

	 CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL	For office use only: Representor No. Date received: 24/3/15 (ebost) Date acknowledged:
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**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	Conygar Stenaline Ltd	John Adshead Regener8wales
Address	[REDACTED]	[REDACTED]
Postcode	[REDACTED]	[REDACTED]
Telephone Number	[REDACTED]	[REDACTED]

Email address	dgj@beaumaris.co.uk	jr87@btinternet.com
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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)	TAI 14
Paragraph number (please specify)	7.4.120
Proposals/ Inset Map (please specify ref no.)	3 - Holyhead
Constraints Map	
Appendices (please specify)	Appendix 5

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

2c. Please provide details of your representation on the Deposit Plan.
The detailed provisions of Policy TAI 14 should be amended to include for the allocation of the Holyhead Waterfront Site, as a major mixed-use scheme with up to 380 residential dwelling units. This site has extant planning consent granted on 14/02/14 for a total of 74 housing units, 306 apartments and 7,645 sq m of commercial floorspace, in addition to an 80 bed hotel. In view of the significance of this development to, not only the housing policies of the plan, but also those concerned with regeneration, economic development and tourism, specific reference should be made to these proposals within the plan and the housing allocations for Holyhead amended to reflect this extant permission. The Holyhead Waterfront Scheme has the potential to make a critical impact on the regeneration of both the Holyhead and island-wide economy. The scheme has the capacity to deliver the “transformational change” sought in Policy CYF7 which outlines a vision for the future of the Holyhead Regeneration Area. Situated between the outer harbour and the town centre itself the Waterfront proposals will provide a new and vibrant face to Holyhead that celebrate its maritime and cultural history and identity. The successful regeneration of many coastal towns and cities across Wales and Europe has been driven by a regeneration of their waterfronts. Conygar Stenaline Ltd fully recognises this potential within Wales and is working in partnership with local authorities and Welsh Government to deliver waterfront regeneration schemes for Pembroke Dock, Fishguard and Haverfordwest. The Holyhead Waterfront development will directly support the regeneration of the town itself attracting new visitors and opening up new tourism markets that the local economy does not currently benefit from. Previous public sector led regeneration initiatives over the last 20+ years have failed to secure the investment needed to turn the town around. Without the inclusion of the Waterfront, as part of a wider regeneration strategy for the town, it is difficult to envisage how the prospects for the local economy will improve in the current investment climate or over the plan period itself. The mix of uses within the scheme reflects the ambition to maximise the economic impact of this investment on the local economy. In creating a critical mass of commercial uses, supported by a mix of residential development, the scheme has the capacity to generate some 350 fte permanent jobs in an area which has seen a dramatic fall in employment prospects since the closure of Anglesey Aluminium at Holyhead. The inclusion of an 80 bed quality hotel will make a significant contribution to the projected job

numbers and is supported by Policy TWR2 of the plan, which seeks to encourage high quality serviced accommodation and hotels in particular. Although Holyhead has been successful in attracting a new budget hotel at the entrance to the town, it has so far failed to secure a new quality facility, in part, because the necessary infrastructure and ancillary facilities have not been in place to support such an investment.

A high quality hotel in this location would also act as a major draw for cruise ship passengers visiting Holyhead and open up the potential to encourage return trips from overseas visitors. The cruise market has quite rightly been identified as a target for future tourism growth on the island both within the JLDP and Anglesey Council's own Tourism Destination Management Plan. However, it is understood that very few visitors to the port currently choose to spend their time ashore in Holyhead itself, as it not perceived to have the right "offer". The Waterfront development has the potential to present an exciting and vibrant "shop window" to visiting cruise ship passengers which would undoubtedly change perceptions of Holyhead as a port of call. A total of 23 cruise ships are scheduled to visit the port in 2015.

The Waterfront proposals also have a major contribution to make in achieving the policy objectives of the plan and Policy CYF1 in particular. In this context, it is disappointing that the policy makes no reference to the opportunity which mixed-use developments such as the Waterfront can make to employment growth. With the provision of new and enhanced facilities and modern workspace there is an opportunity to exploit the growing demand for the chandlery services, engineering services, fabrication, rigging and sail making. The enhanced facilities would also encourage a growth in training and residential courses linked to both sailing and power boating.

The scheme also has a key role in delivering some of the other housing policies within the plan including TAI 1, 3 and 9. The Section 106 Agreement, which has already been entered into as part of the planning approval process for the site, demonstrates the commitment on behalf of the developer to supporting affordable housing within the scheme. Developments such as the Waterfront offer the County Council the best prospect of achieving the social housing targets contained in the plan. The supporting evidence to the plan acknowledges that some 44% of all affordable housing over the plan period will need to be met by the private sector (primarily through Section 106 obligations). Evidence contained within Appendix 5 of the Deposit Plan suggests, however, that out of a total commitment of 650 units within Holyhead as of April 2014 only 4 were under construction. The ability of smaller sites and even some larger ones in locations such as Holyhead to deliver the levels of affordable housing required within the plan must be open to conjecture.

The Waterfront development also has a potentially important role to play in meeting the objectives of Policy TAI3 in providing key worker accommodation associated with Wylfa Newydd. The proposed phasing and timing of the development would enable it to provide valuable construction worker accommodation in a location that satisfies the tests outlined in Policy TAI3. The site enjoys good accessibility and links to public transport (including both the Holyhead to London train service and Valley Airport). The development would also provide good access to on-site leisure facilities as well as local services

In conclusion, it would appear incongruous not to include the Waterfront development as a specific allocation within the Deposit Plan. The approach which the preparation of the plan appears to have adopted, to the important issue of housing allocations, seems to lack sufficient rigour and transparency. The treatment of commitments, in particular, would appear to be inconsistent and fundamentally flawed. Only a relatively small part of the site, Glan y dwr, has been included as an allocation for 90 residential units. This allocation, however, has no relationship to the approved masterplan for the site which includes both a hotel and apartments on this part of the site.

The LPA has not prepared a detailed 5 year (or longer term) trajectory to indicate delivery timescales from individual sites with planning consent. There is no clear evidence that the sites have been assessed against the criteria that they are available, in a suitable location now, and be achievable with realistic prospects of delivery within the plan period. Table 3, Appendix 5, which attempts to deal with commitments is based upon criteria and assumptions that are unclear and unconvincing. Although the narrative suggests that decisions and calculations were made for a "variety of reasons", only one example is given in relation to sites which appear to have been in a land bank for more than 5 years. This is clearly not the case with the Waterfront development which was only consented in February 2014 and where the developers are actively engaged in commissioning the detailed designs and engineering studies required to complete a reserved matters planning application.

NOTE

A Candidate Site Assessment Form has been completed for the Waterfront proposals, although all the issues raised in the form were dealt with as part of the detailed appraisal of the planning application for the site.

No separate sustainability appraisal has been undertaken as the site was subject to a full Environment Impact Assessment which accompanied the planning application as required by the Town and Country Planning (EIA) Regulations 1999 (as amended)

*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).

Proposed change to Policy TAI 14 to include for the allocation of the Holyhead Waterfront Site as a major mixed-use scheme. This site has extant planning consent for a total of 380 residential units and 7,645 sq m of commercial space, in addition to an 80 bed hotel and, as such, should be recognised as a specific commitment and included as an allocated site within the plan. The development will make a significant contribution to achieving the key economic and regeneration objectives which underpin Policies CYF1 and 7 of the plan, as well as Housing Policies 1, 3 and 9.

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

The amendment of Policy TAI14 Housing in Sub Regional Centre and Urban Service Centres to include the Holyhead Waterfront site as a housing allocation, as part of a mixed-use scheme as defined by the planning consent dated 14 February 2014 (copy attached). Specifically, that allocation T16 Land at Glan y dwr be revised from 90 to 380 units to reflect the number of residential units approved in the extant planning permission. In addition, that the site be referenced as Holyhead Waterfront on the Holyhead Proposals Map (3).

The plan should also be amended to include reference to the commercial floorspace provision of 7,645 sq m and the 80 bed hotel proposals within the relevant employment policies (CYF1 & 7 as well as TWR2)

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). <i>More details are provided at the back of this form.</i>																			
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.	
The proposed changes to Policy TAI 14, to provide for the inclusion of the Holyhead Waterfront Site as a housing, leisure and commercial use allocation within the Deposit Plan. Given the scale and impact of this proposal on the policies of the plan and its economic priorities it will be important to be able to outline in more detail the planning merits of this scheme and the prolonged process of engagement with the planning authority that culminated in the granting of planning permission in February 2014.	
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:	
Planning Decision notice Dated 14/02/14 LPA Ref 19C1046A/EIA/ECON	
Illustrative Masterplan	
Site location and ownership plan	

Candidate Site Submission Form

Parties with a legal interest form

Signed: John Adshead	Dated: 24.03.15
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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

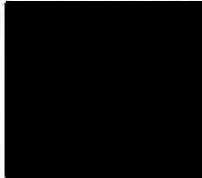
Test	Procedural Tests
P1	It has not been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme.
P2	The plan and its policies have not been subjected to Sustainability Appraisal including Strategic Environmental Assessment.
	Consistency Tests
C1	It is a land use 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.

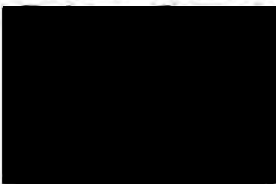
Where you propose a change to the Deposit Plan you should therefore make clear which test(s) of soundness you believe the Deposit Plan fails. The tests are in 3 groups - ‘Procedural’ (2 tests); ‘Conformity’ (4 tests); and ‘Coherence and Effectiveness’ (4 tests). If you wish to comment on the way in which 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.

The following parties received notices as part of the planning process, as owners or parties having a legal interest in part of the proposal site.

Mr. Ronald Williams



Mr. John Kulesza and Ms. Kate Nicholls



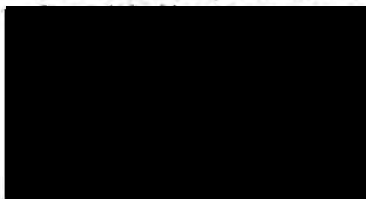
Isle of Anglesey County Council
Director of Legal Services



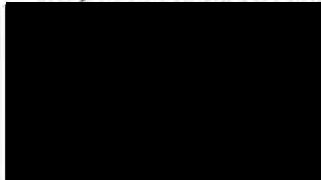
Stena Line Ports Ltd.



Manweb PLC (Scottish Power)



Holyhead Maritime Museum





**CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL**

Conygar Stenaline Ltd
c/o Mr David Jones
Axis Ped Ltd



Annwyl Syr/Madam,

DEDDF CYNLLUNIO GWLAD A THREF 1990

RHYBUDD PENDERFYNIAD

Darllenwch yr amodau isod yn ofalus iawn rhag ofn, o fethu cydymffurfio a nhw, y bydd hynny'n gwneud eich caniatad cynllunio'n annilyd.

Cais amlinellol ar gyfer datblygiad defnydd cymysg gyda marina newydd, eiddo preswyl, gwesty, defnyddiau masnachol a hamdden ac adwerthu ynghyd â gwaith cysylltiol i adennill tir ac isadeiledd gwasanaethu yn / Outline application for a mixed-use development consisting of a new marina, residential properties, a hotel, commercial, leisure and retail uses together with associated land reclamation and service infrastructure at Holyhead Waterfront, Holyhead

Mae eich cais wedi cael ei ystyried gan y Cyngor yn unol a'i awdurdod dan y Ddeddf uchod, a rhoddwyd **CANIATÂD** gyda'r amodau canlynol:-

Diffiniadau

Bydd y 'Gwaith Rhagarweiniol Galluogi, Mynegiad ac Isadeiledd' yn cynnwys y canlynol:

- ☐ Llwyfannau datblygu
- ☐ Môrgloddiau newydd
- ☐ Basn Marina
- ☐ Pontwys ac angorfeydd
- ☐ Isadeiledd gwasanaethau draenio
- ☐ Ffyrdd mynediad a gwaith priffyrdd
- ☐ Waliau môr perimedr

Mae'r diffiniad 'Prif Ddatblygiad' yn ymwneud â phob agwedd arall o'r datblygiad a gymeradwywyd sydd wedi ei eithrio o'r diffiniad blaenorol.

(01) Ni chaniateir dechrau unrhyw ran o'r Prif

JIM WOODCOCK

Pennaeth Gwasanaeth Cynllunio
Head of Planning Service
CYNGOR SIR YNYS MÔN
ISLE OF ANGLESEY COUNTY COUNCIL



Gofynnwch am/Ask for: Dewi F. Jones



e-mail: [REDACTED]

Cais Rhif / App. No. **19C1046A/EIA/ECON**

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF DECISION

Please read the conditions listed below carefully as failure to comply may invalidate your planning permission.

Your application has been considered by the Council in pursuance of its powers under the above mentioned Act and permission has been **APPROVED** subject to the following conditions:-

Definitions

The 'Preliminary Enabling, Access and Infrastructure Works' shall include the following:

- ☐ Development platforms.
- ☐ New breakwaters.
- ☐ Marina basin.
- ☐ Pontoons & berths
- ☐ Services and drainage infrastructure.
- ☐ Access roads and highway works.
- ☐ Perimeter sea walls

The definition 'Main Development' relates to all other aspects of the approved development excluded from the preceding definition.

(01) No part of the Main Development hereby

Ddatblygiad a ganiateir yma hyd nes bod manyllon yn ymwneud a gosodiad, maint, edrychiad allanol unrhyw adeiladau sydd i'w codi, y dull o gael mynediad iddynt a thirlunio'r safle (a elwir ar ôl hyn y 'materion wrth gefn') mewn perthynas â'r rhan honno o'r Prif Ddatblygiad, wedi ei gyflwyno i'r Awdurdod Cynllunio Lleol ac wedi derbyn ei ganiatâd ysgrifenedig.

Rheswm: Cais amlinellol yw hwn a bydd y materion wrth gefn angen eu hystyried yn fanwl.

(02) Rhaid cyflwyno cynlluniau a manylion am y materion wrth gefn y cyfeirir atynt yn Amod 1 uchod, yn ymwneud â gosodiad, maint, edrychiad allanol unrhyw adeiladau sydd i'w codi, y dull o gael mynediad iddynt a thirlunio'r safle, i'r Awdurdod Cynllunio Lleol a derbyn ei ganiatâd ysgrifenedig a rhaid eu gwneud yn union fel y cawsant eu cymeradwyo.

Rheswm: Cais amlinellol yw hwn a bydd y materion wrth gefn angen eu hystyried yn fanwl.

(03) Rhaid gwneud cais i gymeradwyo'r materion wrth gefn i'r Awdurdod Cynllunio Lleol cyn diwedd 5 mlynedd o ddyddiad y caniatâd hwn.

Rheswm: Angen eu gosod yn unol ag Adran 92 Deddf Cynllunio Gwlad a Thref 1990.

(04) Rhaid dechrau'r datblygiad a ganiateir yma naill ai cyn pen saith mlynedd o ddyddiad y caniatâd hwn neu ddiwedd ddwy flynedd o ddyddiad caniatâu'r olaf o'r materion wrth gefn, p'un bynnag yw'r diwethaf.

Rheswm: Angen eu gosod yn unol ag Adran 92 Deddf Cynllunio Gwlad a Thref 1990.

(05) Rhaid i'r cyflwyniadau ar y materion wrth gefn yng nghyswllt dyluniad ac edrychiad allanol gydymffurfio gyda, a glynu wrth Datganiad Dyluniad a Mynediad Blaen y Dŵr Caergybi a gyflwynwyd (Rhagfyr 2010).

Rheswm: Er mwyn sicrhau y ceir datblygiad boddhaol.

(06) Cyn dechrau'r 'Gwaith Rhagarweiniol Galluogi, Mynediad ac Isadeiledd' rhaid cyflwyno cynllun o ddatblygu fesul cam (a elwir wedi hyn yn rhestr o ddatblygu) i'r awdurdod datblygu lleol a derbyn ei ganiatâd ysgrifenedig. Rhaid i'r rhestr ddatblygu fanylu ar yr holl elfennau cydrannol a fwriedir ar gyfer pob cyfnod ac ni chaniateir dechrau unrhyw gyfnod dilynol cyn y ceir cytundeb ysgrifenedig yr awdurdod cynllunio lleol yn cadarnhau bod y cyfnod blaenorol

permitted shall be commenced until details of the layout, scale, external appearance of any buildings to be erected, the means of access thereto and the landscaping of the site (hereinafter called 'the reserved matters') in respect of that part of the Main Development, have been submitted to and approved in writing by the Local Planning Authority.

Reason: The application is in outline only and the reserved matters will require detailed consideration.

(02) Plans and particulars of the reserved matters referred to in Condition 1 above, relating to the layout, scale, external appearance of any buildings to be erected, the means of access thereto and the landscaping of the site, shall be submitted in to and approved in writing by the Local Planning Authority and shall be carried out as approved.

Reason: The application is in outline only and the reserved matters will require detailed consideration.

(03) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 5 years from the date of this permission.

Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

(04) The development hereby permitted shall be begun either before the expiration of seven years from the date of this permission, or the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

(05) The reserved matters submissions in respect of design and external appearance shall be in accordance with and adhere to the submitted Holyhead Waterfront Design and Access Statement (December 2010).

Reason: To ensure a satisfactory development.

(06) Prior to the commencement of 'Preliminary Enabling, Access and Infrastructure Works' a phased scheme of development (hereinafter called the schedule of development) shall be submitted to and approved in writing by the local planning authority. The schedule of development shall detail all component elements proposed in each phase and no subsequent phase may be commenced before

wedi ei gwblhau. Rhaid i bod agwedd o'r rhestr ddatblygu gael ei gweithredu yn unol â'r amod hwn oni bai i'r Awdurdod Cynllunio gytuno fel arall yn ysgrifenedig a chyn gwneud y gwaith.

Rheswm: I hwyluso'r cynllun o ddatblygu fesul cam yn unol â rhestr fydd wedi ei chytuno'n flaenorol.

(07) Rhaid i'r datblygiad a ganiateir fod yn berthnasol i'r manylion hynny a gyflwynwyd gan AXIS P E D Cyf. i'r Awdurdod Cynllunio Lleol dyddiedig Rhagfyr 2010, fel y'i diwygiwyd.

Rheswm: I sicrhau eglurder.

(08) Cyn i'r Prif Ddatblygiad (neu unrhyw ran ohono) ddod i rym, rhaid cyflwyno cynllun ar gyfer codi fesul cam arwyddion traffig ar gyfer Y Bont Ddu i'r Awdurdod Cynllunio Lleol a derbyn ei ganiatad ysgrifenedig.

Rheswm: Er mwyn cynnal diogelwch a llif rhydd y traffig ar y gefnffordd.

(09) Fel rhan o unrhyw gyflwyniad ar gyfer materion wrth gefn, rhaid cyflwyno manylion llawn am osodiad a dyluniad mynedfeydd y safle (yn cynnwys cerbydau a cherddwyr), mynediad mewnol ac ardaloedd cylchu i'r Awdurdod Cynllunio Lleol a derbyn ei ganiatad ac ni chaniateir defnyddio na byw mewn unrhyw ran o'r Prif Ddatblygiad a gymeradwywyd hyd nes y bydd isadeiledd y ffordd a gymeradwywyd dan yr amod hwn wedi ei gwblhau er boddhad yr Awdurdod Cynllunio Lleol a rhaid ei gadw felly wedi hynny.

Rheswm: Er mwyn sicrhau bod mynedfa ddigonol i gerbydau a'u symudiadau a hynny er lles diogelwch y briffordd.

(10) Fel rhan o unrhyw gais materion wrth gefn, rhaid cyflwyno manylion am y cyfleusterau cerbydau danfon, storio sbwriel a phethau ailgylchadwy a pharcio a throï i'r Awdurdod Cynllunio Lleol a derbyn ei ganiatad ac ni chaniateir defnyddio na byw mewn unrhyw ran o'r Prif Ddatblygiad fydd wedi ei gymeradwyo hyd nes y bydd y cyfleusterau angenrheidiol wedi eu cwblhau a'u marcio allan er boddhad yr Awdurdod Cynllunio Lleol. Rhaid cadw'r manau datblygu wedi hynny yn glir o rwystrau a pheri eu bod ar gael ar gyfer danfon a throï.

Rheswm: Er mwyn sicrhau cyfleusterau digonol ar gyfer parcio cerbydau danfon a throï o fewn cwrtll y safle, er lles diogelwch y briffordd.

(11) Fel rhan o'r cais mewn perthynas â'r materion

the written agreement of the local planning authority is received confirming completion of the preceding phase. The schedule of development shall be implemented in all respects as approved by this condition unless firstly otherwise agreed in writing by the Local Planning Authority.

Reason: To facilitate a phased scheme of development in accordance with a pre-agreed schedule.

(07) The approved development shall relate to those details as submitted by AXIS P E D Ltd to the Local Planning authority dated December 2010 as amended.

Reason: In the interest of clarity.

(08) Prior to the Main Development (or any part thereof) being brought into operation a scheme for the phasing of the Black Bridge traffic signals shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To maintain the safety and free flow of traffic on the trunk road.

(09) As part of any reserved matters submission, full details of the layout and design of site accesses (including vehicular and pedestrian), internal access and circulation areas shall be submitted to and approved by the Local Planning Authority and that part of the approved Main Development shall not be used or occupied until the road infrastructure approved under this condition has been completed to the satisfaction of the Local Planning Authority and which shall be retained as such thereafter.

Reason: To ensure an adequate vehicular access and movement in the interests of highway safety.

(10) As part of any reserved matters application, details of delivery vehicle facilities, refuse and recyclables storage and parking and turning shall be submitted to and approved by the Local Planning Authority and that part of the approved Main Development shall not be used or occupied until the required facilities have been completed and marked out to the satisfaction of the Local Planning Authority. The delivery areas shall thereafter be kept clear of obstruction and made available for delivery and turning.

Reason: To ensure adequate facilities for delivery vehicle parking and turning within the curtilage of the site, in the interests of highway safety.

(11) As part of the reserved matters

gefn ar gyfer pob rhan o'r Prif Ddatblygiad, rhaid cyflwyno manylion am y cyfleusterau parcio ceir a beiciau modur i'r Awdurdod Cynllunio Lleol a derbyn ei ganiatâd a chyn defnyddio'r datblygiad arfaethedig neu ran ohono rhaid i'r lle parcio fod wedi ei gwblhau ym mhob agwedd fel sydd wedi ei gymeradwyo dan yr amod hon a'i gynnal a'i gadw wedi hynny yn rhydd o rhwystrau a rhaid iddo fod ar gael fel y cafodd ei gymeradwyo wedi hynny.

Rheswm: I sicrhau darpariaeth ac argaeledd digonol o lefydd parcio cerbydau.

(12) Fel rhan o unrhyw gais materion wrth gefn rhaid cyflwyno manylion am rwydwaith beicio / llwybr troed integredig (i gynnwys Llwybr Arfordirol Ynys Môn) trwy bob rhan o safle'r Prif Ddatblygiad i'r Awdurdod Cynllunio Lleol a derbyn ei ganiatâd a chyn bod neb yn byw neu'n defnyddio'r datblygiad arfaethedig neu ran ohono, rhaid i'r llwybrau fod wedi eu cwblhau fel a gymeradwywyd dan yr amod hwn a rhaid eu cynnal a'u cadw'n rhydd o rwystrau a pheri eu bod ar gael fel y cawsant eu cymeradwyo wedi hynny.

Rheswm: Er lles datblygiad cynaliadwy.

(13) Fel rhan o'r cais materion wrth gefn ar gyfer pob rhan o'r Prif Ddatblygiad, rhaid cyflwyno i'r Awdurdod Cynllunio Lleol fanylion am gyfleusterau diogel dan orchudd ar gyfer parcio beics a derbyn ei ganiatâd a chyn defnyddio'r datblygiad arfaethedig neu ran ohono rai i'r lle parcio beics fod wedi ei gwblhau ym mhob agwedd fel y cafodd ei gymeradwyo o dan yr amod hwn a rhaid ei gynnal a'i gadw wedi hynny yn rhydd o rwystrau a pheri ei fod ar gael fel y cafodd ei gymeradwyo.

Rheswm: I sicrhau darpariaeth ddigonol a bod lle ar gyfer parcio beics.

(14) Fel rhan o'r cais/ceisiadau materion wrth gefn rhaid cyflwyno manylion am gynllun teithio yn nodi:

- ☐ Cynigion i annog ymwelwyr, staff a chontractwyr i deithio i'r safle ac oddi yno trwy ddulliau amgen o deithio yn hytrach na defnyddio car preifat gydag un person ynddo.
- ☐ Amserlen ar gyfer gweithredu hynny

a rhaid eu cyflwyno i'r Awdurdod Cynllunio Lleol a derbyn ei ganiatâd ysgrifenedig. Rhaid gweithredu'r cynllun teithio yn ei holl agweddau fel y cafodd ei gymeradwyo dan yr amod hwn a rhaid iddo, i'r graddau y bydd angen hynny dan y cynllun teithio fydd wedi ei gymeradwyo, gael ei weithredu'n egniol a'i esblygu wedi hynny.

application, for each part of the Main Development, details of car and motorcycle parking facilities shall be submitted to and approved by the Local Planning Authority and prior to occupation of the proposed development or part thereof the parking shall be completed in all respects as approved under this condition and shall be retained and kept free of obstructions and available as approved thereafter.

Reason: To ensure adequate provision and availability of vehicle parking.

(12) As part of any reserved matters application details of an integrated cycle/footway network (to include the Isle of Anglesey Coastal Path) through each part of the Main Development site shall be submitted to and approved by the Local Planning Authority and prior to occupation of the proposed development or part thereof the routes shall be completed in all respects as approved under this condition and shall be retained and kept free of obstructions and available as approved thereafter.

Reason: In the interests of sustainable development.

(13) As part of the reserved matters application, for each part of the Main Development, details of secure and covered cycle parking facilities shall be submitted to and approved by the Local Planning Authority and prior to occupation of the proposed development or part thereof the cycle parking shall be completed in all respects as approved under this condition and shall be retained and kept free of obstructions and available as approved thereafter.

Reason: To ensure adequate provision and availability of cycle parking.

(14) As part of the reserved matters application(s) details of a travel plan setting out:

- ☐ Proposals to encourage visitors, staff and contractors to travel to and from the site by alternative means of travel to single occupancy private car,
- ☐ a timetable for implementation,

shall be submitted to and approved in writing by the Local Planning Authority. The travel plan shall be implemented in all respects as approved under this condition and shall in so far as required by the approved travel plan be actively implemented and evolved thereafter.

Rheswm: Er lles datblygu cynaliadwy.

(15) Ni chaniatellr dechrau'r 'Gwaith Rhagarweiniol Galluogi, Mynediad ac Isadeiledd hyd nes y bydd Cynllun Rheoli Amgylcheddol cynhwysfawr ar gyfer adeiladu'r datblygiad wedi ei gyflwyno i'r Awdurdod Cynllunio Lleol ac wedi derbyn ei ganiatâd ysgrifenedig. Rhaid i'r cynllun nodi'r holl effeithiau niweidiol posibl a rhagweladwy ar ddeiliaid cyfagos a'r amgylchedd yn cynnwys safleoedd cadwraeth natur dynodedig sydd gerllaw trwy ollwng difwynwyr i'r awyr a'r dŵr yn codi o adeiladu'r datblygiad gan nodi sut y byddir yn osgoi hyn, neu lle nad yw hynny'n ymarferol, ei linlaru. Rhaid i'r holl weithgareddau adeiladu ar y safle gael eu gwneud yn unol â'r cynllun fydd wedi ei gymeradwyo, yn amodol ar unrhyw newidiadau y cytunir arnynt yn ysgrifenedig gan yr Awdurdod Cynllunio Lleol.

Rheswm: Er mwyn sicrhau datblygiad boddhaol.

(16) Cyn dechrau'r 'Gwaith Rhagarweiniol Galluogi, Mynediad ac Isadeiledd' rhaid cytuno Cynllun Rheoli Traffig Cyfnod Adeiladu yn manylu ar :

- ☐ Ganlyniadau ymchwiliad yn asesu defnyddio'r môr ac/neu reilffordd i ddarparu dulliau o gludo peiriannau, offer a deunyddiau sy'n gysylltiedig ag adeiladu'r datblygiad fydd yn ymarferol, yn economaidd ac yn amgylcheddol fanteisiol (o'i gymharu â chludo ar y ffordd) a phe bai'r ymchwiliad yn nodi y gellir defnyddio'r môr neu'r rheilffordd i'r diben hwnnw, rhaid darparu cynllun manwl.
- ☐ Llwybr/llwybrau cludo ac unrhyw arwyddion dros dro i'w darparu.
- ☐ Strategaeth gyfeirio a gweithdrefnau ar gyfer rhybuddio a chludo llwythi anwahanadwy 'y tu allan i fesur' i gynnwys mesurau ar gyfer amddiffyn dros dro wynebau cerbydlonydd, peiriannau ac offer ymgwymerwyr statudol a symud unrhyw ddodrefn stryd.
- ☐ Trefniadau ar gyfer parcio ar y stryd i rai sy'n gweithio ar y safle ac i ymwelwyr a rhai'n danfon pethau.
- ☐ Cynigion ar gyfer cyfathrebu gwybodaeth yn ymwneud â'r uchod i'r Cyngor.

Reason: In the interests of sustainable development.

(15) The 'Preliminary Enabling, Access and Infrastructure Works shall not commence until a comprehensive Environmental Management Plan for the construction of the development has been submitted to and agreed in writing by the Local Planning Authority. The plan shall identify all possible and foreseeable detrimental effects on neighbouring occupiers and the environment including adjacent designated nature conservation sites through release of contaminants to air and water arising from construction of the development and specify how these are to be avoided or, where this is not practicable, mitigated. All construction activities on the site shall be undertaken in accordance with the approved plan, subject to any amendments agreed in writing by the Local Planning Authority.

Reason: In order to secure the satisfactory development of the site.

(16) Prior to the commencement of 'Preliminary Enabling, Access and Infrastructure Works, a Construction Phase Traffic Management Plan shall be agreed detailing:

- ☐ Results of an investigation assessing the utilisation of sea and/or rail to provide a practical, economical and environmentally advantageous (when compared and contrasted with road transportation) means of transportation of plant, equipment and materials associated with the construction of the development and, in the event that the investigation identifies that sea or rail could be so utilised a detailed scheme shall be provided.
- ☐ Haul route(s) and any temporary signage to be provided.
- ☐ Routing strategy and procedures for the notification and conveyance of indivisible 'out of gauge' loads to include measures for the temporary protection of carriageway surfaces, statutory undertakers' plant and equipment and removal of street furniture.
- ☐ Arrangements for on-street parking for personnel working on site and for visitors and deliveries.
- ☐ Proposals for communicating information relating to the above to the Council.

Ni chaniateir altro'r cynllun hwn fydd wedi ei gytuno heb gael cytundeb blaenorol ac ysgrifenedig yr Awdurdod Cynllunio Lleol.

Rheswm: Er budd diogelwch y briffordd.

(17) Cyn dechrau'r 'Gwaith Rhagarweiniol Galluogi, Mynediad ac Isadeiledd' rhaid cytuno darpariaeth cyfleusterau golchi olwynion o fewn cwrtill safle'r cais gyda'r Awdurdod Cynllunio Lleol. Rhaid defnyddio'r cyfleusterau golchi olwynion a'i gynnal a'i gadw mewn cyflwr gweithio da trwy gyfnod y gwaith adeiladu ac am gyn hired wedi hynny ac y bydd yn cael ei ystyried yn angenrheidiol gan yr Awdurdod Cynllunio Lleol.

Rheswm: I rwystro i fwd gael ei adael ar y ffordd yn deillio o'r gwaith adeiladu a hynny'n groes i les diogelwch y briffordd.

(18) Ni chaniatier i'r 'Gwaith Rhagarweiniol Galluogi, Mynediad ac Isadeiledd' ddechrau hyd nes y bydd cynllun rheoli sŵn wedi ei gyflwyno i'r Awdurdod Cynllunio Lleol ac wedi derbyn ei ganiatâd ysgrifenedig. Rhaid i'r Cynllun hwn nodi trefniadau ar gyfer monitro sŵn yn ystod adeiladu'r datblygiad, yn cynnwys yr union leoliadau mesur o'r lle y bydd y sŵn yn cael ei fonitro, y dulliau o fesur y sŵn, y gweithdrefnau ar gyfer delio ag unrhyw gwynion a dderbyniwyd ynglŷn â sŵn a dirgrynu, a'r trefniadau ar gyfer gwneud i ganlyniadau'r monitro sŵn fod ar gael i'r Awdurdod Cynllunio Lleol. Rhaid i ddarpariaethau'r cynllun gael eu gweithredu trwy gydol cyfnod adeiladu'r datblygiad, yn amodol ar unrhyw newidiadau fydd wedi eu cytuno'n ysgrifenedig gyda'r Awdurdod Cynllunio Lleol.

Rheswm: Er mwyn sicrhau bod y safle'n cael ei ddatblygu'n foddhaol.

(19) Ni chaniateir dechrau'r prif ddatblygiad nac unrhyw ran ohono hyd nes bo cynllun yn nodi manylion am y goleuadau artiffisial allanol y bwriedir eu codi ar y safle yn ystod gwaith adeiladu'r Prif Ddatblygiad wedi ei gyflwyno i'r Awdurdod Cynllunio Lleol ac wedi derbyn ei ganiatâd ysgrifenedig. Rhaid i'r cynllun hwn nodi lleoliad, uchder, math a chyfeiriad y goleuadau arfaethedig. Ni chaniateir gosod a gweithredu goleuadau i bwrpasau adeiladu ar safle'r cais ond yn unol â'r cynllun fydd wedi ei gymeradwyo, yn amodol ar unrhyw newidiadau y cytunir arnynt yn ysgrifenedig gan yr Awdurdod Cynllunio Lleol.

Rheswm: Er budd mwynderau.

(20) Rhaid i'r gwaith adeiladu gael ei wneud o fewn troedbrint y datblygiad. Lle nad yw hyn yn bosibl, fel

No alterations to this agreed scheme shall be made without the prior agreement in writing of the Local Planning Authority.

Reason: In the interests of highway safety.

(17) Prior to the commencement of 'Preliminary Enabling, Access and Infrastructure Works wheel washing facilities shall be provided within the curtilage of the application site as agreed with of the Local Planning Authority. The wheel washing facilities shall be used and maintained in good working condition throughout the construction works and for as long afterwards as considered necessary by the Local planning Authority.

Reason: To prevent the development works resulting in mud on the road contrary to the interests of highway safety.

(18) The 'Preliminary Enabling, Access and Infrastructure Works shall not commence until a noise management plan has been submitted to and approved in writing by the Local Planning Authority. This Plan shall specify arrangements for monitoring noise during the construction of the development, including the exact measurement locations from which noise will be monitored, the methods of noise measurement, the procedures for dealing with any complaints received regarding noise and vibration, and the arrangements for making noise monitoring results available to the Local Planning Authority. The provisions of the plan shall be implemented throughout the construction of the development, subject to any amendments agreed in writing by the Local Planning Authority.

Reason: In order to secure the satisfactory development of the site.

(19) The Main Development or any part thereof shall not commence until a scheme setting out details of the external artificial lighting proposed on the site during the construction of the Main Development has been submitted to and approved in writing by the Local Planning Authority. This scheme shall identify the location, height, type and orientation of the proposed lighting. Lighting for construction purposes shall only be installed and operated on the application site in accordance with the approved scheme, subject to any amendments agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity

(20) Construction works shall be carried out from within the footprint of the development.

bydd wedi ei nodi yn yr Datganiad Amgylcheddol, rhaid cadw unrhyw styrbans a niwed i wely'r môr ger yr ardal ddatblygu ac a fydd yn digwydd o ganlyniad i'r gwaith adeiladu, i'r lefel isaf bosibl.

Rheswm: Er mwyn osgoi effeithiau ar y blaendraeth cyfagos.

(21) Cyn dechrau'r Gwaith Rhagarweiniol, Galluogi, Mynediad ac Isadeiledd rhaid cyflwyno manylion am y lefelau llawr gorffenedig arfaethedig a lefelau safle'r datblygiad arfaethedig i'r Awdurdod Cynllunio Lleol a derbyn ei ganiatâd ysgrifenedig. Rhaid gosod lefel y llwyfan datblygu yn uwch na digwyddiad llifogydd arfordirol critigol (1 mewn 200 cyfnod dychwelyd 100 mlynedd o newid hinsawdd).

Rheswm: Er budd diogelu'r safle rhag risg gynyddol o lifogydd.

(22) Cyn dechrau'r Gwaith Rhagarweiniol, Galluogi, Mynediad ac Isadeiledd rhaid cyflwyno manylion am y waliau môr newydd fydd yn ffryntio ac yn gyfagos i'r safle i'r Awdurdod Cynllunio Lleol a derbyn ei ganiatâd ysgrifenedig. Rhaid i'r manylion sydd i'w cyflwyno gynnwys maint waliau'r môr, eu lleoliad, deunyddiau, strwythur ac uchder.

Rheswm: Er budd diogelu'r ardal leol rhag risg gynyddol o lifogydd.

(23) Rhaid cyflwyno manylion am y wal barapet, y dull adeiladu ac uchder y grib i'r Awdurdod Cynllunio Lleol a derbyn ei ganiatâd ysgrifenedig a rhaid gwneud y gwaith yn unol â'r manylion fydd wedi eu darparu.

Rheswm: I sicrhau y gellir cyfyngu ar y tonnau sy'n dod dros y wal i ddiogelu'r datblygiad rhag llifogydd.

(24) Fel rhan o unrhyw gyflwyniad ar y materion wrth gefn rhaid cyflwyno manylion am y mesurau i gadw dŵr allan i atal llifogydd mewn unrhyw eiddo sy'n is na lefel y llawr i'r Awdurdod Cynllunio Lleol a derbyn ei ganiatâd ysgrifenedig a rhaid i'r gwaith gael ei wneud yn unol â'r manylion fydd wedi eu darparu.

Rheswm: I ddiogelu'r datblygiad rhag llifogydd.

(25) Cyn dechrau'r Gwaith Rhagarweiniol, Galluogi, Mynediad ac Isadeiledd rhaid cyflwyno manylion am y system draenio dŵr wyneb arfaethedig i'r Awdurdod Cynllunio Lleol a derbyn ei ganiatâd ysgrifenedig. Rhaid i'r manylion hyn gynnwys manylion fflap a falf a'u lleoliadau, yr arllwysfeydd presennol ac arfaethedig a'u lleoliadau a chynlluniau cynnal a

Where this is not possible, as specified within the Environmental Statement, any disturbance and damage to the sea bed adjacent to the development area that occurs as a result of the construction shall be kept to the minimum necessary.

Reason: In order to avoid impacts on the adjacent foreshore.

(21) Prior to commencement of the Preliminary, Enabling, Access and Infrastructure Works details of the proposed finished floor levels and site levels of the proposed development shall be submitted to and agreed in writing with the Local Planning Authority. The development platform level shall be set above the critical coastal flood event (1 in 200 return period 100 years of climate change).

Reason: In the interest of protecting the site from the increased risk of flooding.

(22) Prior to commencement of the Preliminary, Enabling, Access and Infrastructure Works details of the new sea walls fronting and adjoining the site shall be submitted to and agreed in writing with the Local Planning Authority. Details to be submitted shall include the extent of the sea walls; their location; materials, structure and height.

Reason: In the interest of protecting the local area from increased risk of flooding.

(23) Parapet wall details, construction type and crest height shall be submitted to and approved in writing by the Local Planning Authority and shall be carried out in accordance with the details provided.

Reason: To ensure that wave topping is limited to safeguard the development from flooding.

(24) As part of any reserved matters submission details of water exclusion measures to prevent the flooding of any below ground accommodation shall be submitted to and approved in writing by the Local Planning Authority and shall be carried out in accordance with the details provided.

Reason: To safeguard the proposal from flooding.

(25) Prior to commencement of the Preliminary, Enabling, Access and Infrastructure Works details of the proposed surface water drainage system shall be submitted to and agreed in writing with the Local Planning Authority. These details shall include flap and valve specifications and their

chadw a rheoli priodol ar gyfer y systemau draenio.

Rheswm: Er mwyn diogelu cyfanrwydd y system ddraenio leol ac i ddarparu systemau draenio digonol i allu delio â'r datblygiad newydd arfaethedig.

(26) Cyn dechrau'r Gwaith Rhagarweiniol, Galluogi, Mynediad ac Isadeiledd rhaid cyflwyno cynllun cynhwysfawr ar gyfer dylunio prif gyflenwad dŵr newydd oddi ar y safle i wasanaethu'r datblygiad i'r Awdurdod Cynllunio Lleol a derbyn ei ganiatâd ysgrifenedig. Rhaid i'r cynllun fydd wedi ei gymeradwyo gael ei wneud yn unol â'r manylion fydd wedi eu darparu ac ni chaniateir i unrhyw un ddefnyddio unrhyw adeilad ar y safle er eu lles hyd nes y bo'r cynllun y cytunwyd arno wedi ei gwblhau.

Rheswm: I ddogelu cyfanrwydd y system gyhoeddus ar gyfer cyflenwi dŵr.

(27) Rhaid draenio arllwysfeydd dŵr budr a dŵr wyneb o'r safle ar wahân.

Rheswm: Er mwyn diogelu cyfarwydd y system garthffosiaeth gyhoeddus.

(28) Ni chaniateir i unrhyw ddŵr wyneb gysylltu, naill ai'n uniongyrchol neu'n anuniongyrchol i'r system garthffosiaeth gyhoeddus oni bai y bydd Awdurdod Cynllunio Lleol yn rhoi ei ganiatâd ysgrifenedig fel arall.

Rheswm: I osgoi goriwythiad hydrolig y system garthffosiaeth gyhoeddus, i ddogelu iechyd a diogelwch y preswylwyr cyfredol ac i sicrhau na fydd unrhyw niwed i'r amgylchedd.

(29) Ni chaniateir i ddŵr redeg oddi ar y tir naill ai'n uniongyrchol neu'n anuniongyrchol i'r system garthffosiaeth gyhoeddus.

Rheswm: I osgoi goriwytho hydrolig y system garthffosiaeth gyhoeddus a llygru'r amgylchedd.

(30) Rhaid i unrhyw gynnydd mewn llif dŵr wyneb gael ei deneuo er boddhad yr Awdurdod Cynllunio Lleol.

Rheswm: I osgoi goriwytho a llifogydd o fewn y system bresennol ac i atal llygru dŵr wyneb a dyfrgysiau.

(31) Cyn dechrau'r Gwaith Rhagarweiniol, Galluogi, Mynediad ac Isadeiledd, bydd cynllun ar gyfer draenio'r safle mewn ffordd gynhwysfawr ac integredig yn dangos sut y byddir yn delio â dŵr budr, dŵr wyneb a dŵr tir yn cael ei baratol ar gyfer yr

locations; the existing & proposed outfall system and their locations and appropriate maintenance and management schemes for the drainage systems.

Reason: To protect the integrity of the local drainage system and to provide adequate drainage systems to cater for the proposed new development.

(26) Prior to the commencement of 'Preliminary Enabling, Access and Infrastructure Works' a comprehensive scheme for the design of a new off-site water-mains to service the development shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with the details provided and there shall be no beneficial occupation of any building on the site until the agreed scheme has been completed.

Reason: To protect the integrity of the public water supply system.

(27) Foul water and surface water discharges shall be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

(28) No surface water shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

(29) Land drainage run-off shall not be permitted to discharge, either directly or indirectly, to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system and pollution of the environment.

(30) Any increase in surface water flows shall be attenuated to the satisfaction of the Local Planning Authority.

Reason: To prevent surcharging and flooding of the existing system and to prevent the pollution of surface water and watercourses.

(31) Prior to the commencement of 'Preliminary Enabling, Access and Infrastructure Works' a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and

Awdurdod Cynllunio Lleol a derbyn ei ganiatâd ysgrifenedig a rhaid gwneud hynny wedyn yn hollol unol â'r manylion fydd wedi eu darparu.

Rheswm: Er mwyn sicrhau bod cyfleusterau draenio effeithiol yn cael eu darparu ac na fydd unrhyw effeithiau niweidiol yn digwydd i'r amgylchedd nac i'r system garthffosiaeth gyhoeddus bresennol.

(32) Lle bo'r datblygiad yn cynnwys lle paratoi bwyd poeth, rhaid darparu trapiau sail addas i osgoi i bethau fynd i mewn i'r system garthffosiaeth gyhoeddus fyddai'n debygol o darfu ar lif rhydd cynnwys y garthffosiaeth, neu bethau a fyddai'n cael effaith niweidiol ar drin a chael gwared o gynhwysion o'r fath.

Rheswm: Er mwyn diogelu cyfanrwydd ysystem garthffosiaeth gyhoeddus ac i sicrhau gwasanaeth hanfodol ac effeithiol i'r preswylwyr cyfredol.

(33) Cyn y Gwaith Rhagarweiniol, Galluogi, Mynediad ac Isadeiledd a ganlateir yma (neu unrhyw ddyddiad neu gyfnod arall yn y datblygiad fydd wedi ei gytuno yn ysgrifenedig gyda'r Awdurdod Cynllunio Lleol), rhaid cyflwyno cynllun i ddelio â'r risgiau sy'n gysylltiedig â heintio'r safle i'r Awdurdod Cynllunio Lleol a derbyn ei ganiatâd ysgrifenedig. Rhaid i'r cynllun hwnnw gynnwys y cwbl o'r elfennau canlynol oni bai iddynt gael eu heithrio'n benodol, yn ysgrifenedig, gan yr Awdurdod Cynllunio Lleol.

1. Asesiad risg Rhagarweiniol yn nodi:-

- Yr holl ddefnyddiau blaenorol
- Difwynwyr tebygol sy'n gysylltiedig â'r defnyddiau hynny
- Model syniadol o'r safle yn nodi ffynonellau, llwybrau a derbynyddion.
- risgiau annerbyniol posib yn codi o lygredd yn y safle.

2. Cynllun archwilio safle, yn seiliedig ar yr asesiad risg cychwynnol (1), yn darparu gwybodaeth am asesiad manwl o'r risg i'r holl dderbynyddion a all gael eu heffeithio, gan gynnwys y rheini sydd oddi ar y safle.

3. Canlyniadau'r archwiliad safle a'r asesiad risg manwl (2) ac yn seiliedig ar y canlyniadau hynny'n rhoi manylion llawn am y mesurau adfer y byddir eu hangen a sut y byddant yn cael eu gweithredu.

4. Cynllun gwirio yn rhoi manylion am y data a gesglir er mwyn dangos bod y gwaith a amlinellir yn (3) wedi ei gwblhau ac yn nodi unrhyw ofynion ar gyfer monitro tymor hir ynghylch cysylltiadau llygredd, gwaith cynnal a threfniadau ar gyfer cymryd camau petal raid.

land drainage will be dealt with shall be prepared and approved in writing by the Local Planning Authority and shall be carried out in accordance with the details provided.

Reason: To ensure that effective drainage facilities are provided and that no adverse impact occurs to the environment or to the existing public sewerage system.

(32) Where development consists of hot food preparation suitable grease traps shall be provided to prevent entry into the public sewerage system of matter likely to interfere with the free flow of the sewer contents, or which would prejudicially affect the treatment and disposal of such contents.

Reason: To protect the integrity of the public sewerage system, and sustain an essential and effective service to existing residents.

(33) Prior to the Preliminary, Enabling, Access and Infrastructure Works approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved, in writing, by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority.

1. A preliminary risk assessment identifying:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on the preliminary risk assessment (1), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and detailed risk assessment (2) and based on those results giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for

Mae angen caniatâd yr Awdurdod Cynllunio Lleol i wneud unrhyw newidiadau i'r elfennau hyn y cytunwyd arnynt.

Rheswm: Sicrhau na fydd y datblygiad arfaethedig yn llygru dyfroedd a reolir.

(34) Cyn cychwyn ar y Prif Ddatblygiad, bydd raid cyflwyno i'r Awdurdod Cynllunio Lleol, i'w gymeradwyo'n ysgrifenedig ganddo, adroddiad gwirio yn dangos bod y gwaith a nodir yn y strategaeth adfer wedi ei gwblhau ac yn dangos effeithiolrwydd y camau adfer. Bydd raid i'r adroddiad gynnwys manylion am waith samplo a monitro a wnaed yn unol â'r cynllun gwirio a gymeradwywyd i ddangos bod y meini prawf ar gyfer adfer y safle wedi eu bodloni. Bydd raid iddo gynnwys hefyd unrhyw gynllun (cynllun cynnal a monitro tymor hir) ar gyfer monitro cysylltiadau llygredd yn y tymor hir, ynghyd â gwaith cynnal a threfniadau ar gyfer cymryd camau petai raid fel sydd wedi ei nodi yn y cynllun gwirio, ac ar gyfer adrodd ar y materion hyn i'r Awdurdod Cynllunio Lleol.

Rheswm: Dangos bod yr holl feini prawf adfer mewn perthynas â dyfroedd a reolir wedi eu bodloni.

(35) Bydd raid cyflwyno adroddiadau ar waith monitro, gwaith cynnal ac unrhyw gamau a gymerwyd yn unol â chynllun cynnal a monitro tymor hir i'r Awdurdod Cynllunio Lleol fel sydd wedi ei nodi yn y cynllun hwnnw. Ar ôl cwblhau'r rhaglên fonitro bydd raid cyflwyno i'r Awdurdod Cynllunio Lleol i'w gymeradwyo ganddo, adroddiad terfynol yn dangos bod yr holl feini prawf tymor hir ar gyfer adfer y safle wedi eu bodloni ac yn cofnodi'r penderfyniad i roi'r gorau i fonitro.

Rheswm: Dangos bod yr holl feini prawf adfer mewn perthynas â dyfroedd a reolir wedi eu bodloni. Byd hyn yn sicrhau nad oes unrhyw risgiau annerbyniol mwyach i ddyfroedd a reolir yn dilyn adfer y safle.

(36) Yn ystod y gwaith datblygu, os gwelir bod llygredd ar y safle na sylwyd arno'n flaenorol, yna ni chaniateir gwneud unrhyw waith datblygu pellach ar y safle (ac eithrio lle cytunwyd yn ysgrifenedig gyda'r Awdurdod Cynllunio Lleol) nes y bydd unrhyw newid i'r Datganiad Dull yn dweud sut y byddir yn ymdrin â'r llygredd hwn wedi ei gyflwyno i'r Awdurdod Cynllunio Lleol a'i gymeradwyo'n ysgrifenedig ganddo.

Rheswm: Sicrhau na fydd y datblygiad arfaethedig yn llygru dyfroedd a reolir.

contingency action.

Any changes to these agreed elements require the express consent of the Local Planning Authority.

Reason: To ensure that the proposed development will not cause pollution of controlled waters.

(34) Prior to commencement of the Main Development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: To demonstrate that the remediation criteria relating to controlled waters have been met.

(35) Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the Local Planning Authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that longer term remediation criteria relating to controlled waters have been met. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.

(36) If, during development, contamination not previously identified is found to be present at the application site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out and any amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development will not cause pollution of controlled waters.

(37) Cyn cychwyn ar unrhyw waith treiddiol i osod colofnau cynnal neu unrhyw sylfeini eraill, dylid cyflwyno manylion i'r Awdurdod Cynllunio Lleol i ddangos nad ydynt yn achosi unrhyw risg annerbyniol i ddŵr daear a bydd raid cael cymeradwyaeth ysgrifenedig ar gyfer y fath wybodaeth.

Rheswm: Sicrhau nad yw'r amgylchedd dŵr yn cael ei lygru.

(38) Cyn iddo arllwys i unrhyw gwrs dŵr neu garthffos ar gyfer dŵr wyneb, bydd raid i'r holl ddŵr wyneb sy'n draenio o'r ardaloedd parcio a'r llecynnau caled fynd trwy seiffon olew sydd wedi ei ddylunio a'i adeiladu i fod â chapasiti sy'n addas ar gyfer y safle sy'n cael ei ddraenio. Ni ddylai dŵr o'r to basio trwy'r seiffon a bydd raid cysylltu peipiau draenio i'r system ddraenio un ai yn uniongyrchol neu trwy gafnau cefn ac arnynt blatiau selio yn hytrach na rhwyllau agored.

Rheswm: Sicrhau nad yw'r amgylchedd dŵr yn cael ei lygru.

(39) Cyn cychwyn defnyddio'r iard gychod arfaethedig, bydd raid cyflwyno manylion am fesurau a weithredir i sicrhau na fydd y marina arfaethedig yn cael ei lygru a bydd raid i'r Awdurdod Cynllunio Lleol gymeradwyo'r fath fanyllion yn ysgrifenedig.

Rheswm: Er mwyn osgoi effaith ar y blaendraeth a'r amgylchedd morol.

(40) Cyn cychwyn ar unrhyw waith carthu bydd raid cyflwyno cynllun carthu i'r Awdurdod Cynllunio Lleol i'w gymeradwyo'n ysgrifenedig ganddo. Bydd rhaid cael gwared ar unrhyw ddefnydd a fydd yn cael ei garthu yn y safle drwyddedig y cytunwyd arno fel sy'n briodol ar gyfer maint y deunydd.

Rheswm: Er mwyn osgoi effaith ar yr amgylchedd arfordol.

(41) Cyn cychwyn gwneud deunydd o'r Marina bydd raid cyflwyno i'r Awdurdod Cynllunio Lleol, i'w gymeradwyo'n ysgrifenedig ganddo, raglen reoli ar gyfer delio gyda malurion (gan gynnwys malurion islanwol) yn sgil unrhyw bysgota a all ddigwydd oddi ar brif lan y datblyglad.

Rheswm: Er mwyn osgoi effaith ar yr amgylchedd morol.

(42) Cyn gwneud defnydd o unrhyw ran o'r Prif Ddatblyglad, bydd raid cyflwyno i'r Awdurdod Cynllunio Lleol i'w gymeradwyo'n ysgrifenedig ganddo, gynllun rheoli i sicrhau rheolaeth ddigonol o sbwriel o fewn y Prif Ddatblyglad a'r sbwriel sy'n tarddu ohono.

(37) Prior to the commencement of piling or any other foundation designs using penetrative methods details should be submitted to the Local Planning Authority to demonstrate that there is no resultant unacceptable risk to groundwater and such information shall be approved in writing.

Reason: To prevent pollution of the water environment.

(38) Prior to being discharged into any watercourse or surface water sewer, all surface water drainage from parking areas and hard-standings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor and drainpipes shall be connected to the drainage system either directly or by means of back inlet gullies provided with sealing plates instead of open gratings.

Reason: To prevent pollution of the water environment.

(39) Prior to the bringing into use of the proposed boatyard, details of measures to avoid contamination of the proposed marina shall be submitted to and agreed in writing with the Local Planning Authority.

Reason: In order to avoid impacts on the adjacent foreshore and marine environment.

(40) Prior to any maintenance dredging, a maintenance dredging plan shall be submitted to and agreed in writing with the Local Planning Authority. Any dredging material shall be disposed of at the agreed and licensed offshore site appropriate for the size of the material.

Reason: In order to avoid impacts on the marine environment.

(41) Prior to the bringing into use of the Marina a control programme for dealing with debris (including sub-tidal) from angling that may occur off the main waterfront of the development shall be submitted to and agreed in writing with the Local Planning Authority.

Reason: In order to avoid impacts on the marine environment.

(42) Prior to the bringing into use of any part of the Main Development, a management regime to ensure adequate control of litter within and originating from the Main Development shall be submitted to and agreed in writing with the Local Planning Authority.

Rheswm: Er mwyn osgoi effaith ar fwynderau ac atal llygredd i'r amgylchedd dyfrol.

(43) Cyn cychwyn defnyddio'r Marina bydd raid cyflwyno i'r Awdurdod Cynllunio Lleol i'w gymeradwyo'n ysgrifenedig ganddo, Gôd Ymarfer Amgylcheddol ar gyfer glanhau cychod i bawb sy'n defnyddio cychod.

Rheswm: Sicrhau nad yw'r amgylchedd morol yn cael ei lygru.

(44) Bydd raid cael cytundeb ysgrifenedig yr Awdurdod Cynllunio Lleol i fanylion unrhyw oleuadau artiffisial allanol y bwriedir eu defnyddio ar y safle yn ystod cyfnod gweithredol y Prif Ddatblygiad, neu unrhyw ran ohono, cyn lldynt gael eu gosod.

Rheswm: Er budd mwynderau.

(45) Ni chaniateir i unrhyw ddatblygiad ddigwydd hyd nes y bydd yr ymgeisydd, neu ei asiant neu ei olynwyr mewn teitl, wedi cyflwyno a sicrhau rhaglen o werthuso ac asesu archeolegol a gymeradwydd yn ysgrifenedig gan yr Awdurdod Cynllunio Lleol. Bydd raid gweithredu pob agwedd ar y rhaglen y cytunwyd arni yn unol â'r amod hwn ac elthrio lle cytunwyd fel arall yn ysgrifenedig gyda'r Awdurdod Cynllunio Lleol.

Rheswm: Diogelu diddordebau amgylchedd hanesyddol tra'n sicrhau'r datblygiad.

(46) Cyn cychwyn 'Gwaith Galluogi, Mynediad ac Isadeiledd Cychwynnol' bydd raid cyflwyno i'r Awdurdod Cynllunio Lleol, i'w gymeradwyo'n ysgrifenedig ganddo, gynllun ar gyfer cael gwared ar Didemnum vexillum (Chwistrell Fôr) a bydd raid el gyflawni yn unol â'r manylion a ddarparwyd.

Rheswm: Er budd diogelu pysgodfeydd a bywyd gwyllt lleol.

(47) Cyn cychwyn 'Gwaith Galluogi, Mynediad ac Isadeiledd Cychwynnol' bydd raid cyflwyno i'r Awdurdod Cynllunio Lleol i'w gymeradwyo'n ysgrifenedig ganddo, Gynllun Rheoli Cynefinoedd a Bywyd Gwyllt a bydd raid gweithredu'r cynllun hwnnw yn unol â'r manylion a ddarparwyd.

Rheswm: Er budd diogelu bywyd gwyllt.

(48) Cyn cychwyn ar y Prif Ddatblygiad neu unrhyw ran ohono, bydd raid cyflwyno i'r Awdurdod Cynllunio Lleol i'w gymeradwyo'n ysgrifenedig ganddo, Strategaeth ar gyfer Plannu a Thirlunio a bydd raid gweithredu'r strategaeth honno yn unol â'r manylion a ddarparwyd.

Rheswm: Er budd mwynderau gweledol.

Reason: In order to avoid amenity impacts and pollution of the aquatic environment.

(43) Prior to the bringing into use of the Marina an Environmental Code of Practice dealing with boat cleaning by all boat users shall be submitted to and agreed in writing with the Local Planning Authority.

Reason: In order to avoid pollution of the marine environment.

(44) Details of the external artificial lighting proposed on the site during the operational phase of the Main Development or any part thereof shall be agreed in writing with the Local Planning Authority prior to its installation.

Reason: In the interests of amenity.

(45) No development shall take place until the applicant, or their agents or successors in title, has submitted and secured a programme of archaeological assessment and evaluation as approved in writing by the Local Planning Authority. The agreed programme shall be implemented in all respects as approved by this condition unless firstly otherwise agreed in writing with the Local Planning Authority.

Reason: To protect historic environment interests whilst enabling development.

(46) Prior to the commencement of 'Preliminary Enabling, Access and Infrastructure Works' an eradication plan for *Didemnum vexillum* (Sea Squirt) shall be submitted to and approved in writing by the local planning authority and shall be carried out in accordance with the details provided.

Reason: In the interest of safeguarding local fisheries and wildlife.

(47) Prior to the commencement of 'Preliminary Enabling, Access and Infrastructure Works' a Wildlife and Habitat Management Plan shall be submitted to and approved in writing by the Local Planning Authority and shall be carried out in accordance with the details provided.

Reason: In the interest of safeguarding wildlife.

(48) Prior to the commencement of the Main Development or any part thereof a Planting and Landscaping Strategy for the development shall be submitted to and approved in writing by the Local Planning Authority and shall be carried out in accordance with the details provided.

Reason: In the interests of visual amenity.

(49) Cyn cychwyn 'Gwaith Galluogi, Mynediad ac Isadeiledd Cychwynnol' bydd rhaid cyflwyno i'r Awdurdod Cynllunio Lleol datganiad dull ar gyfer rheoli a chael gwared ar Canclwm Siapan bydd raid gweithredu'r cynllun hono yn unol a'r manylion a ddarparwyd.

Rheswm: Er budd diogelu planhigion ac anifeiliaid brodorol.

(50) Cyn cychwyn ar y Prif Ddatblygiad neu unrhyw ran ohono, bydd raid cyflwyno i'r Awdurdod Cynllunio Lleol i'w gymeradwyo'n ysgrifenedig ganddo, strategaeth tir cyhoeddus ar gyfer pob cam o'r datblygiad gan gynnwys y deunyddiau, triniaethau, tirlunio caled a meddal, cynigion ar gyfer celf gyhoeddus, dodrefn stryd, mynediad cyhoeddus a dehongliad a gwybodaeth, a bydd raid gweithredu'r strategaeth honno yn unol a'r manylion a ddarparwyd.

Rheswm: Er budd mwynderau cyhoeddus ac i sicrhau cynllun datblygu boddhaol.

(51) Bydd raid i bob adeilad newydd nad yw'n annedd breswyl ac a gymeradwyir yma fod wedi ei adeiladu i gwrdd â graddfa 'Da lawn' y cynllun BREEAM neu gynllun sicrhau ansawdd cyfatebol a chwrdd â'r credydau mandadol ar gyfer graddfa Ardderchog dan gategori Ene 1- Gostwng Allyriadau CO2 yn unol â gofynion BREEAM 2011 ac eithrio lle cymeradwywyd yn wahanol yn ysgrifenedig gan yr Awdurdod Cynllunio Lleol. Bydd raid gweithredu'r datblygiad yn unol â'r asesiad a'r ardystiad a gymeradwywyd.

Rheswm: Sicrhau bod y datblygiad yn cwrdd â safonau cynaliadwyedd a gydnabyddir yn genedlaethol.

(52) Ni chaniateir codi unrhyw adeilad a gymeradwyir yma hyd nes y bydd Tystysgrif Dros Dro wedi ei chyflwyno i'r Awdurdod Cynllunio Lleol, yn ardystio bod graddfa 'Da lawn' dan y cynllun BREEAM wedi ei chyflawni gyda'r credydau mandadol ar gyfer graddfa Ardderchog dan gategori Ene1 - Gostwng Allyriadau CO2 yn unol â gofynion BREEAM 2011 ac eithrio lle cymeradwywyd yn wahanol yn ysgrifenedig gan yr Awdurdod Cynllunio Lleol.

Rheswm: Sicrhau bod y datblygiad yn cwrdd â safonau cynaliadwyedd a gydnabyddir yn genedlaethol.

(53) Cyn y gellir defnyddio'r adelladau unigol a

(49) Prior to the commencement of 'Preliminary Enabling, Access and Infrastructure Works' a method statement for the control and eradication of Japanese Knotweed shall be submitted to and approved in writing by the Local Planning Authority and shall be carried out in accordance with the details provided.

Reason: In the interests of safeguarding native plants and animals.

(50) Prior to the commencement of the Main Development or any part thereof a public realm strategy for each phase of the development detailing the materials, treatments, hard and soft landscaping, proposals for public art, street furniture, public access and interpretation and information provision shall be submitted to and approved in writing with the Local Planning Authority and shall be carried out in accordance with the details provided.

Reason: In the interests of public amenity and to ensure that a satisfactory scheme of development is delivered.

(51) Each new non-residential building hereby permitted shall be constructed to achieve a minimum overall (Building Research Establishment Method (BREEAM)) (or subsequent equivalent quality assured scheme) rating of Very Good and achieve the mandatory credits for an Excellent rating under category Ene 1- Reduction of CO2 Emissions in accordance with the requirements of (BREEAM)(2011) unless otherwise approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved assessment and certification.

Reason: To ensure that the development meets nationally recognised sustainability credentials.

(52) Construction of any building hereby permitted shall not begin until an 'Interim Certificate' has been submitted to the local planning authority, certifying that a minimum overall (BREEAM) rating of Very Good has been achieved with the mandatory credits for an Excellent rating under category Ene1 - Reduction of CO2 Emissions in accordance with the requirements of (BREEAM)(2011) unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the development meets nationally recognised sustainability credentials.

(53) Prior to the occupation of the individual

ganiateir yma neu unrhyw ddyddiad arall a gymeradwyir yn ysgrifenedig gan yr Awdurdod Cynllunio Lleol, bydd raid cyflwyno Tystysgrif Derfynol i'r Awdurdod Cynllunio Lleol yn ardystio bod graddfa Da lawn y cynllun BREEAM wedi ei chyflawni gyda'r credydau mandadol ar gyfer graddfa Ardderchog dan Ene1 - Gostwng Allyriadau CO2 yn unol â gofynion BREEAM 2011 ac eithrio lle cymeradwywyd yn wahanol yn ysgrifenedig gan yr Awdurdod Cynllunio Lleol.

Rheswm: Sicrhau bod y datblygiad yn cwrdd â safonau cynaliadwyedd a gydnabyddir yn genedlaethol.

(54) Ni chaniateir cychwyn adeiladu'r anheddau a gymeradwyir yma hyd nes y bydd Tystysgrif Dros Dro wedi ei chyflwyno i'r Awdurdod Cynllunio Lleol a'i chymeradwyo'n ysgrifenedig ganddo, yn ardystio bod Lefel 3 Còd ar gyfer Cartrefi Cynaliadwy ac o leiaf 1 credyd dan Ene 1 - Cyfradd Allyriadau Anheddau wedi eu cyflawni ar gyfer yr annedd yn unol â gofynion y Còd ar gyfer Cartrefi Cynaliadwy: Canllawiau Technegol 11 Tachwedd 2010 (Fersiwn 3) (neu unrhyw ofynion/safonau cyfatebol a all fod mewn grym ar adeg y cofrestrriad).

Rheswm: Lliniaru achosion newid hinsawdd a sicrhau y gallu i wrthsefyll y newid a ragwelir yn yr hinsawdd.

(55) Cyn y gall neb symud i fyw i'r anneddau a gymeradwyir yma, bydd raid cyflwyno i'r Awdurdod Cynllunio Lleol i'w chymeradwyo'n ysgrifenedig ganddo, Dystysgrif Derfynol dan y Còd ar gyfer Cartrefi Cynaliadwy yn ardystio bod Lefel 3 Còd Cartrefi Cynaliadwy ac o leiaf 1 credyd dan Ene 1 - Cyfradd Allyriadau Anheddau wedi eu cyflawni ar gyfer yr annedd yn unol â gofynion y Còd ar gyfer Cartrefi Cynaliadwy: Canllawiau Technegol 11 Tachwedd 2013 (Fersiwn 3), (neu unrhyw ofynion/safonau cyfatebol a all fod mewn grym ar adeg y cofrestrriad).

Rheswm: Lliniaru achosion newid hinsawdd a sicrhau'r gallu i wrthsefyll y newid a ragwelir yn yr hinsawdd.

(56) Bydd yr elfen defnydd masnachol a hamdden o'r datblygiad a gymeradwyir yma yn cynnwys 8 uned na fydd eu cyfanswm arwynebedd llawr yn fwy na 4040 o fetrau sgwâr a bydd raid eu cyfyngu i'r dosbarthiadau defnydd isod: A1, A2, A3 a B1. Bydd raid cyflwyno manyllon am osodiad ac arwynebedd llawr gros pob uned unigol i'r Awdurdod Cynllunio Lleol i'w cymeradwyo'n ysgrifenedig ganddo cyn y gwneir defnydd ohonynt. Wedi hynny ni chaniateir newid yr un uned ac eithrio lle cytunwyd fel arall yn ysgrifenedig gyda'r Awdurdod Cynllunio Lleol.

buildings hereby permitted or any other date as may be approved in writing by the Local Planning Authority, a 'Final Certificate' shall be submitted to the Local Planning Authority certifying that a minimum overall (BREEAM) rating of Very Good has been achieved with the mandatory credits for an Excellent rating under Ene1 - Reduction of CO2 Emissions in accordance with the requirements of (BREEAM)(2011) unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the development meets nationally recognised sustainability credentials.

(54) Construction of the dwellings hereby permitted shall not begin until an 'Interim Certificate' has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 - Dwelling Emission Rate', has been achieved for the dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3). (or any subsequent equivalent and/or standard as may be in force at the time of registration).

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

(55) Prior to the occupation of the dwellings hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to and approved in writing by the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 - Dwelling Emission Rate', has been achieved for the dwelling in accordance with requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3), (or any subsequent equivalent and/or standard as may be in force at the time of registration).

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

(56) The commercial and leisure use element of the development hereby permitted shall comprise of 8 units with a combined total of no more than 4040 square meters of floor area and shall be limited to the following use classes : A1,A2,A3 and B1. The disposition and gross floor area of each individual unit shall be submitted to and approved in writing by the Local Planning Authority prior to their occupation or beneficial use. Thereafter each unit shall remain as approved unless otherwise agreed in writing by the Local Planning

Rheswm: Diogelu hyfywedd a bwrlwm canol tref Caergybi.

(57) Bydd gwerthu a darparu nwyddau a gwasanaethau o'r elfen fasnachol/hamdden a gymeradwyir yma yn cael ei gyfyngu i nwyddau a gwasanaethau sy'n gysylltiedig â'r môr ac eitemau a gwasanaethau perthynol.

Rheswm: Diogelu hyfywedd a bwrlwm canol tref Caergybi.

(58) Bydd raid i osodiad y defnyddiau o fewn safle'r cais (yn gyson gyda lefelau gofod llawr, maint ac uchder yr adeiladau a gymeradwyir yma) gydymffurfio gyda'r Cynllun Is-Ardal Ddatblygu (Cynllun Rhif 34405-PL03 Diwydiad P5 Ionawr 2012) a gyflwynwyd i gefnogi'r cais amlinellol hwn neu unrhyw Gynllun Ardal dilynol ac Atodlen Llety y cytunwyd arnynt yn ysgrifenedig gyda'r Awdurdod Cynllunio Lleol.

Rheswm: Yn unol â'r asesiad o'r effaith ar yr amgylchedd a'r broses cynllun meistr ac i ddarparu dyluniad trefol boddhaol o fewn y datblygiad.

(59) Bydd raid cyflwyno i'r Awdurdod Cynllunio Lleol, i'w cymeradwyo yn ysgrifenedig ganddo fel rhan o'r ceisiadau materion a gadwyd yn ôl ar gyfer y rhan benodol honno o'r prif ddatblygiad, fanylion am osodiad a maint ardaloedd masnachol a hamdden y cynllun a gymeradwyir yma, ynghyd â'r ystod o nwyddau a werthir yno. Bydd raid glynu wrth y defnydd a gymeradwywyd ac eithrio lle mae'r Awdurdod Cynllunio Lleol wedi cytuno fel arall yn ysgrifenedig.

Rheswm: Diogelu hyfywedd a bwrlwm canol tref Caergybi.

(60) Ni fydd adeiladau ar gyfer Defnyddiau Dosbarth A1 ac A3 a gymeradwyir yma ar agor nac yn cael eu defnyddio ac eithrio rhwng 07:00 a 23:30 o ddydd Llun i ddydd Gwener, a rhwng 07:30-23:30 ar ddydd Sadwrn a rhwng 08:00 a 23:00 ddydd Sul a Gwyliau Banc.

Rheswm: Diogelu mwynderau'r ardal a mwynderau deiliaid eiddo preswyl cyfagos.

(61) Ni chaniateir gwneud defnydd cyntaf o'r adeiladau a gymeradwyir yma hyd nes bydd manylion am y Strategaeth Storio a Chasglu Gwastraff ar gyfer unedau preswyl ac adwerthu/masnachol wedi eu cyflwyno i'r Awdurdod Cynllunio Lleol a'u

Authority.

Reason: To safeguard the vitality and viability of Holyhead town centre.

(57) The sale and provision of goods and services from the commercial/leisure element hereby permitted shall be restricted to marine related goods and services and associated items and services.

Reason: To safeguard the vitality and viability of Holyhead town centre.

(58) The disposition of uses within the application site (consistent with the floor space levels, scale and height of buildings hereby approved) shall accord with the submitted Development Sub-Zoning Plan (Drawing No. 34405-PL03 Rev P5 January 2012) submitted to support this outline application, or such subsequent Zoning Plan and Accommodation Schedule as may be agreed in writing with the Local Planning Authority.

Reason: In accordance with the environmental impact assessment and master planning process and to provide a satisfactory urban design within the development.

(59) Details of the layout and extent of the commercial and leisure areas of the hereby permitted scheme, plus the range of goods to be sold therein, shall be submitted to and approved in writing by the Local Planning Authority as part of the reserved matters application(s) for that particular phase of the Main Development. The occupation and uses initially approved shall remain in accordance with these approved details, unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the vitality and viability of Holyhead town centre.

(60) The premises for Use Class A1 and A3 hereby permitted shall not be open or in use except between the hours of 07:00 and 23:30 hours Mondays to Fridays, and between 07:30 and 23:30 hours on Saturdays and between 08:00 hours and 23:00 hours on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the locality and the amenities of occupiers of nearby residential properties.

(61) No buildings hereby approved shall be first occupied until details of a Waste Storage and Collection Strategy for the residential and retail/commercial units have been submitted to and approved in writing by the Local Planning

cymradwyo yn ysgrifenedig ganddo.

Rheswm: Sicrhau bod mesurau digonol ar gyfer storio a chadw gwastraff a deunydd ailgylchu wedi eu sefydlu a'u bod yn gyson gyda gwasanaeth casglu gwastraff y Cyngor.

(62) Bydd raid i'r holl ardaloedd gwastraff cymunedol sy'n gwasanaethu'r trigolion ddarparu darpariaethau ailgylchu a storio yn unol â manylion a gyflwynir i'r Awdurdod Cynllunio Lleol ac a gymeradwylr ganddo.

Rheswm: Sicrhau darparu cyfleusterau boddhaol ar gyfer storio gwastraff a deunydd ailgylchu.

NODIADAU I'R YMGEISYDD:

Dan ddarpariaethau Deddf Adnoddau Dŵr 1991 a'r Is-ddeddfau Draenio Tir, mae angen caniatâd ysgrifenedig ar gyfer gwaith neu strwythurau arfaethedig yn, o dan neu dros y brif afon (Afon Llaingoch) neu o fewn 7 metr iddi.

Bydd angen trwydded benodol ar gyfer mewnlenni unrhyw ddeunyddiau gwastraff o fewn 500 metr i safle Ewropeaidd, safle RAMSAR neu Safle o Ddiddordeb Gwyddonol Arbennig.

Bydd raid i gludwr gwastraff cofrestredig fynd ag unrhyw bridd neu ddeunydd llygredig oddi ar y safle i safle trwyddedig addas.

Mae prif beipen ddŵr / peipen ddosbarthu'n croesi'r safle datblygu. Fel bod modd iddynt gyflawni eu dyletswydd statudol, mae gan Dwr Cymru/Welsh Water hawl i gael mynediad i'w gyfarpar bob amser. Efallai y bydd modd gwro'r beipen ddŵr hon dan Adran 185 Deddf Diwydiant Dŵr 1991.

Mae system garthffosiaeth gyhoeddus yn croesi'r safle datblygu. Yn unol â Deddf Diwydiant Dŵr 1991 mae gan Dwr Cymru/Welsh Water hawl i gael mynediad at ei gyfarpar bob amser.

Os bydd angen cysylltu i'r system garthffos gyhoeddus cynghorir y datblygwr i gysylltu ag Ymgynghorwyr Datblygu Rhwydwaith / Dwr Cymru/Welsh water.

Ni ddylid codi unrhyw annedd y mae modd byw ynddi o fewn 15 metr i unrhyw orsaf bwmpio gyhoeddus ar gyfer carthion.

Rhaid i unrhyw adeilad bwyd gydymffurfio â gofynion Rheoliadau Hylendid Bwyd (Cymru) 2006 a Rheoliad (EC) 852/2004.

Rhaid cofrestru unrhyw adeilad bwyd gyda'r Adran Iechyd yr Amgylchedd (Adain Diogelwch Bwyd) o leiaf 28 diwrnod cyn ei agor yn unol â Rheoliad (EC) 852/2004.

Authority.

Reason: To ensure that satisfactory measures for refuse and recycling storage and collection are in place and are compatible with the Council's waste service.

(62) All the communal refuse areas serving residents shall provide recycling provisions and separated storage in accordance with details to be submitted to and approved by the Local Planning Authority with the County Council's requirements.

Reason: To ensure provision of satisfactory facilities for the storage of refuse and recycling.

NOTES TO APPLICANT:

Under the provisions of the Water Resources Act 1991 and the Land Drainage Byelaws written consent is required for proposed works or structures in, under, over or within 7 meters of the main river (Afon Llaingoch).

A bespoke permit will be required for any infilling of waste materials within 500 meters of a European site, RAMSAR site or Site of Scientific Interest.

Any contaminated soil or material removed off site must be taken by a registered waste carrier to a suitably licenced site.

The development site is crossed by a trunk/distribution watermain. In order to perform their statutory duty Dwr Cymru/Welsh Water has a right of access to their apparatus at all times. It may be possible for these watermain to be diverted under Section 185 of the Water Industry Act 1991.

The development site is crossed by a public sewerage system. Under the Water Industry Act 1991 Dwr Cymru/Welsh Water has a right of access to its apparatus at all times.

If connection is required to the public sewerage system the developer is advised to contact Dwr Cymru/Welsh Water Network Development Consultants.

No habitable building should be constructed within a 15 meter vicinity to any public foul sewerage pumping station.

Any food premises must comply with the requirements of the Food Hygiene (Wales) Regulations 2006 and Regulation (EC) 852/2004.

Any food premises must be registered with the Environmental Health Department (Food Safety Section) at least 28 days prior to opening under

Cynghorir y datblygwr i gysylltu â'r Adran Iechyd yr Amgylchedd mewn perthynas â chynlluniau ar gyfer dyluniad/gosodiad ceginau ac ar gyfer unrhyw adeilad adwerthu lle bwriedir gwerthu bwyd.

Rhaid i'r datblygiad gydymffurfio â gofynion Deddf Iechyd a Diogelwch yn y Lle Gwaith 1974 a'r holl reoliadau a wneir dan y Ddeddf honno.

Mae'r cynllun datblygu ar gyfer Ynys Môn yn cynnwys Cynllun Fframwaith Gwynedd (1993), Cynllun Lleol Ynys Môn (1996) a'r Cynllun Datblygu Unedol a ddæeth i ben. 'Roedd y polisiâu canlynol yn berthnasol i'r sylw a roddwyd i'r cais hwn: A1, A3, A7, A9, B1, B12, C8, CH1, CH10, CH13, D1, D4, D15, D16, D17, D19, D20, D21, D22, D24, D25, D26, D28, D29, D32, , FF10, FF11, FF12, FF15, FF16, FF17 a FF20 Cynllun Fframwaith, 1, 2, 5, 19, 23, 26, 28, 31, 33, 36, 37, 38, 39, 40, 41, 42, 48, 49, 51 a 53 Cynllun Lleol PO1, PO2, PO3, PO4, PO6, PO7, PO8, PO8a, GP1, GP2, EP9, TR3, TR10, TR10a, TO1, TO8, TO9, TO10, TO14, EN1, EN4, EN5, EN6, EN9, EN10, EN12, EN13, EN15, EN16, HP1, HP2, HP3, HP6, HP7, SG2, SG4, SG6, SG7 a SG8 Cynllun Datblygu Unedol a stopiwyd.

Ystyriwyd y gwybodaeth o fewn y Datganiad Amgylcheddol dyddiedig Rhagfyr 2010 (fel y'i diwygiwyd) wrth benderfyni'r cais yma.

Regulation (EC) 852/2004.

The developer is advised to contact the Environmental Health Department regarding plans for kitchen layout/design any for any retail premises where food is to be sold.

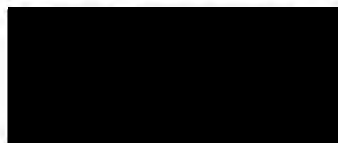
Development must comply with the requirements of the Health & Safety at Work etc Act 1974 and all regulations made under that Act.

The development plan covering Anglesey consists of the Gwynedd Structure Plan (1993), the Ynys Môn Local Plan (1996) and the stopped Ynys Môn Unitary Development Plan. The following policies were relevant to the consideration of this application: A1, A3, A7, A9, B1, B12, C8, CH1, CH10, CH13, D1, D4, D15, D16, D17, D19, D20, D21, D22, D24, D25, D26, D28, D29, D32, , FF10, FF11, FF12, FF15, FF16, FF17 and FF20 Structure Plan, 1, 2, 5, 19, 23, 26, 28, 31, 33, 36, 37, 38, 39, 40, 41, 42, 48, 49, 51 and 53 Local Plan and PO1, PO2, PO3, PO4, PO6, PO7, PO8, PO8a, GP1, GP2, EP9, TR3, TR10, TR10a, TO1, TO8, TO9, TO10, TO14, EN1, EN4, EN5, EN6, EN9, EN10, EN12, EN13, EN15, EN16, HP1, HP2, HP3, HP6, HP7, SG2, SG4, SG6, SG7 and SG8 stopped Unitary Development Plan.

The contents of the environmental information contained within the Environment Statement dated December 2010 (as amended) were taken into account in the determination of this application.

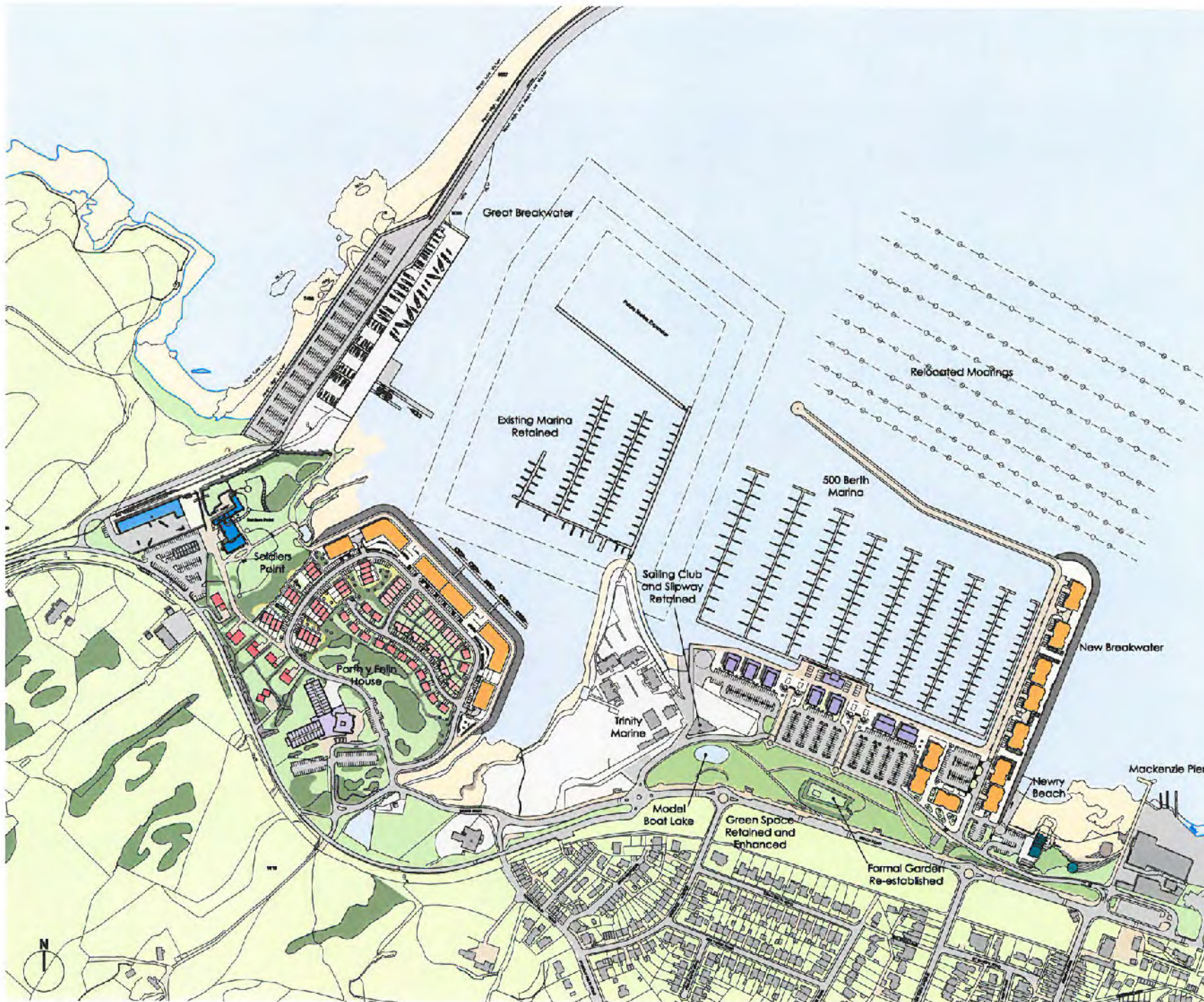
DYDDIAD Y PENDERFYNIAID 14/02/2014 DATE OF DECISION

Yr eiddoch yn gywir / Yours faithfully



JIM WOODCOCK

PENNAETH GWASANAETH CYNLLUNIO / HEAD OF PLANNING SERVICE



General Notes

All site dimensions shall be verified by the Contractor on site prior to commencing any works.

Do not scale from this drawing.

Only work to written dimensions.

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- Legend:**
- Apartment
 - 2 Bedroom Townhouse
 - 3 Bedroom Townhouse
 - 4th Bedroom House
 - Hotel
 - Leisure Related Hotel and Commercial
 - Maritime Museum and Visitor Centre
 - Marina Workshop
 - Beach Pavilion
 - New Youth Centre

Revision P1 PLANNING SUBMISSION 06.12.10 AB

Scale 1:2000@A1

Status Planning

Drawn by AB

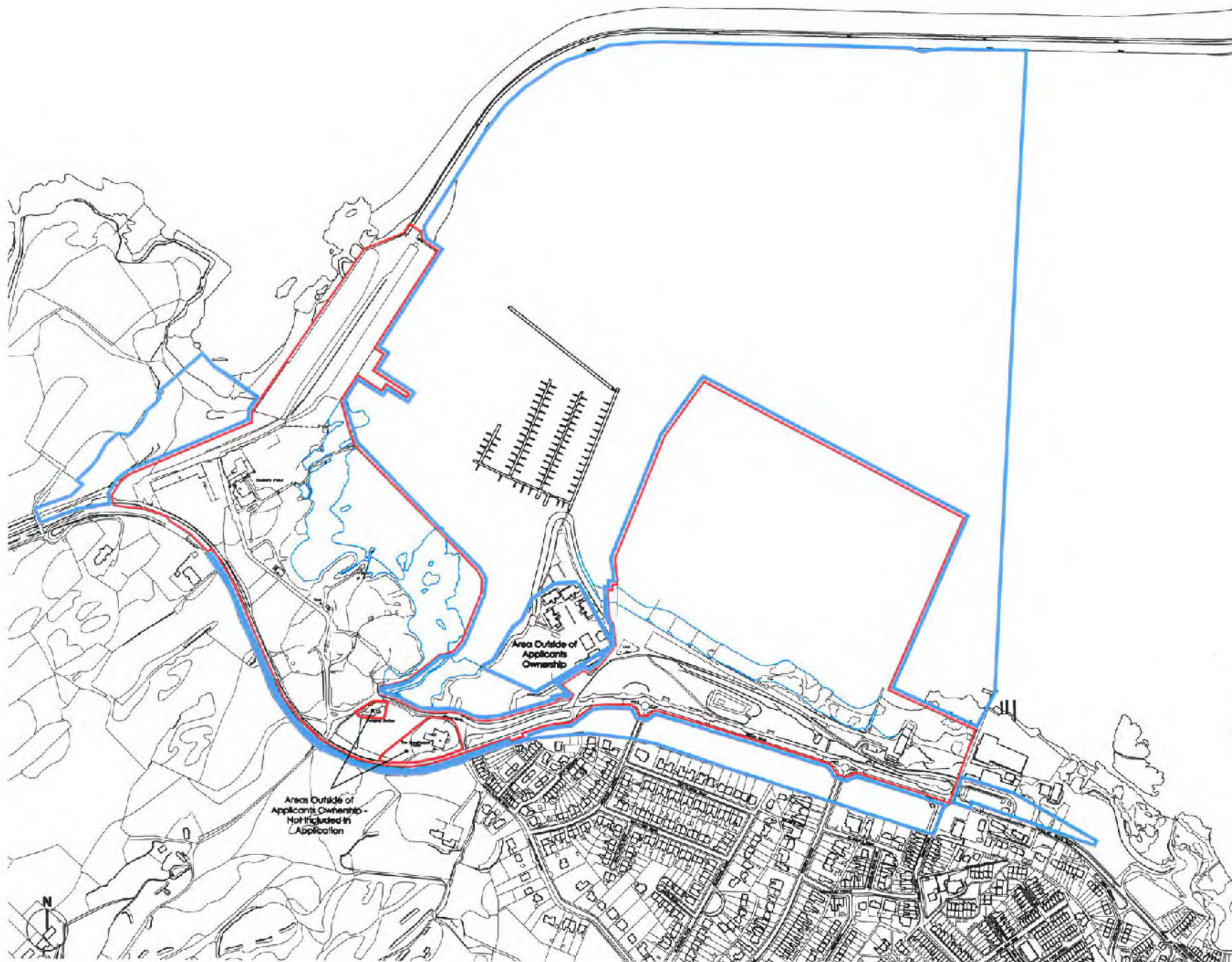
Date 06.12.10

Client:
Conygar Stone Line Ltd

Project:
Holyhead Waterfront Regeneration Scheme
Drawing Description:
Illustrative Masterplan

Drawing No. 34405_PL02 Rev. P1





General Notes

All site dimensions shall be verified by the Contractor on site prior to commencing any works.

Do not scale from this drawing.

Only work to written dimensions.

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Planning Application Boundary

Other Land in the Ownership of the Applicant

Revision: P1 PLANNING SUBMISSION 09.12.10 All

Scale: 1:2500 @ A1

Status: Planning

Drawn by: All

Date: 09.12.10

Client:
Conygar Siena Line Ltd

Project:
Holyhead Waterfront Regeneration
Scheme
Drawing Description:
Statutory Plan

Drawing No. 34405_PL01 Rev. P1

 fletcher-rae

**UNED POLISI CYNLLUNIO AR
Y CYD (UPCC)
MÔN A GWYNEDD**

**CYNLLUN DATBLYGU LLEOL
(CDLI) AR Y CYD**

**Gwahoddiad ar gyfer cynnig
Safleoedd Posib**

Mae'r UPCC, ar ran Cyngor Sir Ynys Môn a Chyngor Gwynedd eisiau cael gwybod am unrhyw safleoedd o fewn ardal y CDLI ar y Cyd â photensial i'w datblygu neu eu hamddiffyn. Felly gwahoddir cynigion gan ddatblygwyr, perchenogion tir a'r cyhoedd am safleoedd gyda photensial i'w cynnwys yn y cynllun.

MAE ARDAL UPCC YN CYNNWYS ARDALOEDD AWDURDODAU CYNLLUNIO LLEOL YNYS MÔN A GWYNEDD AC NID ARDAL PARC CENEDLAETHOL ERYRI.

I gofrestru safle â photensial i'w cynnwys yn y proses CDLI ar y Cyd, fe fydd **RHAID** cwblhau ffurflen Cynnig Safle Posib.

Mae angen cwblhau un ffurflen am bob safle a gynigir. Amgawch fap Arolwg Ordnans yn amlinellu'r tir â chynigir mewn coch.

Mae'r ffurflen yma ar gael ar y we hefyd.

NODWCH OS GWELWCH YN DDA, NAD YW'R BROSES SAFLEOEDD POSIB YN CYNRYCHIOLI YMRWYMIAD AR RAN Y CYNGOR I GARIO'R SAFLEOEDD YMMLAEN I'R CDLI AR Y CYD.

FE FYDD SYLWADAU AR GAEL I'W H'ARCHWILIO'N MEWN MANNAU CYHOEDDUS.

Os ydych angen cymorth i gwblhau ffurflen Cynnig Safle Posib, peidiwch ag oedi i gysylltu gyda'r UPCC ar rif ffôn (01766) 771000 neu drwy e-bost i polisicynllunio@gwynedd.gov.uk

**ANGLESEY AND GWYNEDD
JOINT PLANNING POLICY
UNIT (JPPU)**

**JOINT LOCAL DEVELOPMENT
PLAN (JLDP)**

**Invitation for Submission of
Candidate Sites**

The JPPU, on behalf of the Isle of Anglesey County Council and Gwynedd Council, want to know about potential sites for development and protection within the JLDP area and therefore invite the submission of Candidate Sites from developers, landowners and the public for potential inclusion within the plan.

THE JLDP AREA COVERS THE ANGLESEY AND GWYNEDD LOCAL PLANNING AUTHORITY AREAS AND DOES NOT INCLUDE THE SNOWDONIA NATIONAL PARK AREA.

To register a site for potential inclusion in the JLDP process, the following Candidate Site Submission form **MUST** be completed.

Please complete one form for each site proposed. The form must be accompanied by an Ordnance Survey based map which clearly identifies the land in question highlighted in red.

This form is also available online.

PLEASE NOTE THAT THE CANDIDATE SITES PROCESS DOES NOT REPRESENT A COMMITMENT ON THE PART OF THE COUNCILS TO TAKE SITES FORWARD TO THE JLDP.

ALL COMMENTS SUBMITTED WILL BE MADE AVAILABLE FOR PUBLIC INSPECTION

Should you require assistance with completing the Candidate Site Submission Form please do not hesitate to contact the JPPU on 01766 771000 or via email to planningpolicy@gwynedd.gov.uk.

Swyddfa yn unig : Safle wedi' ei ddigideiddio :
Office use only : Site digitised :

Rhif Cyfeirnod:
Reference No:

Cydnabyddiaeth wedi'i yrru:
Acknowledgement sent:

1) Manylion Cyswllt / Contact Details

Eich Manylion: Your Details:

Enw: Name:	Dafydd Jones
Mudiad (os yn berthnasol): Organisation (if applicable):	Conygar Stenaline Ltd
Cyfeiriad: Address:	
Côd Post: Post Code:	
Cyfeiriad E- bost: E-mail Address:	
Rhif Ffôn: Telephone No:	

*Manylion Asiant (os yn berthnasol): *Agent Details (if applicable):

John Adshead
Regener8wales

*Nodyn: Fe gaiff gwybodaeth ei yrru i'r asiant os enwir un yma
*Note: Correspondence will be sent to the agent if these details are included

Sut hoffwch i ni gysylltu efo chi yn y dyfodol ac ym mha iaith?
What is your preferred method of communication in the future and in which language?

Cymraeg / Welsh: ☐
Saesneg / English: ☒

E-bost / Email: ☒
Llythyr / Letter: ☐

2) Manylion y Safle / Site Details

Enw'r Safle: Site Name:	Holyhead Waterfront
Cyfeiriad y Safle: Site Address:	

Côd Post: Post Code:	
Cyfeirnod Grid OS: OS Grid Reference:	245836
Arwynebedd y Safle (ha): Site Area (ha)	34

A ydych wedi amgau map AO yn amlinellu'r safle mewn **COCH**? Do: ☐
 Have you included an OS map outlining the site in **RED** with the submission? Yes: ☒

3) Perchnogaeth / Ownership

3.1	Ai'r cynigydd yw'r unig berchennog? <i>Is the proposer the sole owner of the site?</i> Ydy / Yes: ☐ Nac Ydy / No: ☒
3.2	Os nac ydy, a yw'r perchenogion eraill i gyd yn ymwybodol o'r cynnig? <i>If not, are all other land owners aware of this submission?</i> Ydy / Yes: ☐ Nac Ydy / No: ☒
3.3	Nodwch, os gwelwch yn dda, manylion cyswllt y perchenog(wyr) eraill os yr ydych yn eu gwybod: <i>Please provide contact details of other landowner(s) if known:</i> See attached schedule of legal interests
3.4	A oes gan y cynnigydd unrhyw diroedd yn ei berchnogaeth o amgylch y safle? <i>Does the proposer own any additional land surrounding the site?</i> Ydy / Yes: ☒ Nac Ydy / No: ☐ Os oes, amlinellwch y tir mewn GLAS ar y Map AO. <i>If so, please outline the land in BLUE on the OS map.</i>

4) Defnydd Tir / Land Use

4.1	Nodwch, os gwelwch yn dda, defnydd presennol y tir: <i>Please specify the existing use of the land:</i> Vacant/unused
4.2	Pa ddefnydd yr ydych yn ei gynnig i'r safle? <i>What use are you proposing for the site?</i>

	Mixed use commercial/residential/tourism and retail
4.3	Os ydych eisiau gwarchod y safle rhag ddatblygiad nodwch y rhesymau: <i>If you wish to propose that the site is protected from development please state the reason(s):</i> N/A
4.4	Os hoffwch weld y safle'n cael ei ddefnyddio fel safle tai , yn eich barn chi, faint o unedau sydd yn addas i'r safle ac ar ba sail: <i>If the proposed use of the site is residential, please specify how many units you think the site can accommodate and on what basis:</i> 380
4.5	Pa ddefnyddiau tir sy'n ffinio'r safle a gynigir? <i>What land uses adjoin the proposed site?</i> Port related and residential
4.6	A oes adeiladau ar y safle? <i>Are there existing buildings on the site?</i> Oes / Yes: ☒ Nac Oes / No: ☒ Os oes, wnewch chi roi manylion a nodwch, os gwelwch yn dda, os ydynt yn cael eu defnyddio neu beidio: <i>If yes, please give details and whether they are currently in use or redundant:</i> Several large redundant and semi-derelict residential and commercial buildings
4.7	A oes unrhyw cyfamod rhwystrol ar y tir? <i>Are there any restrictive covenants on the land?</i> Oes / Yes: ☐ Nac Oes / No: ☒ Os oes, rhowch fanylion, os gwelwch yn dda: <i>If yes, please provide details :</i> N/A
4.8	A gafodd y safle ei ddynodi mewn Cynllun Datblygu blaenorol? <i>Has the site been allocated in a previous Development Plan?</i> Ydy / Yes: ☐ Nac Ydy / No: ☒

	Oes ydy, allwch chi roi manylion, os gwelwch yn dda: If yes, please give details:
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4.9	A yw'r safle wedi bod yn destun ceisiadau cynllunio ac oes yna ganiatâd cynllunio cyfredol ar y safle sydd ddim wedi cael ei weithredu? Has the proposed site been subject to previous planning applications and are there any valid permissions on the site which have yet to be implemented? Oes / Yes: ☒ Nac Oes / No: ☐ Os oes, rhowch y manylion, os gwelwch yn dda: If so please give details: <i>The site has a valid consent for a mixed use development including commercial tourism leisure and residential uses granted on 14/02/14 under ref no 19C1046A/EIA/ECON</i>
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5) Cyfyngiadau Ffisegol ac Amgylcheddol / Physical and Environmental Constraints

5.1	A yw'r safle yn agos i gwrs dŵr? Is the site near a watercourse? Ydy / Yes: ☐ Nac Ydy / No: ☐ Dim yn Gwybod / Don't Know: ☒ Os ydy, pa mor agos ydy o (mewn medrau)? If so, how close is it (in meters)? N/A
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5.2	A oes hanes llifogydd ar y safle (yn cynnwys llifogydd arwyneb tir ac/neu draeniad gwael)? Has the site ever been subject to flooding (including surface water flooding and/or poor drainage)? Ydy / Yes: ☐ Nac Ydy / No: ☒ Dim yn Gwybod / Don't Know: ☐ Os oes, rhowch fanylion, os gwelwch yn dda: If so please give details: N/A
-----	--

5.3	A yw'r safle o fewn ardal bygythiad llifogydd? Is the site within an area of floodrisk? Nac ydy / No: ☒ C1: ☐ C2: ☐ B1: ☐ Dim yn Gwybod / Don't Know: ☒
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5.4	A oes dynodiadau tirwedd, bywyd gwyllt, hanesyddol neu archeoleogol ar y safle (neu rhan o'r safle)? Are there any landscape, wildlife, historic or archaeological designation
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	on the site (or part of the site)? Oes / Yes: ☐ Nac Oes / No: ☐ Dim yn Gwybod / Don't Know: ☒ Os oes, allwch chi roi manylion am y dynodiad(au) a dweud pa ran o'r safle mae'n effeithio: <i>If yes, please identify the designation(s) and state which part(s) of the site are affected:</i>
--	---

5.5	A oes dynodiadau tirwedd, bywyd gwyllt, hanesyddol neu archeoleogol ar y tir sy'n ffinio'r safle? <i>Are there any landscape, wildlife, historic or archaeological designation on the land that adjoins the site?</i> Oes / Yes: ☒ Nac Oes / No: ☐ Dim yn Gwybod / Don't Know: ☒ Os oes, allwch chi ddweud pa ddynodiad(au) ydynt: <i>If yes, please identify the designation(s):</i>
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5.6	A fyddai datblygu'r safle yn golygu colli tir amaethyddol Graddfa 1, 2 neu 3a? <i>Would development of the site lead to the loss of Grade 1, 2 or 3a agricultural land?</i> 1: ☐ 2: ☐ 3a: ☐ Na Fydd / No: ☒ Dim yn Gwybod / Don't Know: ☐
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5.7	A fyddai datblygu'r safle yn golygu colli coed ac/neu gwrychoedd? <i>Would development of the site lead to the removal of any trees and/or hedgerows?</i> Bydd / Yes: ☐ Na Fydd / No: ☒
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5.8	Oes llwybrau cyhoeddus yn croesi'r safle? <i>Do any public rights of way cross the site?</i> Oes / Yes: ☐ Nac Oes / No: ☐ Dim yn Gwybod / Don't Know: ☒
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5.9	Beth ydy topograffi'r safle (fflat/ar osgo/serth) ac yr agwedd (gwynebu tua'r gogledd/de)? <i>What is the topography of the site (flat/sloping/steep) and aspect (north/south facing)?</i> The landward part of the site slopes in a generally north easterly direct to mhw mark
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6) Isadeiledd / Infrastructure and Utilities

6.1	A yw'r safle yn hygyrch o ffordd gyhoeddus? <i>Is the site accessible from a public highway?</i> Ydy / Yes: ☒ Nac Ydy / No: ☐ Os na, allch chi ddangos ar y map sut bydd mynediad yn cael ei gyflawni. <i>If not, please provide information (on the map) of how access could be</i>
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	achieved.
6.2	A yw'r safle o fewn pellter cerdded rhesymol (800m neu llai) o wasanaeth trafnidiaeth cyhoeddus sydd ar gael yn gyson rhwng 7yb a 7yh? Is the site within reasonable walking distance (800m or less) of a public transport service that operates consistently between 7am and 7pm? Ydy / Yes: ☒ Nac Ydy / No: ☐ Dim yn Gwybod / Don't Know: ☐
6.3	Nodwch, os gwelwch yn dda, y pellter i'r gwasanaeth agosaf: Please state the distance to the nearest utility connection: Trydan / Electricity: 100m Nwy / Gas: 200m Dŵr / Water: 200m Carffosiaeth / Sewerage: 200m Telathrebu / 200m Telecommunications:

7) Agosrwydd i Wasanaethau Lleol / Proximity to Local Services

O ran y safle posib, nodwch, os gwelwch yn dda, yn lle mae'r gwasanaethau canlynol i'w cael ac yn fras pa mor bell i ffwrdd oddi ar y safle mae nhw:

In Relation to the proposed site, please state in which settlement the following services are found within and the approximate distance to them from the site:

Gwasanaeth / Service	Enw'r Anheddle / Settlement Name	Pellter o'r safle (km) / Distance from Site (km)
Swyddfa Bost / Post Office	Holyhead	0.5
Siop Cyfleustra / Convenience Store	Holyhead	0.5
Ysgol Gynradd / Primary School	Holyhead	0.5
Ysgol Uwchradd / Secondary School	Holyhead	0.5
Archfarchnad / Supermarket	Holyhead	1.5
Meddygfa / Doctor's Surgery	Holyhead	1
Deintydd / Dentist	Holyhead	1
Fferyllfa / Pharmacy	Holyhead	1
Lle Chwarae / Play Area	Holyhead	0.5
Arall (nodwch os gwelwch yn dda): / Other (please specify):		
i) Leisure Centre	Holyhead	1.5

ii) Community Centre	Holyhead	1
iii) Places of Worship	Holyhead	0.5
iv) Ucheldre Arts Centre		

8) Gwybodaeth Pellach / Further Information

Nodwch, os gwelwch yn dda, unrhyw fater arall sydd yn berthnasol i'ch cynnig (gall cydnabyddiaeth cynnar o unrhyw faterion helpu'r cynigydd, y Cyngorau a'r ymgynghorydd statudol i leddfu unrhyw broblem):

Please provide details of any other matters considered relevant to this submission (early identification of any issues may help the proposer, the LPA and statutory consultees to mitigate any problems):

The proposed development of the Waterfront will act as a major tool to support the regeneration of both the port and town centre of Holyhead itself. Situated within a short walking distance of both the scheme will support the town's economic attracting substantial new investment and creating valuable new employment opportunities. It is anticipated that when complete the scheme will generate some 325 fte jobs

The Waterfront will provide Holyhead with a vibrant new identity whilst also celebrating its important historic maritime history and links to Ireland.

The facilities provided within the development will be critical to attracting more visitors to the town. In particular it will be able to play an important role in attracting and retaining within Holyhead the growing number of cruise ship passengers which visit the port.

A key component of the scheme is a new 80 bed hotel which will be pivotal in capturing higher value visitors to Holyhead in line with the policies contained in the County Council's Destination Management Plan and those of Visit Wales and the Welsh Government.

The scheme will also facilitate further growth in the sailing and boating sector which has potential to attract significant more high end visitors to the town whilst also improving facilities for local clubs and owners. The scheme also includes additional commercial space that will enable new local marine related businesses to be established to serve the growing number of permanent and visiting boats that will be able to be berthed in the harbour with the additional moorings that form part of this scheme

All the planning related issues presented by this major development have been fully addressed in the planning application and accompanying reports including a full environmental impact assessment submitted on behalf of the applicant by Axis Planning Consultants

(Defnyddiwch dudalen arall os oes angen – ticiwch os ydych wedi defnyddio tudalen arall ☐)
(Please continue on a separate sheet of paper if necessary – tick if you have used a separate sheet ☐)

9) Datganiad / Declaration

Yr ydwyf yn cadarnhau hyd y gwn i fod y gwybodaeth a ddarparwyd yn gywir.
I confirm that the information provided is correct to the best of my knowledge.

Arwyddwyd/ Signed.....

Dyddiad/ Date.....

**DIOLCH YN FAWR AM
GWBLHAU'R FFURFLEN
SAFLEOEDD POSIBL**

**THANK YOU FOR COMPLETING
THE CANDIDATE SITE
SUBMISSION FORM**

**Dylid gyrru ffurflenni wedi eu cwblhau
i'r cyfeiriad sydd ar ddechrau'r ffurflen
neu drwy'r e-bost.**

**COFIWCH AMGAU FAP AO SY'N
DANGOS Y SAFLE MEWN COCH
AC UNRHYW TIR CYFAGOS SYDD
YN BERCHENOGAETH YR
YMGEISYDD MEWN GLAS**

***Completed forms should be
returned to the address on the
front page or via email.***

***PLEASE REMEMBER TO
ENCLOSE AN OS MAP WITH THE
SITE OUTLINED IN RED AND ANY
ADDITIONAL ADJACENT LAND
IN THE SAME OWNERSHIP IN
BLUE***