



30.3.15.

Dear Sir / Madam,

The community of Llaiswen, Ty Du Rd + Yankee St. have extreme concern about the ~~extreme~~ proposed inclusion of site SP427 as a suitable housing development site in the joint development plan for Arfon, currently under Review.

Whilst we note + agree with your consideration at Review that the access to this site + ensuing traffic + parking problems it will cause are prohibitive to its success. We would like to add in objection the well known + recorded history of this site as a flood plain. We feel this is also prohibitive to its development + subsequent property insurance issues.

The area receives + flood large quantities of water from a very substantial catchment above + including Fran Olen farm. Some attempt to cure

This has been undertaken, on the advice of the environment agency by clearing the channel in from Olen farm, however this has only resulted in a swifter arrival of water at the site in question!!

The real problem at this wetland site lies in the downstream drainage. It consists solely of 1 9" pipe (see photo) buried under Ty Du Rd + the properties between it + Yankee St. This without demolition of property cannot be enlarged.

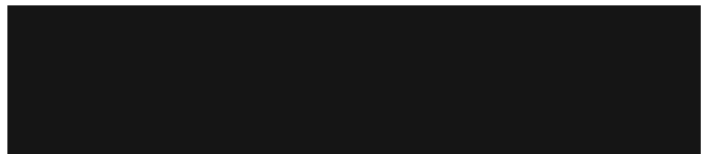
In flood events which occur several times annually this drain exceeds its capacity. The field (proposed for planning!) fills with water + becomes a lake to hold this excess water. On occasion this too may overflow + a stream breaks out overground crossing Ty Du Rd + proceeding between 16 + 17 Ty Du Rd to flood Yankee St properties, whilst approaching the doors of houses in Hainwen Isaf!

Should the field be developed the situation will undoubtedly be exacerbated. Not only for the newly built properties but also for the surrounding area. The footings + compaction required to achieve level of the properties in this flood plain will act as a dam to underground water drainage + the infilling of the Reservoir will push water sideways into Clainwen properties. The hard standings + Roof structures will increase the rapidity of Run off + the results likely disastrous for established properties in the neighbourhood.

We urge you on the grounds of potential to cause flooding to reject this site as unsuitable for development.

Guy Smith, for Clainwen, Yankee St + Ty Du Residents group.

e-mail contact





Please contact Customer Services

For our joint protection calls may be recorded and monitored

Telephone Number

Fax Number

Your reference

Our reference



13 February 2015

Dear Mrs [Redacted]

Re: HSBC Household Policy - [Redacted]

I am writing in response to the letter you sent and we received on 11 February 2015.

I understand from your letter that it has been established that the two flood instances you encountered have been caused by a private landowner. At the time of the second claim the council worked with the landowner to implement a temporary fix. The letter from the council indicates that they are currently in talks with the landowner with regard permanent repairs and improvements on his land that will reduce the risk of further flooding.

Unfortunately until permanent flood defences have been fitted and satisfactory reports received we will be unable to reduce the flood excess for you. Once the works have been completed please send full details of the flood defences, including reports confirming how this defends your specific property and the residual risk of flooding to your home we will be able to review the excess further.

We look forward to hearing from you in due course.

Yours Sincerely



Scott Bange
Head of General Insurance and Protection

4002



↓ SITE SI 421



↑ Again!



site
SP
427



site
SP42

It's been raining in Llanberis
again!



SITE
SP
42

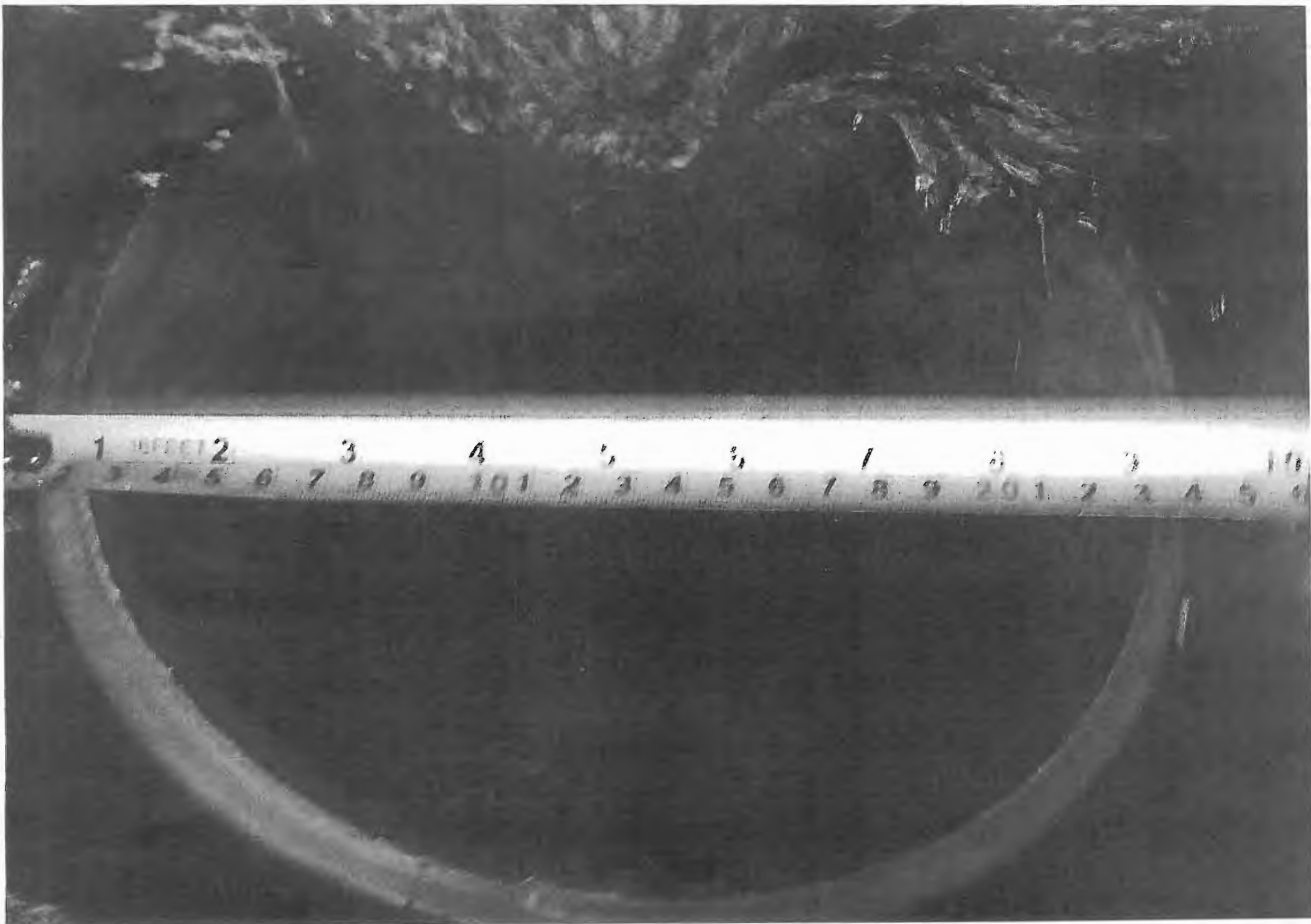
7. 1112 012 11 400-2 1117



SITE
SP
427!



THAT WAS MORE THAN A SHOWER!





CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Uned Polisi Cynllunio ar y Cyd Gwynedd & Môn
Joint Planning Policy Unit Anglesey & Gwynedd

Uned Polisi Cynllunio ar y Cyd Gwynedd & Môn
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Ein Cyf / Our Ref:

Eich Cyf / Your Ref:

Dyddiad / Date:

30/3/2015

Mr Gary Smith

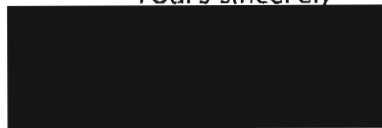
Dear

Mr Smith

Joint Local Development Plan – Deposit Plan – public consultation

I acknowledge receipt of your letter about the above, which was received on ^{30/3/2015}. Your comments will be verified before they are registered on the duly made representations register as soon as possible. You will be notified when the verification and registration process is completed and will receive a unique reference number, which you will need to refer to in any ensuing correspondence about the matter.

Yours sincerely



Nia H Davies
Planning Manager (Policy)

e

ALUN FFRED JONES AC/AM

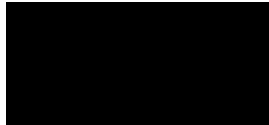
Swyddfa Etholaeth/Constituency Office



Ffôn:
Ebost/Email:



Chwefror 17, 2014



PC/A/56

Annwy



Dioch am ddod i ngweld i'r gymhorthfa yn ddiweddar ac ymddiheuriadau am beidio dod nol atoch chi cyn hyn.

Beth bynnag, dyma'r ateb dw I wedi ei dderbyn ar ebost heddiw gan Huw Williams, Pennaeth Ymg Nghoriaeth Gwynedd. Dyma'r sefyllfa felly – mae'n amlwg eu bod yn gwybod o le mae'r dwr yn dod, ond dydyn nhw ddim ar hyn o bryd yn bwriadu gwneud y beipen yn fwy.

Mi sgwenna i nol ato yn mynegi pryderon y trigolion nad ydi'r beipen sydd I fod i gario'r dwr yn ddigon mawr i gymryd y gorlif ar law trwm.

Pan ga i ymateb pellach, mi fydda I mewn cysylltiad eto.

Yn gywir iawn,



Alun Ffred Jones
AC Arfon

/amg.



Cynulliad National
Cenedlaethol Assembly for
Cymru Wales

Annwyl Alun Ffred Jones

Dyma'r ateb sydd wedi dod yn ei ôl gan FCERM (Flood and Coastal Erosion Risk Management).

With regard to the flooding at Yankee Street, 3 properties have indeed experienced flooding on 22nd, November 2012 and most recently on 30th, December 2013. On both occasions it was found that an intake structure into the public sewerage system had become overloaded. The intake structure is located in a wetland area opposite No 18, Ffordd Ty Du. The intake structure drains the wetland. On the first occasion, 22/11/2012, it was found that a defect in the bank of a watercourse to the southwest of a property known as Bryn du had resulted in flood water flowing down into the afore mentioned wetland and overloading the afore mentioned intake structure. On the most recent occasion, 30/12/2013, it was found that a different section of the afore mentioned watercourse had broken its bank on land forming part of Fron Oleu Farm. The flood water had once again flowed down into afore mentioned wetland resulting in an overload of the intake structure.

WATER
FINDS
A
WAY

Following the first incident, at the request of DCWW, CGC refrained from serving notice on the landowner of the defective section of watercourse. This was because DCWW were negotiating with the landowner to undertake the remedial works on the landowners' behalf. Since then CGC have been liaising with both DCWW on this matter.

On the second occasion, 30/12/2013, on finding the primary source of flood water a member of staff called at Fron Oleu farm. On being made aware of the problem the farmer, with assistance from the member of staff, undertook temporary repairs to restore the flow in the watercourse. The flooding at Stryd Yankie abated almost immediately. CGC staff are currently advising/ liaising with the farmer with regard to permanent repairs and improvements on his land to reduce the risk of further flooding. A section 19 Flood Incident Report for the most recent incident will, of course, be produced in the very near future.

Gobeithio fod yr ateb yn ddigonol i chi.

Cofion.

Huw Williams
Pennaeth YGC / Head of YGC
(Ymgynghoriaeth Gwynedd)

YGC



Tel:
ext:
Mail:





FLOOD INVESTIGATION REPORT

YANKEE STREET, LLANBERIS
30/12/2013

Document Control Sheet

Document Author:	W Elphick
Project Manager:	Huw Davies

Revision History

Date	Version No.	Summary of Changes
10/06/2014	1.0	

Consultation

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Consultancy Management Team	06/08/2014	1.0
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Head of Highways and Municipal	06/08/2014	1.0
Head of Customer Care	06/08/2014	1.0
Dŵr Cymru Welsh Water	06/08/2014	1.0

Dŵr Cymru Welsh Water

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Approved by	Signature	Date	Version
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Head of Customer Care		05/09/2014	1.0
Dŵr Cymru Welsh Water		05/09/2014	1.0

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Council press office	12/01/2015	1.0
Natural Resources Wales	12/01/2015	1.0
Gwynedd Councillor	12/01/2015	1.0
Community Council	12/01/2015	1.0
Dŵr Cymru Welsh Water	12/01/2015	1.0

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- 2.0 Flooding History
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- 4.0 Flood Event 30 December 2013
- 5.0 The Response
- 6.0 Flood Risk Management Authorities
- 7.0 Conclusion
- 8.0 Recommendations

Appendices

- Appendix 1 Location Plan
- Appendix 2 Plan of Affected Area

Executive Summary

As the Lead Local Flood Authority, Gwynedd Council has investigated the flooding at Yankee Street, Llanberis on 30th, December 2013 as required under Section 19 of the Flood and Water Management Act 2010.

It was considered appropriate to carry out an investigation because several residential properties suffered internal flooding.

This report provides details of the investigation with conclusions and recommendations.

On Monday 30th, December 2013 flooding was caused when an unnamed watercourse burst its banks during a period of heavy rain. The resultant flood water caused an inlet structure at Tŷ Du Road to surcharge which caused the flood water to flow into the rear of Yankee Street flooding 3 properties internally.

1.0 Background

- 1.1 Since the introduction of the Flood and Water Management Act 2010 (FWMA) Gwynedd Council is the designated Lead Local Flood Authority (LLFA).
- 1.2 Under Section 19 of the FWMA Gwynedd Council as the LLFA on becoming aware of a flood in its area must to the extent that it considers necessary or appropriate investigate and prepare a report.
- 1.3 Where a LLFA carries out an investigation then the report must be published and any relevant risk management authorities notified. See Paragraph 6.1
- 1.4 This investigation report is for the flooding event which took place on Monday 30th, December 2013 which flooded properties in Yankee Street, Llanberis. See Appendix 1 – Location Plan.

2.0 Flooding History

- 2.1 In November 2012 Llanberis together with many other towns and villages throughout North Wales experienced serious flooding.
- 2.2 Witnesses of the event confirmed that a hydraulic overload of an inlet structure at Tŷ Du Road had resulted in flood water flowing through the grounds of 18 Tŷ Du Road into Yankee Street. Several properties in Yankee Street experienced flooding. See photographs 1 and 2 below.



Photograph 1 – Headwall Tŷ Du Road



Photograph 2 – Rear of 18, Tŷ Du Road

3.0 Current Management Regime

- 3.1 The public sewer system is maintained by Dŵr Cymru, Welsh Water. The private drains are the responsibility of the individual householders.
- 3.2 Maintenance of ordinary watercourses is the responsibility of the landowners, they are the riparian owners.
- 3.3 Gwynedd Council, as Highway Authority, maintain the public highways and highway drainage systems.

4.0 Flood Event 30 December 2013

- 4.1 During the investigation of the cause of the flooding incident that occurred on the 30th, December 2013, an officer of the Council spoke to several residents who had either witnessed or suffered flooding.
- 4.2 The eye witnesses all stated that steady rain interspersed with heavier showers had fallen throughout the night.
- 4.3 The unnamed watercourse passing under Ffordd Frion Goch to the southwest of the property known as “Bryn Du” broke its banks just before passing under the highway and, less seriously, just after passing under the highway. See photographs 3 and 4 below.



Photograph 3 – Flooding above highway

Photograph 4 – Flooding below highway

4.4 This resulted in floodwater flowing into low lying land to the south of Tŷ Du Road. This low lying land is drained by a minor watercourse. Opposite No. 18, Tŷ Du Road the minor watercourse discharges via a pipe/culvert into the Public Sewerage system at manhole SH57604205. The inlet headwall, marked Inlet 1 on the “Plan of Affected Area”, became overloaded and overflowed onto Ty Du Road. Floodwater then flowed across the road and through the gardens of Nos. 16, 17 and 18, Ty Du Road into Yankee Street. See photograph 5 below.

- 4.5 The flood water then flowed into the rear of No. 9 Yankee Street where the flood water accumulated and entered the property. See photograph 6 below.
- 4.6 Once inside the first property the flood water passed through/beneath the internal party walls flooding the two adjoining properties. The flood water then flowed from Yankee Street into Goodman Street and on towards the High Street.
- 4.7 Three properties in Yankee Street are known to have suffered internal flooding from this source.



Photograph 5

Photograph 6

5.0 The Response

- 5.1 Staff from the Highways and Municipal Department distributed sandbags to try and prevent flood water from entering the end property. However, it was not possible to prevent the flood water from passing through the internal party walls.
- 5.2 An Engineer from the Flood and Coastal Erosion Risk Management Unit of Gwynedd Council attended the site during the event. The Engineer's first action was to ascertain the main source of the flood water. After notifying the landowner, the Engineer then assisted the landowner to carry out temporary repairs to the bank of the watercourse.

6.0 Flood Risk Management Authorities

- 6.1 The Flood Risk Management Authorities (FRMA) in the Gwynedd Council area are:
 - Gwynedd Council, as Lead Local Flood Authority
 - Natural Resources Wales
 - Dŵr Cymru Welsh Water
 - Gwynedd Council's Highways and Municipal Department
 - Welsh Government as the Trunk Road Highway Authority, represented by the North and Mid-Wales Trunk Road Agent.
- 6.2 Under the FWMA this Report must investigate which of the above FRMAs have relevant flood risk management functions and whether each of those FRMAs has exercised, or is proposing to exercise those functions in response to this flood.
- 6.3 The investigation has concluded that the only FRMAs with relevant flood risk management functions for the sources of this flood incident are Gwynedd Council, as Lead Local Flood Authority and Dŵr Cymru Welsh Water. Therefore there is no need to notify any other FRMA regarding their flood risk management function.

7.0 Conclusion

7.1 This latest event was primarily caused by the additional flood water which escaped from the watercourse above the road. Maintenance works have been carried out by the landowner to allow the free flow of water in the watercourse.

7.2 The flood water exceeded the capacity of the inlet into the public sewer situated opposite No.18, Ffordd Ty Du.

7.3 As a result of this, flood water overflowed into the streets which resulted in several residential properties suffering both internal and external flooding.

7.4 Prior to this latest event the last known incident occurred in November 2012. On both occasions the consequences of the hydraulic overload have been flooding in Yankee Street.

8.0 Recommendations

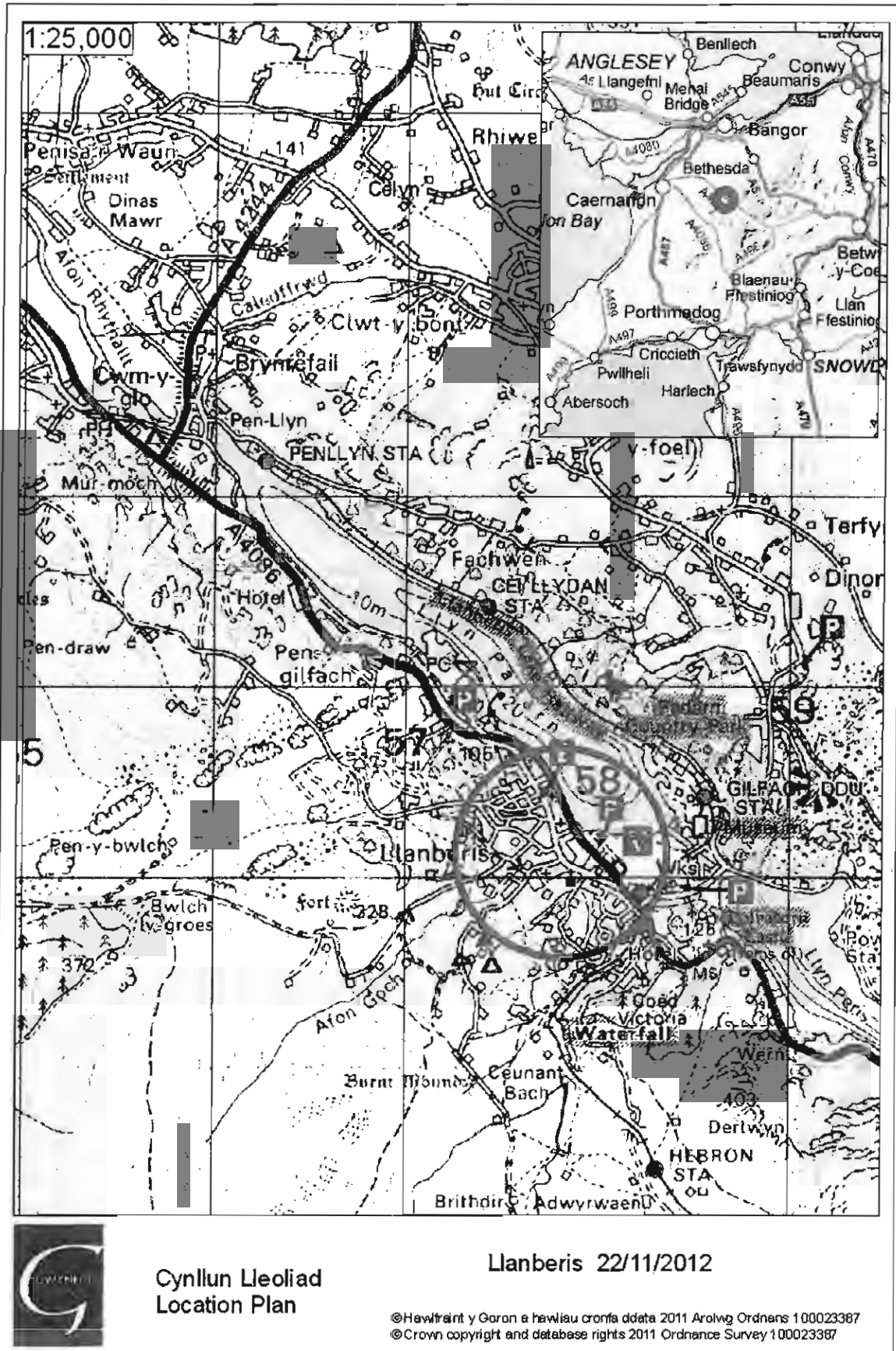
8.1 As stated in 6.3 above the two Flood Risk Management Authorities that have flood risk management functions on this occasion are Dŵr Cymru Welsh Water and Gwynedd Council as Lead Local Flood Authority, both of which will be notified by means of this report.

8.2 That the two Flood Risk Management Authorities exercise their flood risk management functions in response to the flood.

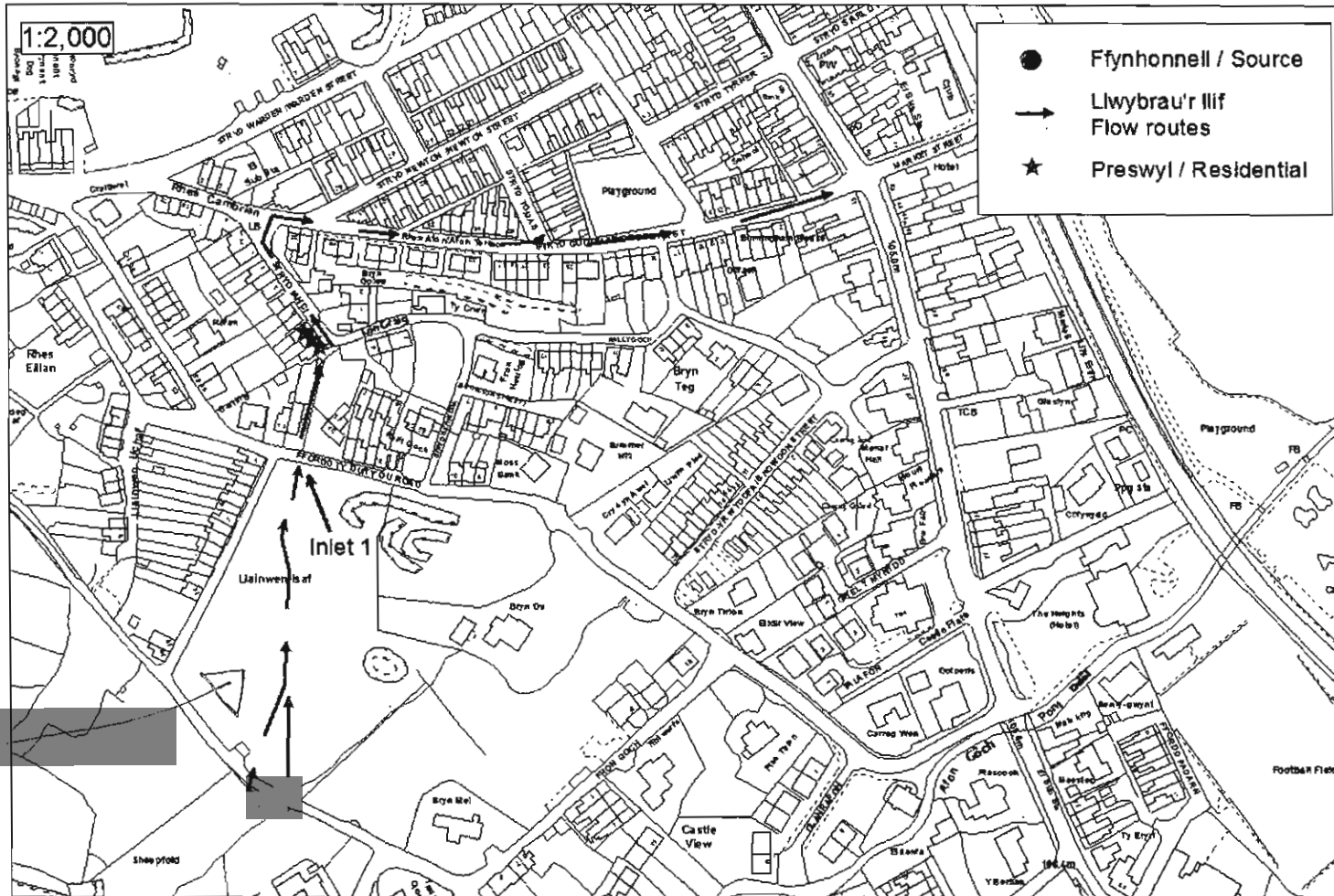
8.3 This Report will be sent to the affected property owners, the local Gwynedd Councillor, the Community Council, Dŵr Cymru Welsh Water, and Natural resources Wales.

8.4 This Report will be published as required by the Flood and Water Management Act.

Appendix 1 – Location Plan.



Appendix 2 – Plan of Affected Area. Yankee Street, Llanberis



SP427!

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YGC
Council Offices
Shirehall Street
Caernarfon
LL55 1SH



FLOOD INVESTIGATION REPORT

LOCATION- LLANBERIS

DATE- 22/11/2012

CPF 3821

Document Control Sheet

Document Author:	Wil Elphick
Project Manager:	Huw Davies

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21/01/2013	1.0	
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Approvals

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Consultancy Management Team		13/02/2013	2.0
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Head of Customer Care			

Consultation

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Community Council	15/03/2013	2.0

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Appendices

- Appendix 1 Location Plan
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Executive Summary

As the Lead Local Flood Authority, Gwynedd Council has investigated the flooding at Llanberis on 22nd, November 2012 as required under Section 19 of the Flood and Water Management Act 2010.

It was considered appropriate to carry out an investigation because a mixture of over seventy residential and commercial properties suffered internal flooding.

This report provides details of the investigation with conclusions and recommendations.

On Thursday 22nd, November 2012 the flooding was caused by steady rain interspersed with heavy showers falling on saturated ground which was exacerbated by two intense downpours at about 12:30 and 14:30.

The first of these downpours caused pluvial flooding at several locations and the second downpour resulted in massive fluvial runoff into the already swollen local watercourses. The resultant flood flow severely scoured the riverbanks and the riverbeds causing blockages at several locations. The flood flow also burst the banks of the watercourses at several locations.

The worst of the flooding was caused by the blockage of Bont Ddol, the bridge carrying the High Street over Afon Coch, in the centre of the village. The floodwater and mud flowed out onto and then down the High Street in both directions causing severe internal and external flooding along a large part of the High Street and adjoining streets.

1.0 Background

- 1.1 Since the introduction of the Flood and Water Management Act 2010 (FWMA) Gwynedd Council is the designated Lead Local Flood Authority (LLFA).
- 1.2 Under Section 19 of the FWMA Gwynedd Council as the LLFA on becoming aware of a flood in its area must to the extent that it considers necessary or appropriate investigate and prepare a report.
- 1.3 Where a LLFA carries out an investigation then the report must be published and any relevant risk management authorities notified. See Paragraph 6.1
- 1.4 This investigation report is for the flooding event which took place on Thursday 22nd, November 2012 in Llanberis. See Appendix 1 – Location Plan.

2.0 Flooding History

- 2.1 In October 1987 Llanberis together with many other towns and villages throughout North Wales experienced serious flooding.
- 2.2 Witnesses of the 1987 flood event have confirmed that a blockage at Pont Ddol, resulted in flooding of properties along the High Street.
- 2.3 Photograph 1 below was taken in 1987 from Bont Ddol looking south along the High Street. The flood water can be seen flowing out of the entrance of Plascoch into the High Street from Afon Goch.



Photograph 1

3.0 Current Management Regime

- 3.1 The public sewer system is maintained by Dŵr Cymru, Welsh Water. The private drains are the responsibility of the individual householders.
- 3.2 Maintenance of ordinary watercourses is the responsibility of the landowners, they are the riparian owners.
- 3.3 Gwynedd Council, as Highway Authority, maintain the public highways and highway drainage systems.
- 3.4 Gwynedd Council maintains the trash screen Asset No. 1205-010 at the rear of Snowdon Garage. The screen is inspected weekly and any debris removed. The last inspection and cleaning of this screen prior to this flood was undertaken on Wednesday 21st, November 2012.

4.0 Flood Event 22 November 2012

- 4.1 During the investigation of the cause of the flooding incident that occurred on the 22nd, November 2012, officers of the Council spoke to many of the residents who had either witnessed or suffered flooding.
- 4.2 The eye witnesses all stated that steady rain interspersed with heavier showers had fallen throughout Thursday 22nd, November 2012. Two particularly heavy downpours which some had described as "cloudbursts" occurred at approximately 12:30 and 14:30.
- 4.3 The rainfall runoff was such that it exceeded the capacity of local watercourses causing damage to riverbank walls and severe erosion of natural riverbanks. This material and debris carried down by the flood flows caused blockages in the watercourses at many locations.
- 4.4 The location of these blockages and flood flow pathways from these blockages are shown on the "Plan of Affected Area" in Appendix 2. Four main sources of flooding and affected areas have been identified and described separately below.

Area 1

- 4.5 The unnamed watercourse passing under Ffordd Frion Goch to the southwest of the property known as "Bryn Du" broke its banks just after passing under the highway. This resulted in floodwater flowing into low lying land to the south of Ty Du Road.
- 4.6 The aforementioned low lying land is drained by a minor watercourse. Opposite No. 18, Ty Du Road the minor watercourse discharges via a pipe/culvert into the Public Sewerage system at manhole SH57604205. The inlet headwall, marked Inlet 1 on the "Plan of Affected Area", became blocked or overloaded and over flowed onto Ty Du Road. See photograph 2 below. Floodwater then flowed across the road and through the gardens of Nos. 16, 17 and 18, Ty Du Road. See photograph 3 below.



Photograph 2 – Headwall Tý Du Road



Photograph 3 – Rear of 18, Tý Du Road

- SP427
- 4.7 The flood water then flowed into the rear of properties in Yankee Street and then onto Yankee Street itself. The flood water then flowed down Goodman Street into the High Street. Some of the flood water also flowed into Newton Street and then Thomas Street on route.
 - 4.8 Three properties in Yankee Street together with 1 property in Thomas Street, 6 properties in Goodman Street and 1 property in High Street are known to have suffered internal flooding from this source.

Area 2

- 4.9 Trash Screen Asset No. 1205-010, marked Inlet 2 on the “Plan of Affected Area”, on the unnamed watercourse at the rear of Snowdon Garage, High Street became blocked resulting in floodwater flowing into Church Road despite the efforts of the local Garage owner to keep it clear. See Photograph 4 below.
- 4.10 In addition to the above, the inlet to the culvert under Church Road opposite The Rectory, marked Inlet 3 on the “Plan of Affected Area”, was found to be blocked. This had also resulted in additional floodwater flowing down Church Road. See Photograph 5 below.



Photograph 4 – Trash Screen



Photograph 5 – Inlet Church road

- 4.11 The resultant floodwater from both sources flowed down Church Road into the rear of properties in the High Street, flooding at least three internally.

Area 3

- 4.12 Surface water runoff from high ground in the Pentre Castell area flowed onto the A4086 from numerous sources. The flood water and debris overwhelmed the highway drainage system and flowed past the Royal Victoria Hotel towards Llanberis. See Photograph 6 below.
- 4.13 The Afon Hwch burst its river bank at the point just upstream of the twin Snowdon Mountain Railway (SMR) bridges. The flood water flowed through the station yard towards the Station buildings.
- 4.14 The combined flood water flowed into the SMR Station Car Park and flooded the shop and buffet areas. The dark line on the doors and litter bin on photograph 7 below indicates the depth of the floodwater.



Photograph 6 – View from SMR Station



Photograph 7 – SMR Station

Area 4

- 4.15 Extremely high flood flow in Afon Gôch caused severe erosion of the riverbed and river banks at many locations along its length. Several walls and retaining walls along the riverbanks also sustained damage or were washed away. This created large amounts of debris including stones, tree roots and mud which were washed down the watercourse with the floodwater. The volume of floodwater and debris caused Afon Gôch to overflow at 4 locations.
- 4.16 The first location was the southern riverbank to the rear of to No. 19, Ffordd Capel-Coch. See Photograph 8 below. The resultant floodwater flowed down Ffordd Capel-Coch into the High Street. One property in Ffordd Capel-coch together with 1 property in High Street suffered internal flooding and there were several near misses. Flood water from this source also contributed to the flooding at the southern end of the High Street.
- 4.17 The second location was the northern riverbank adjacent to Nos 7 and 8 Glanrafon. See photograph 9 below. The resultant floodwater flowed through Glanrafon Estate then down Tŷ Du Road into the the High Street. Three properties in Glanrafon Estate and 1 property in Tŷ Du Road are known to have suffered internal flooding from this source. Flood water from this source also contributed to the flooding at the northern end of the High Street.



Photograph 8 – 19, Ffordd Capel-coch



Photograph 9 – Glanrafon Estate

- 4.18 The third location was the southern riverbank at the rear of Eirianfa, Rhes Minafon. One property in Rhes Minafon suffered internal flooding from this source and the flood water also contributed to the flooding at the southern end of the High Street.
- 4.19 The debris also caused partial blockages at two bridges which also resulted in floodwater overflowing from Afon Gôch. The first was Pont Rallt Gôch, Ceunant. One property and an electricity sub-station suffered internal flooding from this source. The floodwater subsequently re-entered the watercourse below the bridge.
- 4.20 The second was Pont Ddôl, which is situated at the brow of a hill on the High Street. Debris washed down the watercourse by the floodwater caused a blockage at the upstream entrance to the bridge. See photographs 10 and 11 below.
- 4.21 The resultant muddy floodwater flowed out onto and then down the High Street in both directions overwhelming and blocking the highway drainage system.



Photograph 10 – Pont Ddôl at full flood



Photograph 11 - Pont Ddôl flood ebbing

- 4.22 The majority of the properties along a large part of the High Street and adjoining side streets suffered severe internal and or external flooding from this source. See photographs 12 and 13 below.



Photograph 12 – High Street looking North



Photograph 13 - High Street looking South

5.0 The Response

- 5.1 Staff from the Highways and Municipal Department (HMD) of Gwynedd Council and the North Wales Fire and Rescue Service arrived on the scene despite many of the roads in the area being flooded. It must be noted that there were numerous serious flooding incidents happening throughout northern Gwynedd, at the same time resulting in resources being stretched.
- 5.2 Once the flood had subsided, the blockage at Pont Ddol was cleared by the Highways and Municipal Department. It was subsequently reported that debris had built up to height of at least 1 metre above the soffit of the inlet to the bridge.
- 5.3 Where possible staff from the Highways and Municipal Department also distributed sandbags.
- 5.4 Once the flood had subsided the Highways and Municipal Department undertook the operation to clear mud and debris. This included clearing the affected highways and unblocking the highway drainage systems. See photographs 14 and 15 below.



Photograph 14 – Station Road



Photograph 15 – Station Road

5.5 Engineers from the Flood and Coastal Risk Management Unit of Gwynedd Council attended the site the following day to begin the investigation into the cause and extent of the flooding.

6.0 Flood Risk Management Authorities

6.1 The Flood Risk Management Authorities (FRMA) in the Gwynedd Council area are:

- Gwynedd Council, as Lead Local Flood Authority
- Environment Agency Wales
- Dwr Cymru Welsh Water
- Gwynedd Council's Highways and Municipal Department
- Welsh Government as the Trunk Road Highway Authority, represented by the North and Mid-Wales Trunk Road Agent.

6.2 Under the FWMA this Report must investigate which of the above FRMAs have relevant flood risk management functions and whether each of those FRMAs has exercised, or is proposing to exercise those functions in response to this flood.

6.3 The investigation has concluded that the only FRMAs with relevant flood risk management functions for the sources of this flood incident are Gwynedd Council, as Lead Local Flood Authority and Gwynedd Council Highway and Municipal Department as Highway Authority. Therefore there is no need to notify any other FRMA regarding their flood risk management function.

7.0 Conclusion

7.1 This latest event was an exceptional event similar to that which occurred 25 years ago in October 1987. A band of heavy rain passing over North Gwynedd caused localised flooding at several towns and villages.

7.2 In Llanberis, the rainfall runoff was such that it exceeded the capacity of local watercourses causing damage to riverbank walls and severe erosion of natural riverbanks. This material and debris carried down by the flood flows caused blockages at many locations.

7.3 As a result of these blockages flood water and debris (mud) overflowed into the streets which resulted in many residential and commercial properties suffering both internal and external flooding. Properties in the High Street were especially affected.

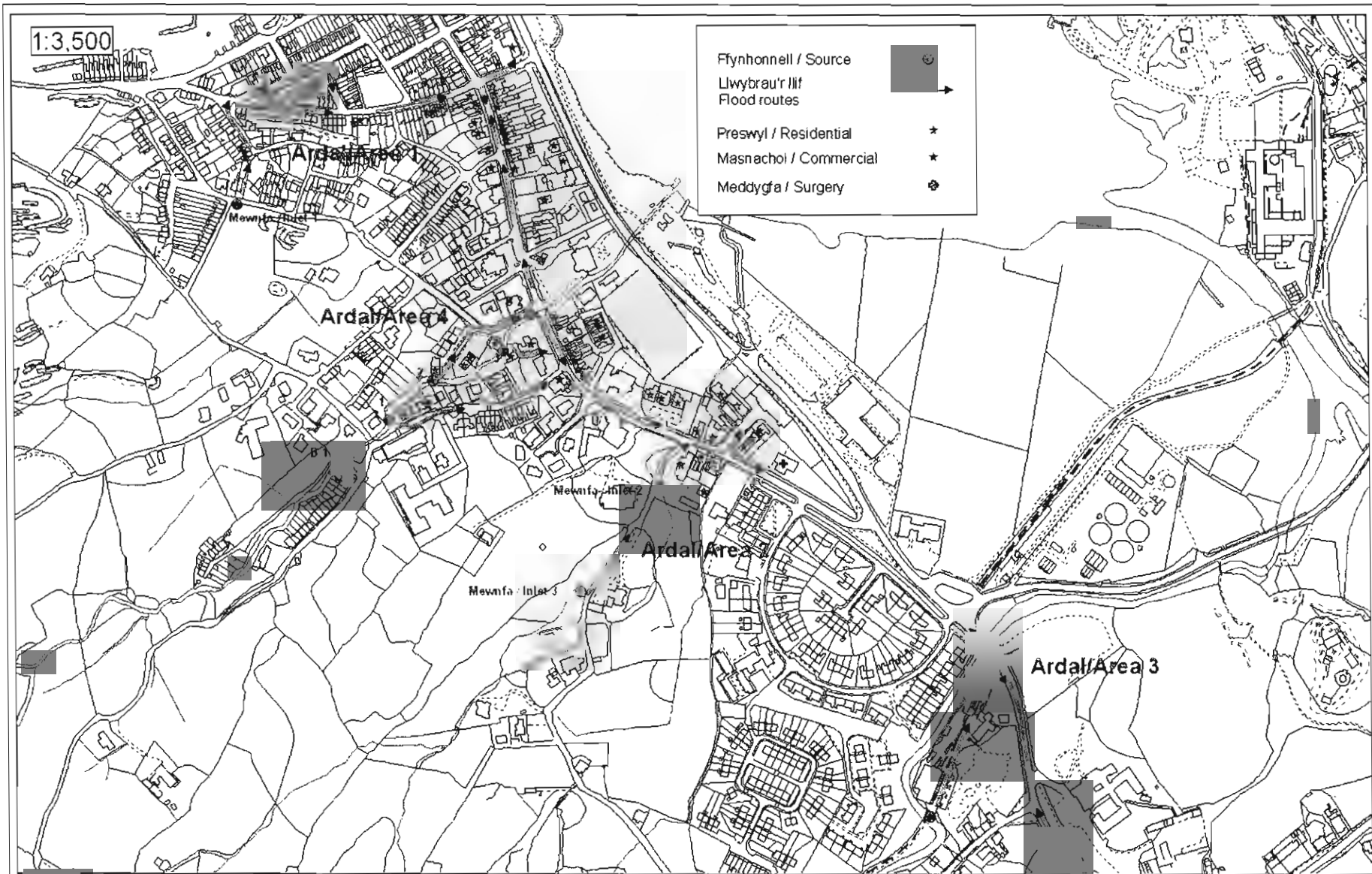
7.4 Prior to this latest event the last known blockage at Pont Ddol, High Street occurred 25 years ago in October 1987. On both occasions the consequences of the blockage have been to flood many properties in the high Street.

7.5 The current inspection regime of the Trash Screen, Asset No. 1205-010, at the rear of Snowdon Garage, High Street is considered to be sufficient.

8.0 Recommendations

8.1 As stated in 6.3 above the two Flood Risk Management Authorities that have flood risk management functions on this occasion are Gwynedd Council Highways and Municipal Department and Gwynedd Council as Lead Local Flood Authority, both of which will be notified by means of this report.

- 8.2 That the two Flood Risk Management Authorities exercise their flood risk management functions in response to the flood.
- 8.3 This Report will be sent to the affected property owners, the local Gwynedd Councillor, the Community Council, Gwynedd Council Highways and Municipal Department, Dwr Cymru Welsh Water, the North Wales Fire and Rescue Service and the Environment Agency.
- 8.4 This Report will be published as required by the Flood and Water Management Act.



Atodlad / Appendix 2

**Cynllun o'r Ardal a Effelthiwyd
 Plan of Affected Area**

Llanberis 22/11/2012

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CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Uned Polisi Cynllunio ar y Cyd Gwynedd & Môn
Joint Planning Policy Unit Anglesey & Gwynedd

Uned Polisi Cynllunio ar y Cyd Gwynedd & Môn
Joint Planning Policy Unit Anglesey & Gwynedd
Swyddfeydd Cyngor Dinas Bangor / Bangor City
Council Offices
Bangor
Gwynedd. LL57 1DT

☎ (01286) 679890

🌐 www.ynysmon.gov.uk

🌐 www.gwynedd.gov.uk

Gofynnwch am / Ask for: Nia Davies

☎ (01286) 679890

✉ planningpolicy@gwynedd.gov.uk

Ein Cyf / Our Ref:

Eich Cyf / Your Ref:

Dyddiad / Date:

30/3/2015

Mr Gary Smith

Dear

Mr Smith

Joint Local Development Plan – Deposit Plan – public consultation

I acknowledge receipt of your letter about the above, which was received on *30/3/2015*. Your comments will be verified before they are registered on the duly made representations register as soon as possible. You will be notified when the verification and registration process is completed and will receive a unique reference number, which you will need to refer to in any ensuing correspondence about the matter.

Yours sincerely



Nia H Davies
Planning Manager (Policy)

e

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **377**

Enw / Name: **North Wales Wildlife Trust (Mr Chris Wynne) [2626]**

Rhan: **POLISI TAI15, T44 - Tir ger Lôn Tŷ Du, Llanberis**

Section: **POLICY TAI15, T44 - Land near Tŷ Du Road, Llanberis**

Math / Type: **Gwrthwynebu / Object**

Crynodeb o'r Sylw:

Mae'r ardal hon hefyd yn goetir Safle Bywyd Gwyllt lleol

Representation Summary:

This area is also a woodland local WS

Sylw Llawn / Full Representation:

This area is also a woodland local WS

Newid(iadau) i'r Cynllun

.

Change(s) to the Plan

Remove from allocation to reflect other policies with LDP

Profion Cadernid / Soundness Tests: None

	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<i>For office use only:</i>
		<i>Representor No.</i>
		<i>Date received:</i>
		<i>Date acknowledged:</i>

**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	[REDACTED]	
Address	WELSH WATER [REDACTED]	
Postcode	[REDACTED]	
Telephone Number	[REDACTED]	
Email address	[REDACTED]	

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

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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 IS HOUSING IN LOCAL SERVICE CENTRES
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	
Constraints Map	
Appendices (please specify)	

2b. Are you objecting or supporting the Deposit Plan?			
Objecting	<input type="checkbox"/>	Supporting	<input type="checkbox"/>

2c. Please provide details of your representation on the Deposit Plan.
<p style="text-align: right;"><i>Please use additional sheet if necessary. Please state how many additional sheets have been used.....</i></p>

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

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

2dd. Is the Deposit Plan sound?

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
-----	--------------------------	----	--------------------------

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

Procedural				Consistency								Coherence & Effectiveness							
P1	<input type="checkbox"/>	P2	<input type="checkbox"/>	C1	<input type="checkbox"/>	C2	<input type="checkbox"/>	C3	<input type="checkbox"/>	C4	<input type="checkbox"/>	CE 1	<input type="checkbox"/>	CE 2	<input type="checkbox"/>	CE 3	<input type="checkbox"/>	CE 4	<input type="checkbox"/>

Part 3: What Happens Next?

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

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

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



I want to speak at a hearing session.



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

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

Submission of documents and evidence to the examination



Publish Inspector's report



Plan's adoption



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

Signed:



Dated:

31/3/15.

THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

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

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

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

BY EMAIL – planningpolicy@gwynedd.gov.uk

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**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 public sewerage network can accept the potential foul flows from the proposed development site.
- The proposed growth being promoted within the catchment area of Treborth WwTW would require improvements at the treatment works which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

T41 Former Cattle Market Site, Valley

- A water supply can be provided to serve this site.
- The public sewerage network can accept the potential foul flows from the proposed development site.
- Holyhead Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figures.

T42 Land near North Terrace, Criccieth

- A water supply can be provided to serve this site.
- Potential developers need to be aware that the site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site.
- The proposed growth being promoted for this settlement may require improvements at Criccieth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

T43 Land near Victoria Hotel, Llanberis

- A water supply can be provided to serve this site.
- The public sewerage network can accept the potential foul flows from the proposed development site.
- Llanberis Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

T44 Land near Ty Du Road, Llanberis

- This site has planning permission as such we have no further comment to make.

T45 Church Field, Llanrug

- This site has planning permission as such we have no further comment to make.

T46 Land near Rhuthallt Road, Llanrug

- This site has planning permission as such we have no further comment to make.

T47 Land near Helyg, Nefyn

- A water supply can be provided to serve this site.
- There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990.
- Nefyn Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

T48 Former Allotments, Nefyn

- This site has planning permission as such we have no further comment to make.

	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p><i>For office use only:</i></p> <p>Representor No.</p> <p>Date received:</p> <p>Date acknowledged:</p>
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PART 1: Contact details

	Your details/ Your client's details	Agent's details (if relevant)
Name	[Redacted]	
Address	WELSH WATER [Redacted]	
Postcode	[Redacted]	
Telephone Number	[Redacted]	
Email address	[Redacted]	

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.

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Policy number <i>(please specify)</i>	TAI IS HOUSING IN LOCAL SERVICE CENTRES
Paragraph number <i>(please specify)</i>	
Proposals/ Inset Map <i>(please specify ref no.)</i>	
Constraints Map	
Appendices <i>(please specify)</i>	

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2c. Please provide details of your representation on the Deposit Plan.
<p style="text-align: right;"><i>Please use additional sheet if necessary. Please state how many additional sheets have been used.....</i></p>

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

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

2dd. Is the Deposit Plan sound?

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
-----	--------------------------	----	--------------------------

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

Procedural				Consistency								Coherence & Effectiveness							
P1	<input type="checkbox"/>	P2	<input type="checkbox"/>	C1	<input type="checkbox"/>	C2	<input type="checkbox"/>	C3	<input type="checkbox"/>	C4	<input type="checkbox"/>	CE 1	<input type="checkbox"/>	CE 2	<input type="checkbox"/>	CE 3	<input type="checkbox"/>	CE 4	<input type="checkbox"/>

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Submission of documents and evidence to the examination



Publish Inspector's report

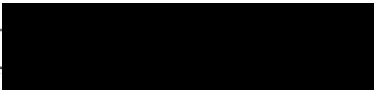


Plan's adoption



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

Signed:



Dated:

31/3/15.

THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

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Test of Soundness

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C3	It does not have regard to the Wales Spatial Plan.
C4	It does not have regard to the relevant community strategy.
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- The public sewerage network can accept the potential foul flows from the proposed development site.
- The proposed growth being promoted within the catchment area of Treborth WwTW would require improvements at the treatment works which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

T41 Former Cattle Market Site, Valley

- A water supply can be provided to serve this site.
- The public sewerage network can accept the potential foul flows from the proposed development site.
- Holyhead Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figures.

T42 Land near North Terrace, Criccieth

- A water supply can be provided to serve this site.
- Potential developers need to be aware that the site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site.
- The proposed growth being promoted for this settlement may require improvements at Criccieth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

T43 Land near Victoria Hotel, Llanberis

- A water supply can be provided to serve this site.
- The public sewerage network can accept the potential foul flows from the proposed development site.
- Llanberis Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

T44 Land near Ty Du Road, Llanberis

- This site has planning permission as such we have no further comment to make.

T45 Church Field, Llanrug

- This site has planning permission as such we have no further comment to make.

T46 Land near Rhuthallt Road, Llanrug

- This site has planning permission as such we have no further comment to make.

T47 Land near Helyg, Nefyn

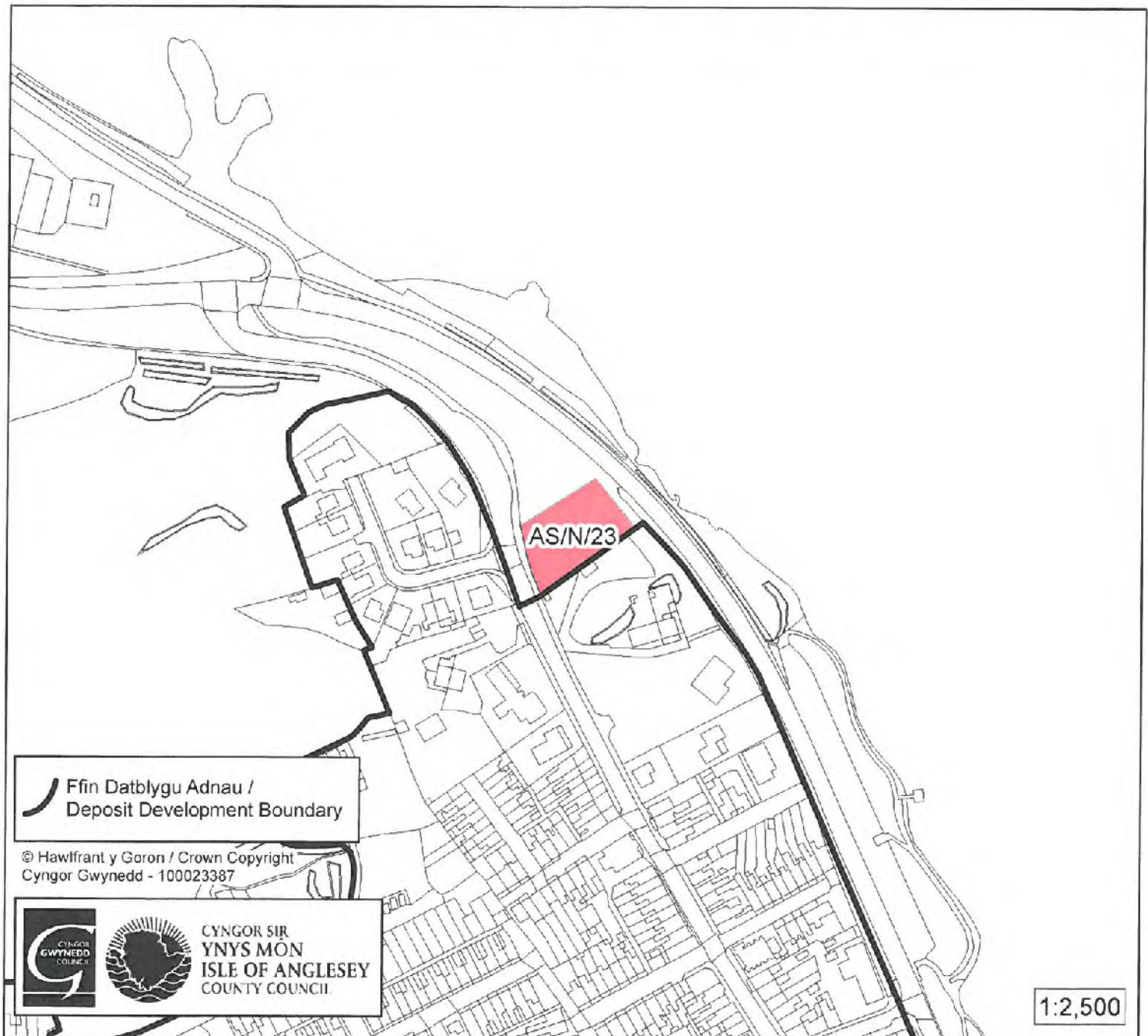
- A water supply can be provided to serve this site.
- There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990.
- Nefyn Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

T48 Former Allotments, Nefyn

- This site has planning permission as such we have no further comment to make.

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

COFRESTR SAFLEOEDD AMGEN / ALTERNATIVE SITES REGISTER



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

Cyfeirnod / Reference: AS/N/23

Enw'r Safle / Site Name: Tir ger / Land adj to Peris View

Lleoliad / Location: Llanberis

Cyngor Cymuned / Community Council: Llanberis

Maint (ha) / Size (ha): 0.14

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

ASIN/23

	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p>For office use only:</p> <p>Representor No.</p> <p>Date received: 20/3/15</p> <p>Date acknowledged:</p>
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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	JOHN M PRYDDERCH ROBERTS	
Address	[REDACTED]	
Postcode	[REDACTED]	
Telephone Number	[REDACTED]	
Email address	[REDACTED]	

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)	
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	LLANBERIS 23
Constraints Map	
Appendices (please specify)	

2b. Are you objecting or supporting the Deposit Plan?			
Objecting	<input checked="" type="checkbox"/>	Supporting	<input type="checkbox"/>

2c. Please provide details of your representation on the Deposit Plan.
<p>The Boundary for Llanberis does not extend enough as it has not taken into account my proposed site which falls well within the Village boundary and is not within the Countryside. The site is immediately opposite an area of residential development and is placed within two main roads. The site is not a Greenfield site but a Brownfield site and very suitable for development I understand for the settlement of Llanberis Indicative additional number of housing required is 53 to 2026 therefore, additional suitable sites in Llanberis is limited therefore not to be missed.</p> <p style="text-align: right;"><i>Please use additional sheet if necessary. Please state how many additional sheets have been used.....</i></p>

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

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

To include my suggested site as per enclosed map.

2dd. Is the Deposit Plan sound?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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2e. If you think that the Deposit Plan is unsound which test of soundness do you think that it fails? (Please tick below). More details are provided at the back of this form.

Procedural				Consistency				Coherence & Effectiveness											
P1	<input type="checkbox"/>	P2	<input type="checkbox"/>	C1	<input type="checkbox"/>	C2	<input type="checkbox"/>	C3	<input type="checkbox"/>	C4	<input type="checkbox"/>	CE 1	<input type="checkbox"/>	CE 2	<input checked="" type="checkbox"/>	CE 3	<input type="checkbox"/>	CE 4	<input type="checkbox"/>

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.	<input checked="" type="checkbox"/>
I want to speak at a hearing session.	<input type="checkbox"/>

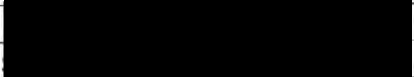
3b. If you wish to speak, please confirm which part of your representation you wish to speak to the Inspector about and why you consider it to be necessary to speak at the Hearing.

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

Submission of documents and evidence to the examination	<input checked="" type="checkbox"/>
Publish Inspector's report	<input checked="" type="checkbox"/>
Plan's adoption	<input checked="" type="checkbox"/>

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

Map + Arfordd Cynhelidwydd

Signed: 	Dated: <i>16th MARCH 2015</i>
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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.

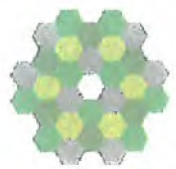
The Planning and Compulsory Purchase Act 2004 states that the purpose of the examination of a Local Development Plan (the Plan) is to consider whether it is "sound". This means that anyone who wants to comment on or object to the Deposit Plan should seek to say how it is unsound and what is needed to 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.

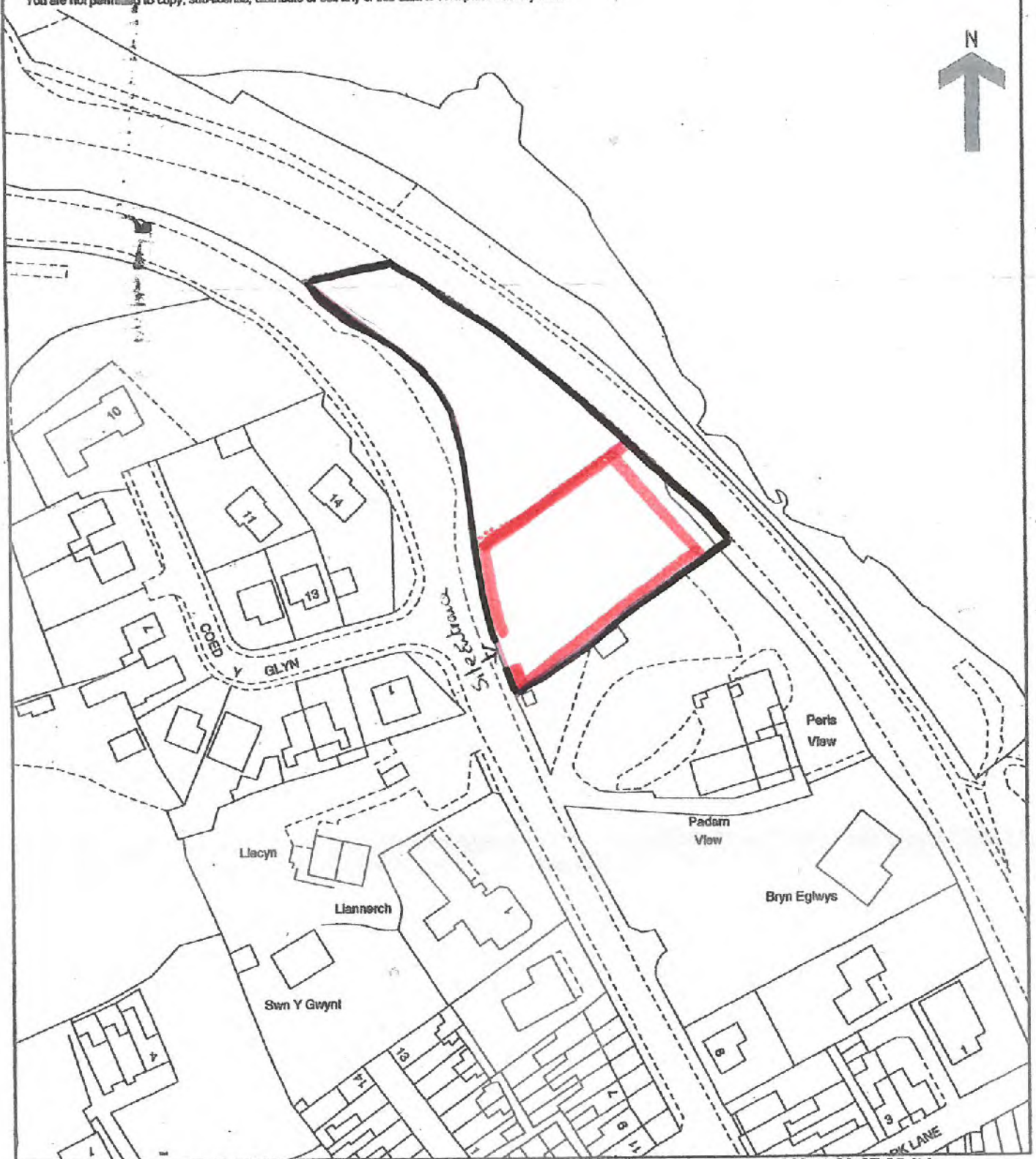
Land near Paris View / opposite Coed Y Glyn

Land Registry Official copy of title plan

Title number **CYM576972**
Ordnance Survey map reference **SH5760NE**
Scale **1:1250** enlarged from 1:2500
Administrative area **Gwynedd**



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This official copy issued on 8 January 2013 shows the state of this title plan on 8 January 2013 at 09:07:06. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.
This title is dealt with by Land Registry, Wales Office.

LLANBERIS

SA Objective - Land near Peris View - Opposite Coed Y Glyn Housing Estate

1. Biodiversity	+
2. Community & Health	++
3. Climate Change	0
4. Welsh Language	0
5. Cultural & Heritage	0
6. Economy	0
7. Housing	+
8. Landscapes	?
9. Waste & Minerals	++
10. Transport	++
11. Water	0

The site is located on the Brownfield site just outside the development boundary towards the north west of Llanberis. The site is not in the countryside and is well within the Village boundary. It is immediately opposite and area of residential established housing development/estate and is placed within two main roads. There are no international, national or local biodiversity designations, or designated Heritage assets within, adjacent or in close proximity to the site. The sites are not within a flood risk area, potential for a neutral effect against SA Objective 11. Improving the provision of new housing stock should also be beneficial to the health of local residents. The site is not protected by a landscape designation or is identified as having high visual importance.

Given the small size of the site it is unlikely to significantly increase traffic. The site is within very close proximity to the existing services/ facilities in the village, which is a local service centre. Everything is in walking distance. Given the distance from existing facilities/ services and good access to public transport, there is the potential for positive effects against SA Objective 10 through reducing the need to travel. There are good public transport links to the larger settlements of Caernarfon or Bangor if required.

Post Office/Convenience Store 418 meters
Primary School 700 meters
Surgery 780 meters
Pharmacy 320 meters
Play area 270 meters
Launderette 280 meters
Bakery 180 meters
Bank 180 meters
Bus Stop 30 Meters (towards Nant Peris)
Bus Stop 180 Meters (towards Caernarfon)

The site is only 200 meters away from the Llanberis cycling route and great access to water sports facilities for all the family of all ages. Scenic walking routes in Llanberis is very well known and popular with many attractions for visitors and locals to enjoy.