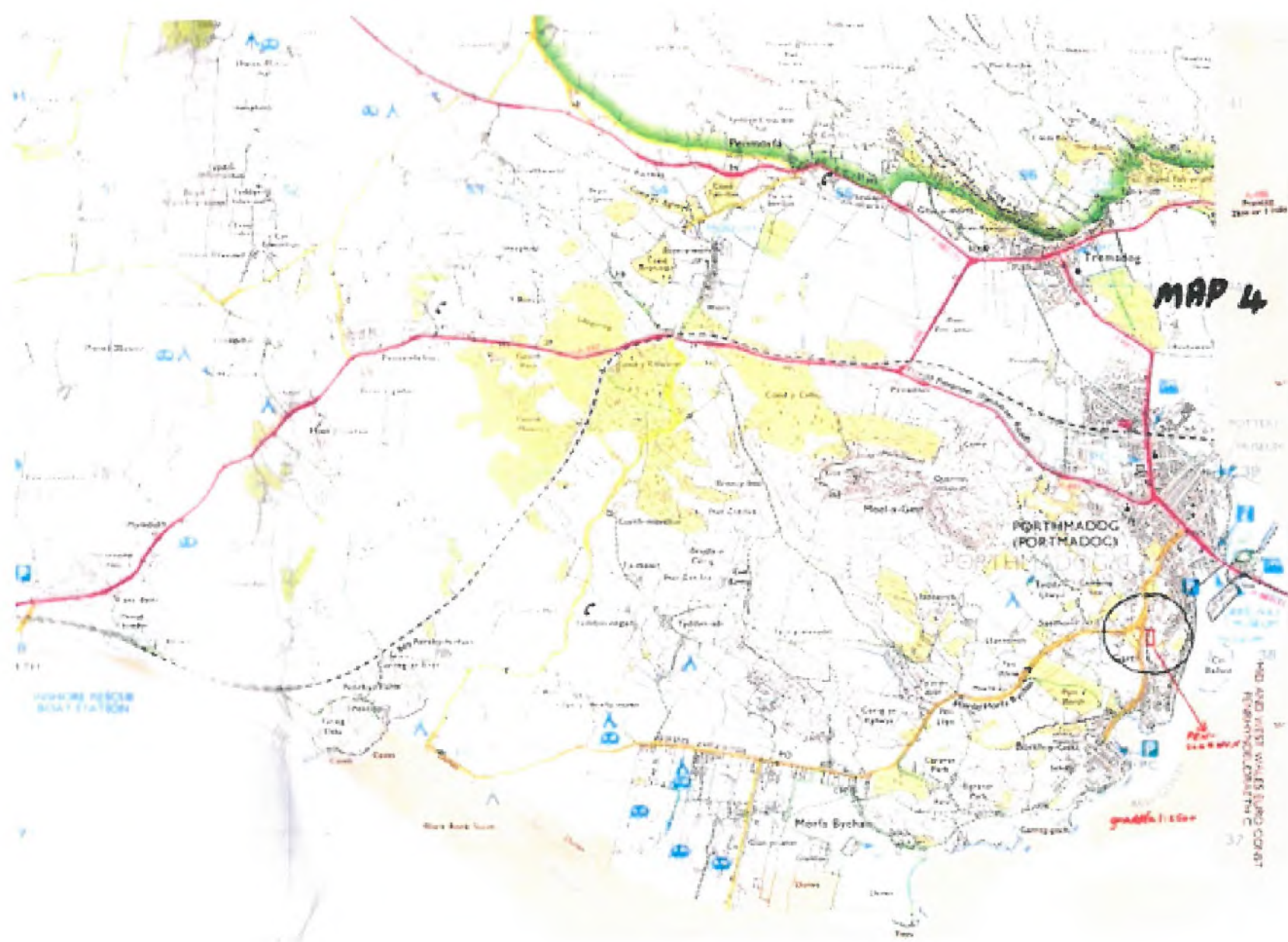
Borth y Gest



Cynllun Adnau / Deposit Plan 2015

G/N
1:5000

© Hawfliaen y Corwn a hawliau cronfa ddata 2014 Arddal Ordnans 100025187
© Crown Copyright and database rights 2014 Ordnance Survey 100025187

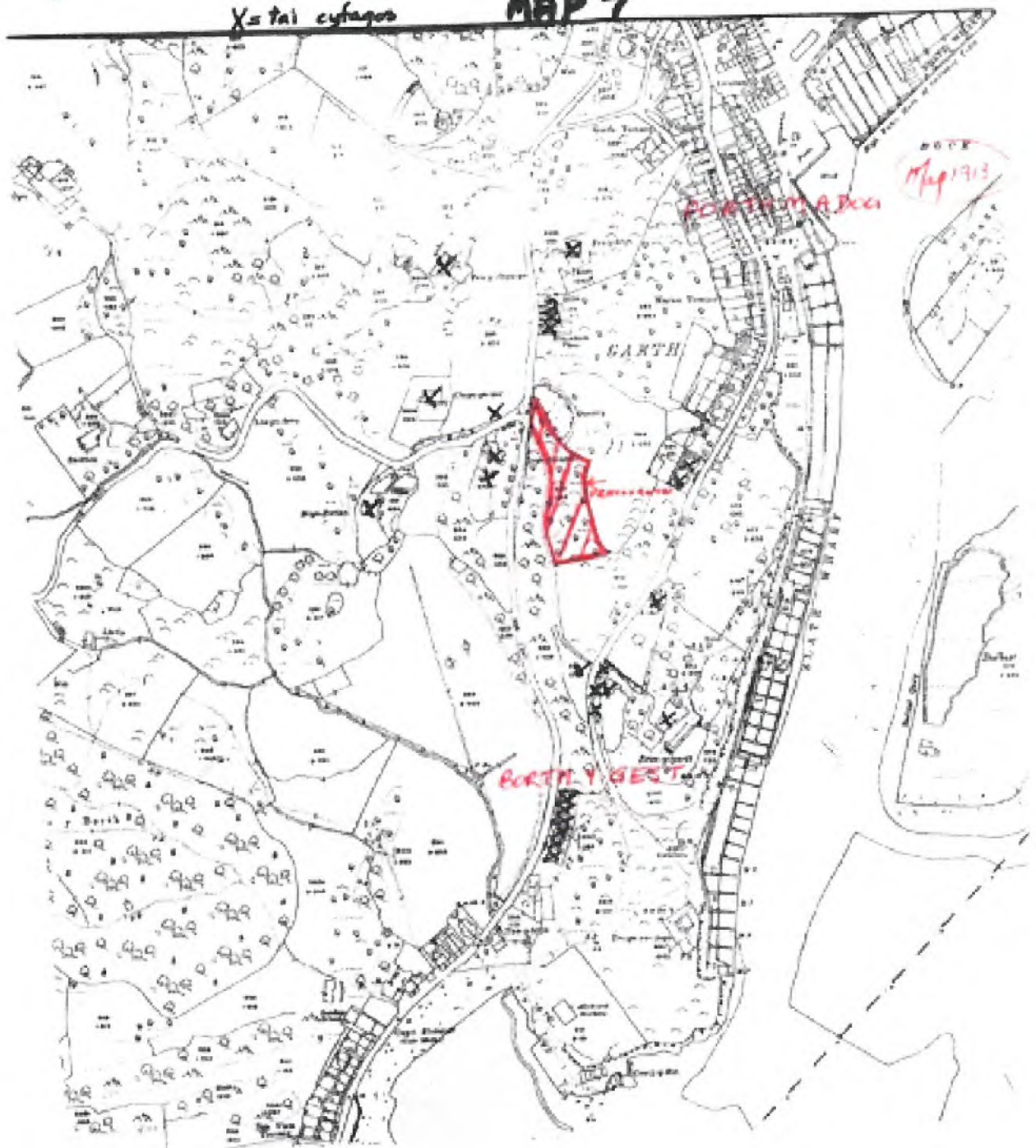


MAP 4

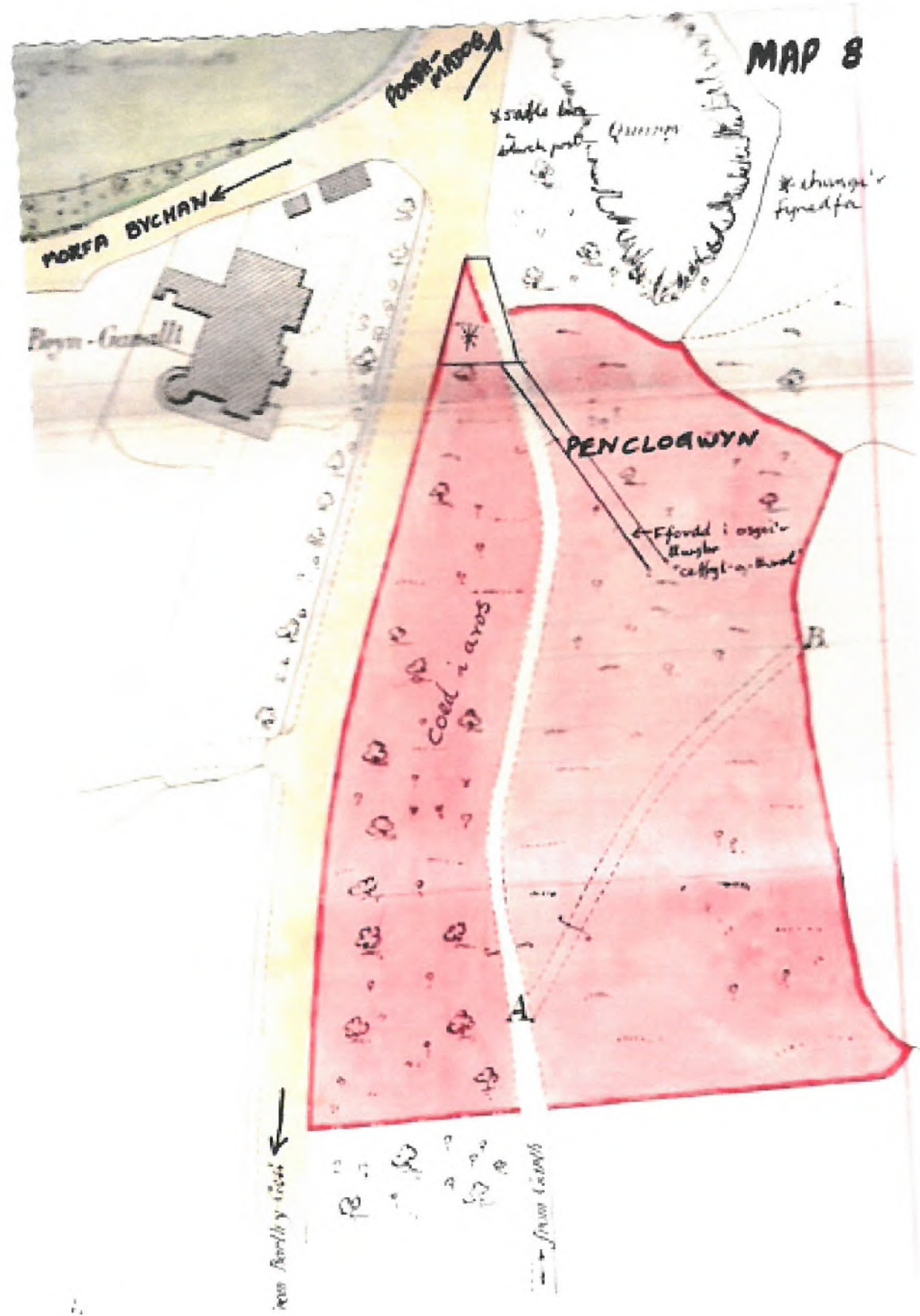
1/2 INCH = 1 MILE
AND WEST WALLS AND COURT
REMARKABLE COURTYARD



MAP 7

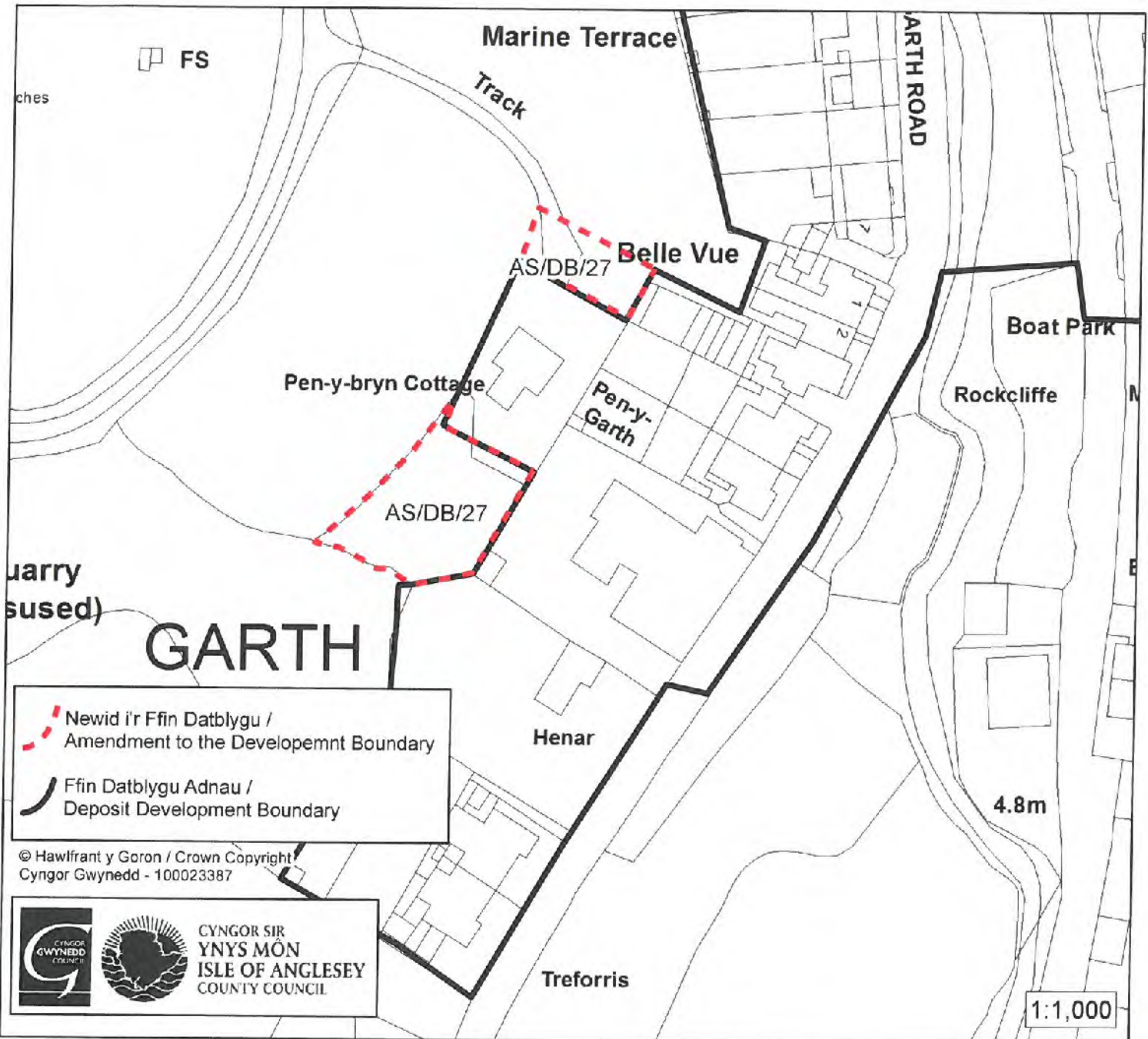


MAP 8



**Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn
Anglesey and Gwynedd Joint Local Development Plan
2011- 2026**

COFRESTR SAFLEOEDD AMGEN / ALTERNATIVE SITES REGISTER



Math o Safle Amgen / Alternative Site Type: NEWID I'R FFIN DATBLYGU / AMENDMENT TO DEVELOPMENT BOUNDARY

Cyfeirnod / Reference: AS/DB/27

Enw'r Safle / Site Name: Tir ger/ Land adj Penybryn Cottage

Lleoliad / Location: Porthmadog

Cyngor Cymuned / Community Council: Porthmadog

Maint (ha) / Size (ha): 0.08



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

For office use only:

Representor No.

Date received: 26/2/2015

Date acknowledged:

**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026
Representation Form**

Data Protection

How your representation and the information that you give us will be used. All information submitted will be seen in full by the Joint Planning Policy Unit staff dealing with the Joint Local Development Plan (Joint LDP). Your name and comments as set out in your representation form will be published together with the Councils' response. This helps to show that the consultation was carried out properly. Please note that this form may also be made available to any Public Examination on the Joint LDP.

We would prefer that you submit your representations directly online. Alternatively, an electronic version of this form can be completed online at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp Separate forms should be completed for each comment that you wish to make.

Additional representation forms can be obtained from the Joint Planning Policy Unit on 01286 685003 or may be downloaded from the Council's web site at: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp or you may photocopy this form. When making comments please use additional sheets as required clearly numbering each consecutive sheet.

PART 1: Contact details

	Your details/ Your client's details	Agent's details (if relevant)
Name	PAMELA BEER	N/A
Address	[REDACTED]	N/A
Postcode	[REDACTED]	N/A
Telephone Number	[REDACTED]	N/A
Email address	[REDACTED]	

SA o'r
SAFLE

PART 2: Your Comments and Suggested Changes. (Please use one Part 2 section for each comment that you wish to make)

2a. Which part of the Deposit Plan are you commenting on?

Policy number (please specify)	
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	MAP 7 PORTHMADOG.
Constraints Map	
Appendices (please specify)	

2b. Are you objecting or supporting the Deposit Plan?

Objecting	☒	Supporting	☐
-----------	-------------------------------------	------------	--------------------------

2c. Please provide details of your representation on the Deposit Plan.

Development boundary near Penybryn Cottage has been shown incorrectly. The line on the Proposal Map does not follow the boundary of the property and it excludes the garden area to the north and south. The area to the south has always been part of the back garden of Penybryn Cottage and the area to the north is a parking area for the property. I believe the development boundary should be redrawn to include the whole of the cottage, grounds and parking area. (see attached plans). I have copies of old O.S. Maps if required to support the above together with aerial photographs.

Please use additional sheet if necessary.
Please state how many additional sheets have been used.....

2ch. If your response to 2c above exceeds 100 words, please provide a summary (no more than 100 words).



2d. Please detail the changes you wish to see made to the Deposit Plan.

Redraw Development Boundary as per submitted plan for the reason explained in 2c.

2dd. Is the Deposit Plan sound?

Yes



No



2e. If you think that the Deposit Plan is unsound which test of soundness do you think that it fails? (Please tick below). More details are provided at the back of this form.

Procedural				Consistency								Coherence & Effectiveness							
P1	☐	P2	☐	C1	☐	C2	☐	C3	☐	C4	☐	CE 1	☐	CE 2	☒	CE 3	☐	CE 4	☐

Part 3: What Happens Next?

At this stage of the Joint LDP process, you can only make comments in writing (these are called 'written representations'). However, the Inspector may call on those who want to change the Plan to appear and speak to the Inspector at a 'hearing session' during the Public Examination. You should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

3a. Do you want your comments to be considered by 'written representations' or do you want to speak at a hearing session of the Public Examination? (Please tick one of the following)

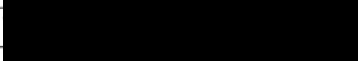
I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.	☒
I want to speak at a hearing session.	☐

3b. If you wish to speak, please confirm which part of your representation you wish to speak to the Inspector about and why you consider it to be necessary to speak at the Hearing.

3c. Would you like to be informed about the following (Please tick the relevant boxes)

Submission of documents and evidence to the examination	☐
Publish Inspector's report	☐
Plan's adoption	☐

If additional documents have been provided to support your representations, please list below:

Signed: 	Dated: 26 - 2 - 2015
---	----------------------

THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

Please do not forget to enclose any relevant documentation (e.g. a Sustainability Appraisal) with this form.

Completed representation forms should be returned to the Joint Planning Policy Unit at:

ONLINE – By completing the electronic form at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp

BY EMAIL – planningpolicy@gwynedd.gov.uk

BY POST – By sending to: Joint Planning Policy Unit, 1st Floor, Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd LL57 1DT

REPRESENTATION FORMS SHOULD BE RETURNED BY NO LATER THAN 5.00pm on the 31st March 2015

REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED

~~Samuel Best~~
26.2.15

10.5.1996

996
Carol Roberts
Sharon Humphreys

Cei Ballast
0005
.473ha
1.17

9327
26-093ha
64-47

PMU

Conveyor

Mean High Water

Must Tanks

Buildon Yard

Boat Yard

BM/4.96m-

ARTH ROAD

Marine Terrace

Boileau

25

**MADOC
MEMORIAL
HOSPITAL**

22

Bryn Glaslyn

7007
-336ha
-83

7305
113ha

6800
-356ha
-98

6607
360ha

GARTH

Quarry (person)

Решение. Пусть x — количество билетов, купленных по цене 1 рубль, а y — количество билетов, купленных по цене 2 рубля. Тогда можно составить систему уравнений:

1

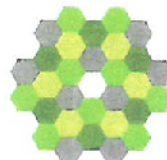
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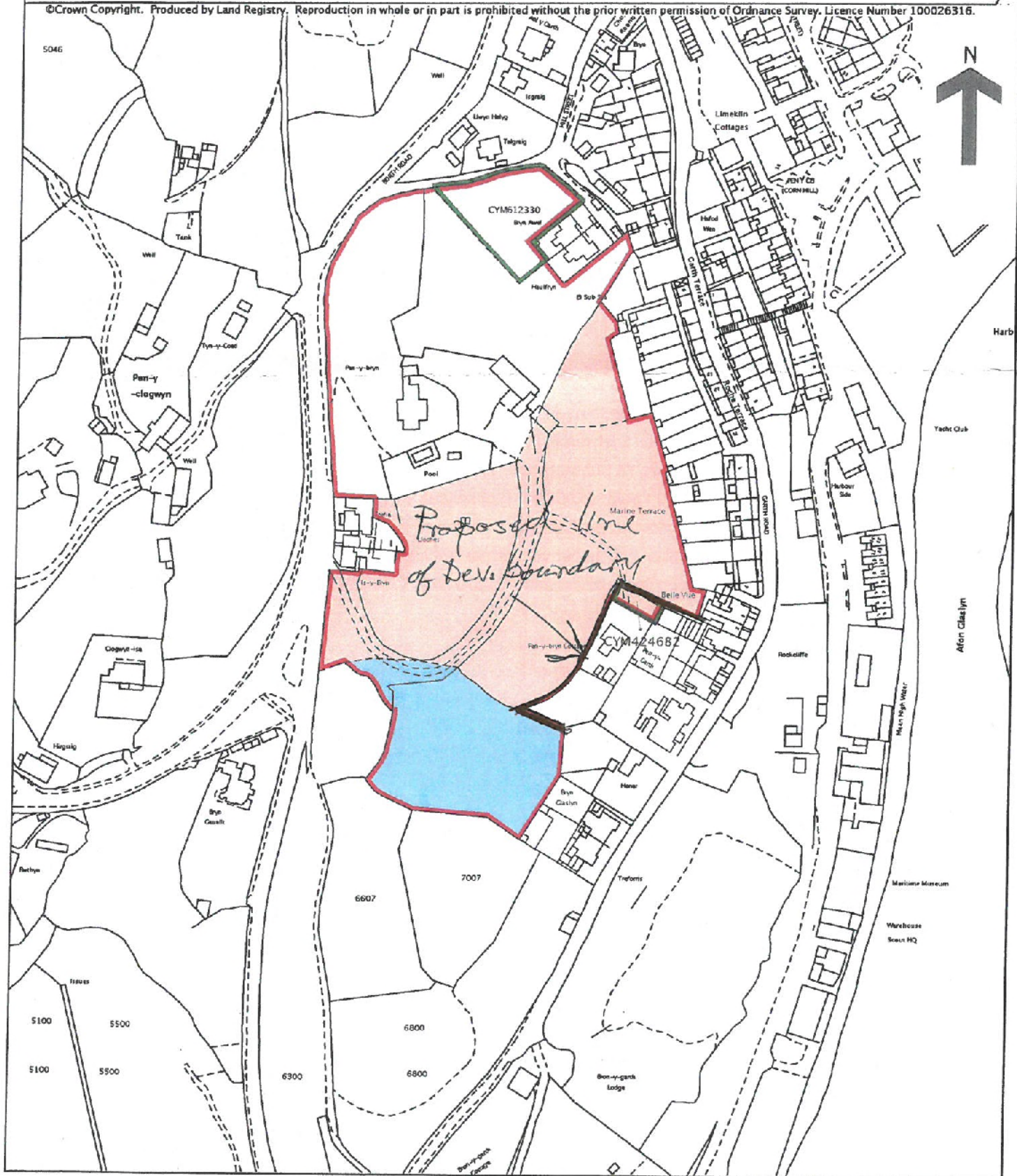
cy-01

Land Registry
Official copy of
title plan

Title number **CYM78816**
Ordnance Survey map reference **SH5638SE**
Scale **1:2500**
Administrative area **Gwynedd**



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PAMELA BEER

2014

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **101**

Enw / Name: **Mr Bryan Rees Jones [2737]**

Rhan: **Map 7 - Porthmadog**

Section: **Map 7 - Porthmadog**

Math / Type: **Gwrthwynebu / Object**

Crynodeb o'r Sylw:

Cynnwys llain o dir sef rhan o Moelwyn Dairy, Porthmadog Llain OS.56390101 oddifewn y Cynllun ar sail ei fod yn cydymffurfio a Polisi TAI10 a TAI14. 1.Fe ddylai y llain tir gael ei gynnwys oddifewn ffin y dref. Mae yn cydymffurfio a'r meini prawf Polisi TAI10 ar gyfer Tai Fforddiadwy. 2. Mae Polisi TAI14 yn datgan lefel twf ar gyfer Porthmadog o 123. 3.Bwriedir defnyddio y llain yn gyfangwbl ar gyfer Tai Fforddiadwy. Mae yn dir a ddefnyddwyd ar gyfer paratoi a dosbarthu llaeth a mae caniatad wedi ei roddi ar gyfer Canolfan Tim Achub. 4.Mae oll o wasanaethau cyhoeddus ar gael

Representation Summary:

Include a plot of land, namely Moelwyn Dairy, Porthmadog Plot OS.56390101 within the Plan based on the fact that it conforms with Policies TAI10 and TAI14. 1. The plot of land should be included within the town boundary. It conforms with the criteria of Policy TAI10 for Affordable Housing. 2. Policy TAI14 states a growth level of 123 for Porthmadog. 3. It is intended to use the plot entirely for Affordable Housing. It is land that was used to prepare and distribute milk and permission has been given for a Rescue Team Centre. 4. All public services are available

Sylw Llawn / Full Representation:

Cynnwys llain o dir sef rhan o Moelwyn Dairy, Porthmadog Llain OS.56390101 oddifewn y Cynllun ar sail ei fod yn cydymffurfio a Polisi TAI10 a TAI14.

1.Fe ddylai y llain tir gael ei gynnwys oddifewn ffin y dref. Mae yn cydymffurfio a'r meini prawf Polisi TAI10 ar gyfer Tai Fforddiadwy.

2. Mae Polisi TAI14 yn datgan lefel twf ar gyfer Porthmadog o 123.

3.Bwriedir defnyddio y llain yn gyfangwbl ar gyfer Tai Fforddiadwy. Mae yn dir a ddefnyddwyd ar gyfer paratoi a dosbarthu llaeth a mae caniatad wedi ei roddi ar gyfer Canolfan Tim Achub.

4.Mae oll o wasanaethau cyhoeddus ar gael

Newid(iadau) i'r Cynllun

To change the Porthmadog Map to include Plot 0101 Moelwyn Dairy Porthmadog within the town boundary

Change(s) to the Plan

To change the Porthmadog Map to include Plot 0101 Moelwyn Dairy Porthmadog within the town boundary and for it to be noted as land allocated for an Affordable Housing development.

Profion Cadernid / Soundness Tests: None

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **137**

Enw / Name: **Mr Llywelyn Rhys [2770]**

Rhan: **Map 7 - Porthmadog**

Section: **Map 7 - Porthmadog**

Math / Type: **Gwrthwynebu / Object**

Crynodeb o'r Sylw:

Cynnwys tir ychwanegol i ddatblygu tai (fforddadwy ac ar gyfer y farchnad) ar dir Moelwyn Dairy. Cyfeirnod map O.S. SH5639 a SH5539. Gan fod rhan helaeth o'r dref yn cael ei effeithio gan berygl o lifogydd ni ellir gwasanaethu y lefel twf disgwyledig (gweler Papur Testyn 5, Tabl 16, tudalen 48). Buase cynwys y Llain yn cydymffurfio a meini prawf Polisi TAI10 a TAI14. Mae holl o wasanaethau cyhoeddus ar gael ar gyfer y safle.

Representation Summary:

Include additional land to develop housing (affordable and for the market) on Moelwyn Dairy land. Map reference O.S. SH5639 and SH5539. As a great deal of the town is effected by flood risk, it is not possible to serve the projected growth level (see Topic Paper 5, Table 16, page 48). Including the plot would conform to the criteria of Policies TAI10 and TAI14. All public services are available for the site.

Sylw Llawn / Full Representation:

Cynnwys tir ychwanegol i ddatblygu tai (fforddadwy ac ar gyfer y farchnad) ar dir Moelwyn Dairy. Cyfeirnod map O.S. SH5639 a SH5539.

Gan fod rhan helaeth o'r dref yn cael ei effeithio gan berygl o lifogydd ni ellir gwasanaethu y lefel twf disgwyledig (gweler Papur Testyn 5, Tabl 16, tudalen 48).

Buase cynwys y Llain yn cydymffurfio a meini prawf Polisi TAI10 a TAI14.

Mae holl o wasanaethau cyhoeddus ar gael ar gyfer y safle.

Newid(iadau) i'r Cynllun

.

Change(s) to the Plan

Change the Porthmadog Map to include the Moelwyn Dairy, Porthmadog plot of land (grid reference SH5639 and SH5539) within the town boundary and noted as land allocated for housing development.

Profion Cadernid / Soundness Tests: i, x

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **274**

Enw / Name: **Mr Alun Evans [2854]**

Rhan: **Map 7 - Porthmadog**

Section: **Map 7 - Porthmadog**

Math / Type: **Gwrthwynebu / Object**

Crynodeb o'r Sylw:

Rwy'n teimlo y dylai'r 20 acer o dir yr wyf yn berchen arnynt gael eu cynnwys yn ffiniau'r hyn yr ystyrir yn dir a all fod yn rhan o'r polisi hwn h.y. tai fforddiadwy, y tir y gellir ei ddefnyddio i godi un neu ddau o dai arno, mae llawer mwy o fanteision o ran bywyd gwyllt ar weddill y tir ac, yn unol â hynny, mae modd ei ddatblygu'n warchodfa natur neu ei gynnal i ddiogelu'r amgylchedd. Dyma'r tir dan sylwSH5637 SH5638 Borth y Gest, Porthmadog.

Representation Summary:

I feel that the 20 acres of land i own should be included in the boundaries of what is deemed to be land that can be part of this policy i.e. Affordable Housing, the land can be used to build one or two houses, the remainder of the land has much many wildlife benefits and can accordingly be developed into a nature reserve or maintained to preserve the enviroment.The land in question is as follows SH5637 and SH5638 Borth y Gest,Porthmadog.

Sylw Llawn / Full Representation:

The provision of affordable homes is an objective of the Plan. Providing affordable homes is also a priority of both Single Integrated Plans and is a key priority for both Councils. The majority of affordable housing that is built in the Plan area has been delivered as part of new development. Therefore, planning policies have a central role in helping to deliver low cost homes through quotas of affordable dwellings being negotiated and delivered on open MARKET housing sites. Applying these policies can also contribute to achieving wider social policy goals such as maintaining and strengthening Welsh speaking communities. The following Strategic Policy and detailed policy sets out the circumstances for securing affordable housing, which will be supported by an Affordable Housing Supplementary Planning Guidance.

Newid(iadau) i'r Cynllun

.

Change(s) to the Plan

.

Profion Cadernid / Soundness Tests: None

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **295**

Enw / Name: **Mrs Elen Williams [2874]**

Rhan: **Map 7 - Porthmadog**

Section: **Map 7 - Porthmadog**

Math / Type: **Gwrthwynebu / Object**

Crynodeb o'r Sylw:

Mae'r safle ger Y Wern, Tan y Maes, y Felinheli yn rhan o'r Cynllun Datblygu Unedol cyfredol. Mr Lewis yw perchennog hwn ac mae wedi ein cyfarwyddo i fwrw ymlaen â'r datblygiad mewn partneriaeth â Chartrefi Cymunedol Gwynedd (CCG) sy'n berchen ar ddarn o dir gerllaw. Mae CCG yn cynnig codi chwe thŷ fforddiadwy ac mae ein cleient yn cynnig wyth tŷ fforddiadwy ac wyth tŷ ar y farchnad agored. Ein prif wrthwynebiad yw bod y darn hwn o dir wedi'i adael allan o'r Cynllun Datblygu Lleol ar y cyd am ddim rheswm o gwbl i'w weld. Mae hwn yn gynllun a fydd yn dwyn ffrwyth yn y dyfodol agos. Ymestyn y ffin ddatblygu i gynnwys Cae Brics ger Maes Gerddi.

Representation Summary:

The current development plant outline for Porthmadog is limited to the town centre, and as it stands it will not sufficiently meet the housing shortage problem in the town. This is mainly due to insufficient land within the LDP outline to build new housing. Housing shortages in the town are regularly reported in the local press and therefore other suitable sustainable options and locations need to be considered. In its current state the LDP boundary for Porthmadog is not future proof, and doesn't allow for flexibility to meet potential future housing demands. Amend the development boundary to include Cae Brics near Maes Gerddi.

Sylw Llawn / Full Representation:

The current development plant outline for Porthmadog is limited to the town centre, and as it stands it will not sufficiently meet the housing shortage problem in the town. This is mainly due to insufficient land within the LDP outline to build new housing. Housing shortages in the town are regularly reported in the local press and therefore other suitable sustainable options and locations need to be considered. In its current state the LDP boundary for Porthmadog is not future proof, and doesn't allow for flexibility to meet potential future housing demands.

Newid(iadau) i'r Cynllun

.

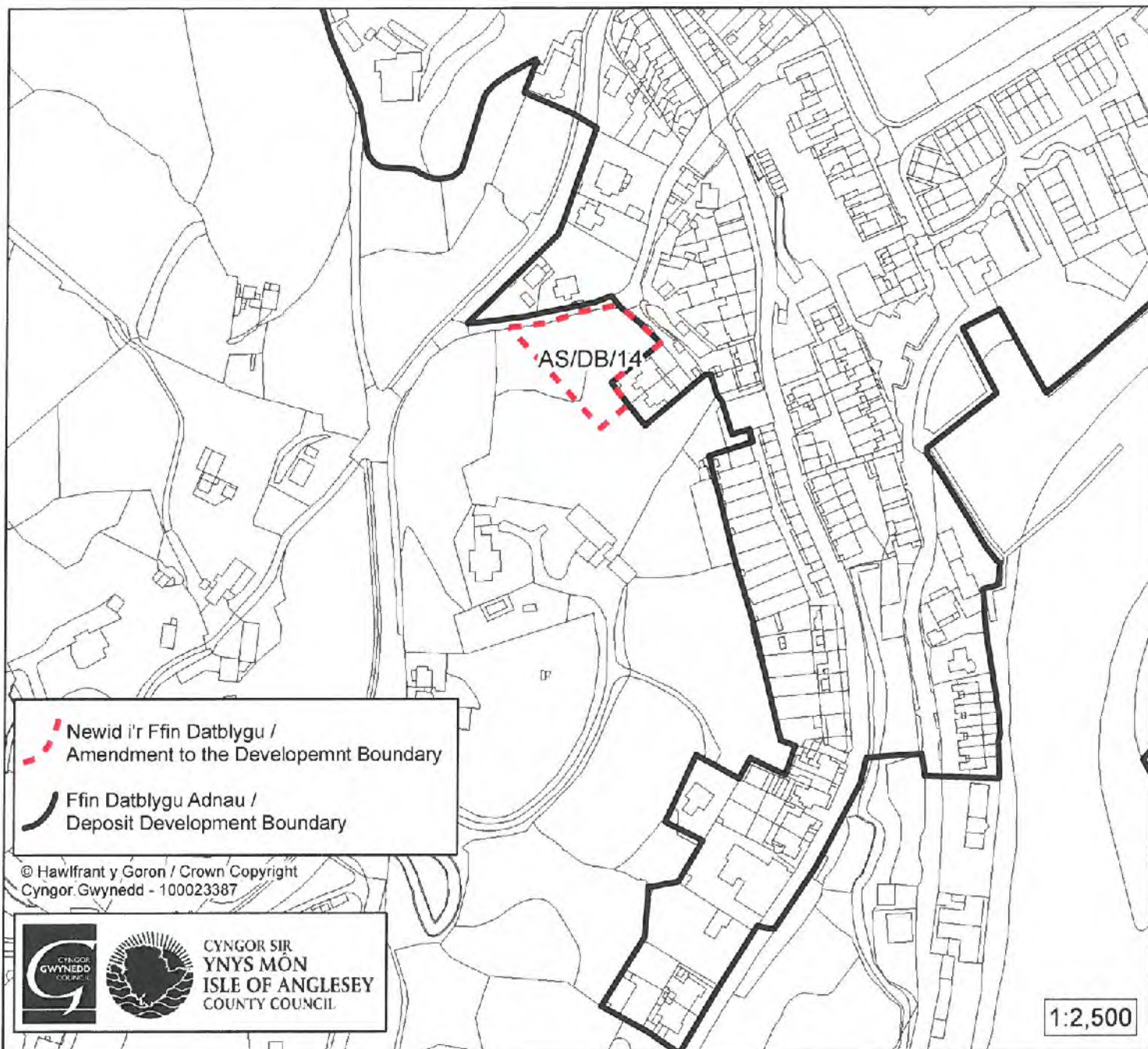
Change(s) to the Plan

That consideration is given to expanding the development plan boundary in Porthmadog to include Cae Brics near Maes Gerddi, Porthmadog (OS grid reference no. SH 56347 39565). This land had outline planning which lapsed in the 2000's and as it is adjacent to an existing housing estate, access to amenities and road access it would make suitable development land for new housing in Porthmadog.

Profion Cadernid / Soundness Tests: iv, viii

Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn
Anglesey and Gwynedd Joint Local Development Plan
2011- 2026

COFRESTR SAFLEOEDD AMGEN / ALTERNATIVE SITES REGISTER



Math o Safle Amgen / Alternative Site Type: NEWID I'R FFIN DATBLYGU /
 AMENDMENT TO DEVELOPMENT BOUNDARY

Cyfeirnod / Reference: AS/DB/14

Enw'r Safle / Site Name: Tir ger / Land adj Bryn Awel

Lleoliad / Location: Porthmadog

Cyngor Cymuned / Community Council: Porthmadog

Maint (ha) / Size (ha): 0.18

AS/A/14

		For office use only: Representor No. Date received: Date acknowledged:
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Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026
Representation Form

CYNGOR GWYNEDD
CYNGOR GWYNEDD
31 MAW 2015
PWLLHELI

Data Protection

How your representation and the information that you give us will be used. All information submitted will be seen in full by the Joint Planning Policy Unit staff dealing with the Joint Local Development Plan (Joint LDP). Your name and comments as set out in your representation form will be published together with the Councils' response. This helps to show that the consultation was carried out properly. Please note that this form may also be made available to any Public Examination on the Joint LDP.

We would prefer that you submit your representations directly online. Alternatively, an electronic version of this form can be completed online at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp Separate forms should be completed for each comment that you wish to make.

Additional representation forms can be obtained from the Joint Planning Policy Unit on 01286 685003 or may be downloaded from the Council's web site at: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp or you may photocopy this form. When making comments please use additional sheets as required clearly numbering each consecutive sheet.

PART 1: Contact details

	Your details/ Your client's details	
Name	ARVEL WILLIAMS	
Address		
Postcode		
Telephone Number		
Email address		

SA

Guidance Note.

Please set out your comments in Part 2 of this form. Use additional sheets of paper where necessary. Separate forms should be completed for each comment that you wish to make.

Question 2dd and 2e seeks your views on the soundness of the Joint Deposit Plan. The tests of soundness and additional information on how they are applied are detailed on the last page of this form.

If you want changes made to the Deposit Plan, please be as specific as you can. For example, if you want new text added, please set out the new text and explain where you would like it to go in the Deposit Plan and why. Similarly, if you want to add a new or amend a policy or a paragraph, please set out clearly the new text and explain where you think it should go in the Deposit Plan and why.

If you wish to delete a site that is allocated in the Deposit Plan or suggest amendments to it or you wish to propose a new site, please attach a 1:1250 or 1:2500 scale plan that clearly identifies the site boundaries. If you are proposing a new site (one that is not included within the Deposit Plan) the comment form must be accompanied by a detailed site assessment in accordance with the Council's Candidate Site assessment methodology and the Sustainability Appraisal framework. The Candidate Site assessment methodology and the Sustainability Appraisal framework can be found on the Council's website at: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp

Further information about this matter can be obtained from the Joint Planning Policy Unit on 01286 685003 or on the Council's web site at: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp in the leaflet 'Guidance about alternative sites'.

Where proposed changes to a development plan have significant sustainability effects, you will need to provide the relevant Sustainability Appraisal information. This information must be consistent with the scope and level of detail of the Sustainability Appraisal conducted by the Authority. It should also refer to the same baseline information in identifying the likely significant effects of the revised policy or new site.

You should include all your comments on the Deposit Plan and set out your full case on the official form, using accompanying documents where necessary. If you seek more than one change and consider that the Deposit Plan fails to meet more than one test of soundness separate forms should be completed for each representation. Similarly, if your representation is in support of the Deposit Plan or individual elements of the Deposit Plan it would be helpful if separate representations were made. Please indicate if you are submitting other material to support your comments.

You will only be able to submit further information to the Examination if the Inspector invites you to address matters that he or she may raise. Please note that the Inspector will not have access to comments you have made in response to previous consultations. If you do not consider the Deposit Plan to be sound and that it should be changed, please explain clearly why you think the changes are needed. If you think a change is needed for the Deposit Plan to meet one or more of the tests of soundness, please tell us which one(s).

Where a group shares a common view on how it wishes the Deposit Plan to be changed, the Councils will accept a signed petition. In submitting a representation form on behalf of a group, the representation form should include the contact details of a lead individual at Section 1 and the comments should be clearly set out on the representation form. The signed petition should state clearly how many people are being represented and how the representation has been authorised. Signing a petition does not prevent the submission of individual forms.

PART 2: Your Comments and Suggested Changes. (Please use one Part 2 section for each comment that you wish to make)

2a. Which part of the Deposit Plan are you commenting on?	
Policy number (please specify)	N/A.
Paragraph number (please specify)	N/A.
Proposals/ Inset Map (please specify ref no.)	PORTHLYAD006 -
Constraints Map	PORTHLYAD006 -
Appendices (please specify)	

2b. Are you objecting or supporting the Deposit Plan?			
Objecting	☒	Supporting	☐

2c. Please provide details of your representation on the Deposit Plan.

Our concerns reference Bryn Ael, Hill St, Borthmadog, LL49 9BD, and at present the development boundary doesn't reflect the established use of the land which forms part of the garden at Bryn Ael.

As per the Land Registry copy of the plan (CYM 78816), the property's boundary has changed. The extension of the property's land may provide opportunity in the future for new development e.g. a granny flat. The land is accessible & full amenities are available.

Please use additional sheet if necessary.
Please state how many additional sheets have been used.....

2ch. If your response to 2c above exceeds 100 words, please provide a summary (no more than 100 words).

2d. Please detail the changes you wish to see made to the Deposit Plan.

- Amend the ^{development} boundary so that it reflects the new boundary of Bryn Auel (see attached map).
- Include the site shown within the development boundary.

2dd. Is the Deposit Plan sound?

Yes ☐ No ☒

2e. If you think that the Deposit Plan is unsound which test of soundness do you think that it fails? (Please tick below). More details are provided at the back of this form.

Procedural				Consistency								Coherence & Effectiveness							
P1	☐	P2	☐	C1	☐	C2	☐	C3	☐	C4	☐	OE 1	☐	OE 2	☒	OE 3	☐	OE 4	☐

Part 3: What Happens Next?

At this stage of the Joint LDP process, you can only make comments in writing (these are called 'written representations'). However, the Inspector may call on those who want to change the Plan to appear and speak to the Inspector at a 'hearing session' during the Public Examination. You should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

3a. Do you want your comments to be considered by 'written representations' or do you want to speak at a hearing session of the Public Examination? (Please tick one of the following)

I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.



I want to speak at a hearing session.



3b. If you wish to speak, please confirm which part of your representation you wish to speak to the Inspector about and why you consider it to be necessary to speak at the Hearing.

3c. Would you like to be informed about the following (Please tick the relevant boxes)

Submission of documents and evidence to the examination



Publish Inspector's report



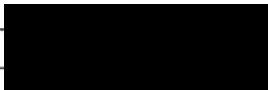
Plan's adoption



If additional documents have been provided to support your representations, please list below:

Map showing the land in question.

Signed:



Dated:

29/3/15

THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

Please do not forget to enclose any relevant documentation (e.g. a Sustainability Appraisal) with this form.

Completed representation forms should be returned to the Joint Planning Policy Unit at:

ONLINE – By completing the electronic form at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp

BY EMAIL – planningpolicy@gwynedd.gov.uk

BY POST – By sending to: Joint Planning Policy Unit, 1st Floor, Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd LL57 1DT

REPRESENTATION FORMS SHOULD BE RETURNED BY NO LATER THAN 5.00pm on the 31st March 2015
REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED

Test of Soundness

Test	Procedural Tests
P1	It has not been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme.
P2	The plan and its policies have not been subjected to Sustainability Appraisal including Strategic Environmental Assessment.
	Consistency Tests
C1	It is a land use plan which does not have regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.
C2	It does not have regard to national policy.
C3	It does not have regard to the Wales Spatial Plan.
C4	It does not have regard to the relevant community strategy.
	Coherence and Effectiveness Tests
CE1	The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or, where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.
CE2	The strategy, policies and allocations are not realistic and appropriate having considered the relevant alternatives and/or are not founded on a robust and credible evidence base.
CE3	There are no clear mechanisms for implementation and monitoring.
CE4	It is not reasonably flexible to enable it to deal with changing circumstances.

The Planning and Compulsory Purchase Act 2004 states that the purpose of the examination of a Local Development Plan (the Plan) is to consider whether it is "sound". This means that anyone who wants to comment on or object to the Deposit Plan should seek to say how it is unsound and what is needed to make it sound. Sound may be considered in this context within its ordinary meaning of "showing good judgement" and "able to be trusted". To assess the Deposit Plan we use 10 tests as set out above. The Deposit Plan will be examined by an independent Inspector appointed by the Welsh Government and it will be the Inspector's job to consider whether the Plan is sound.

Where you propose a change to the Deposit Plan you should therefore make clear which test(s) of soundness you believe the Deposit Plan fails. The tests are in 3 groups - 'Procedural' (2 tests); 'Conformity' (4 tests); and 'Coherence and Effectiveness' (4 tests). If you wish to comment on the way in which the Councils have prepared the Deposit Plan, it is likely that your comments or objections would fall under one of the procedural tests. If you wish to comment on or object to the content of the Deposit Plan, it may help to look at the 'consistency' and the 'coherence and effectiveness' tests.

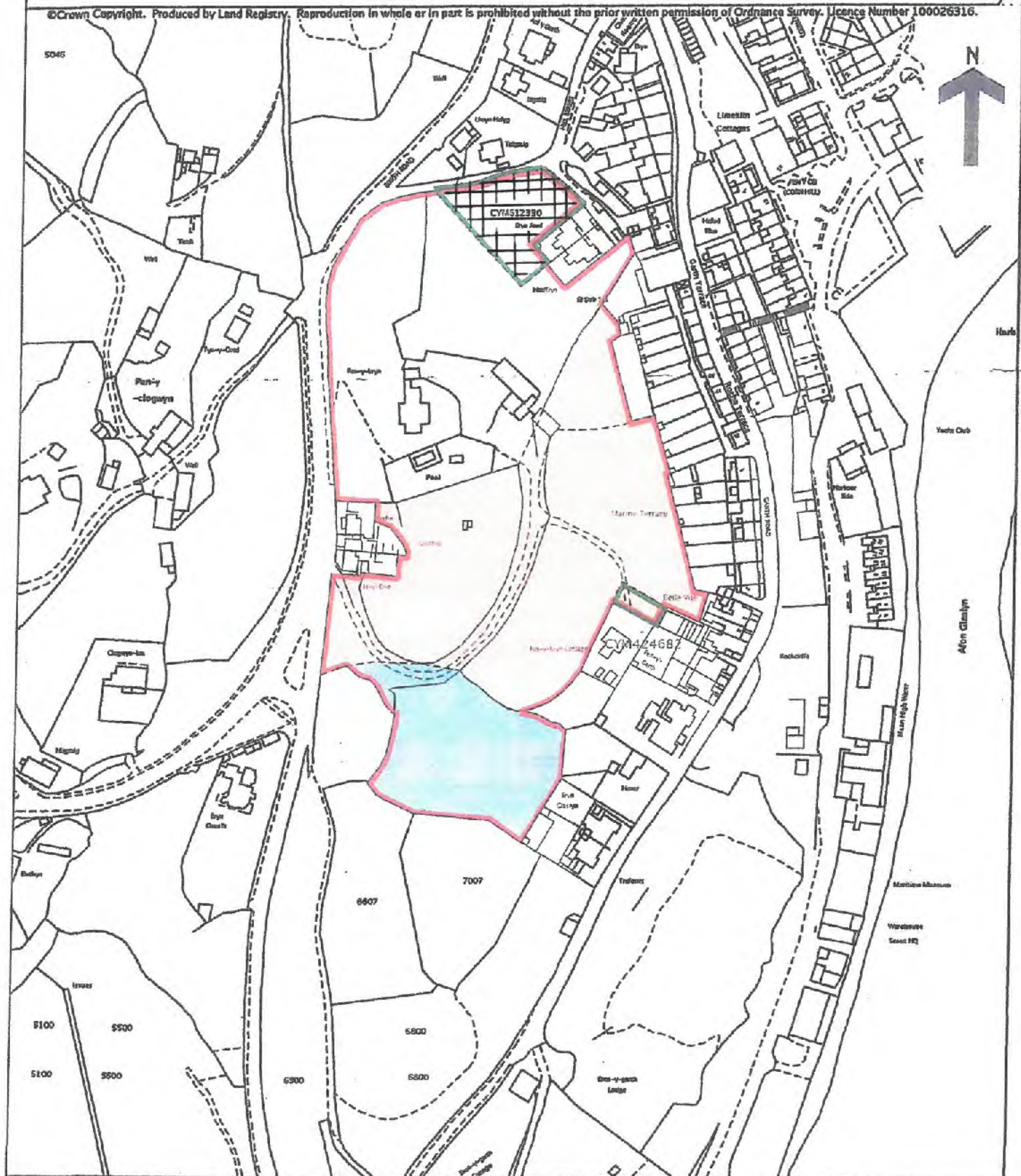
Land Registry
Official copy of
title plan

COPY

Title number CYM78816
Ordnance Survey map reference SH5638SE
Scale 1:2500
Administrative area Gwynedd



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2014

G

Either select a place name from the list below.

OR

To use the Address Search you may enter information into any of the fields below or combination of them (for example when searching for House number it is recommended you also choose a Street name). Full or partial postcodes (minimum 5 digits) can also be searched. House names can be entered in the Other Information field.

Click once on the selected entry in the dropdown list and the map screen will refresh centred on the address or postcode.

House:

Street:

Other Information:

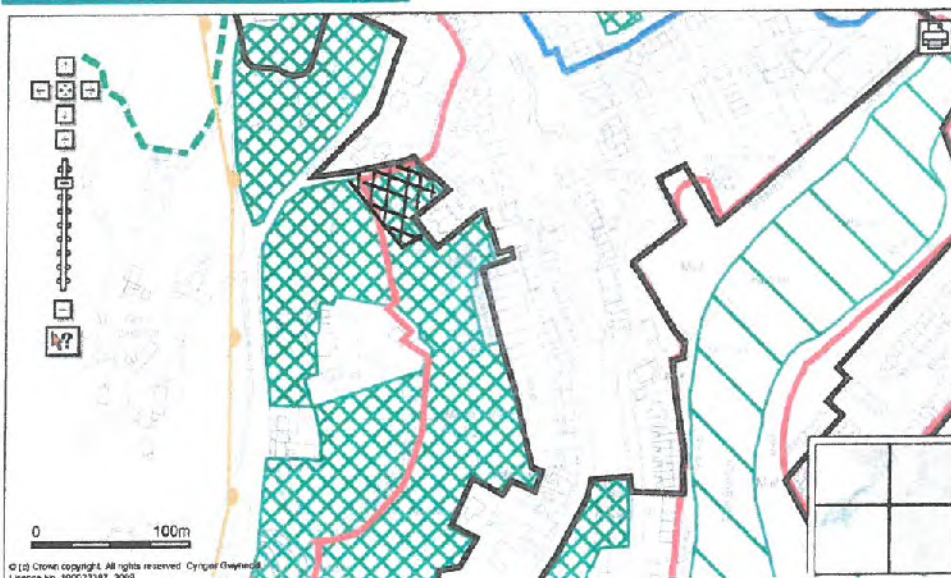
Postcode:

Search

Your search returned 10 results.

Sym Gwlad:
Sym Road:
Postymedion:
LL49 9LP
Arwel

GWYNEDD
UNITARY DEVELOPMENT PLAN 2001-2016



ARWEL