



Plot Adjacent to Bodalwyn, Sea View Terrace, Y Felinheli,
Gwynedd, LL56 4TQ, £75,000

HAF
JONES &
PEGLER

A rare opportunity to acquire a building plot with planning permission for the erection of a detached 2 storey dwelling and creation of a new access and parking area in the most sought after village of Y Felinhelli. Planning Application No.C15/0181/20/AM. All services are close by.

DIRECTIONS

From the Bangor direction proceed through the village centre and after passing the Londis shop on your right hand side follow the road round to the right and take the left turn signposted Brynffynnon, follow the road up to the top, bearing left at the top into Sea View Terrace, the plot will then be seen on the left hand side, just before the bungalow called Bodalwyn.







DYBLYGEB/DUPLICATE

I/TO:
Mark Roberts,
Mark Roberts Planning Consultant
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68, Conway Road
Colwyn Bay
Conwy
LL297LD

Ymgeisydd/Applicant:
P ROBERTS
BODALWYN
SEA VIEW TERRACE
Y FELINHELI
LL564TQ

(DECLARAC)

Cais Rhif: C15/0181/20/AM
Application Number:

Cofrestrwyd: 05/03/2015
Registered:

**DEDDF CYNLLUNIO GWLAD A THREF 1990
TOWN AND COUNTRY PLANNING ACT 1990**

**GORCHYMYN (DATBLYGU YN GYFFREDINOL A GANIATEIR) CYNLLUNIO GWLAD A THREF 1995
THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995**

**GORCHYMYN (TREFNIADAETH DATBLYGU CYFFREDINOL) CYNLLUNIO GWLAD A THREF 1995
THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

Mae'r Cyngor a enwir uchod, yr Awdurdod Cynllunio Lleol, trwy hyn yn **CANIATAU** y datblygiad a geisiwyd gennych, sef:

The above named Council being the Local Planning Authority **HEREBY PERMIT** the development proposed by you, namely:

Bwriad/Proposal Cais amlinellol gyda'r holl faterion wedi eu cadw yn ol, i godi ty deulawer ar wahan gyda mynedfa gerbydol newydd a llecynnau parcio / Outline application with all matters reserved for the erection of a detached two storey dwelling and creation of a new access and parking area
Lleoliad/Location Bod Alwyn, Sea View Terrace, Y Felinheli, Gwynedd, LL56 4TQ

yn unol â'r cais a'r cynlluniau a benderfynwyd ar 08/07/2015 yn ddarostyngedig i'r amod(au) a nodir trosodd:

in accordance with the application and plans decided on 08/07/2015 subject to the condition(s) specified over:

RHEOLWR RHEOLAETH DATBLYGU / DEVELOPMENT MANAGEMENT MANAGER
ar ran Pennaeth Adran Rheoleiddio (Cynllunio, Trafnidiaeth a Gwarchod y Cyhoedd)
on behalf of the Head of Regulatory Department (Planning, Transportation and Public Protection)

Diwydiad/Date 08/07/2015

**MAE'N BWYSIG EICH BOD YN DARLLEN Y NODIADAU ATODOL
IT IS IMPORTANT THAT YOU SHOULD READ THE ATTACHED NOTES**

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DYBLYGEB/DUPLICATE

Pwysig: Cymerwch sylw

Mae Cyngor Gwynedd yn monitro datblygiadau i sicrhau cydymffurfiaeth gydag amodau cynllunio. Gall peidio cydymffurfio ag amodau neu newidiadau heb ganiatâd i'r cynlluniau a ganiatawyd, wneud y caniatâd yn annilys. Os nad ydych yn siwr cysylltwch â'r Awdurdod Cynllunio Lleol am gyngor.

Important: Take note

Gwynedd Council monitors developments to ensure compliance with planning conditions. Non compliance with conditions or unauthorised variations to the approved plans could invalidate the consent hereby approved. If in doubt please contact the Local Planning Authority for advice.

Amodau/Conditions:

1. Rhaid dechrau'r datblygiad a ganiateir yma unai dim hwyrach na PHUM mlynedd o ddyddiad y caniatâd hwn neu dim hwyrach na DWY flynedd o ddyddiad caniatâu yr olaf o'r materion a neilltuir i'w ganiatâu, pa un bynnag yw'r hwyrach.

The development hereby permitted shall be begun either before the expiry of FIVE years from the date of this permission or before the expiry of TWO years from the date of approval of the last of the reserved matters to be approved whichever is the later.

2. Rhaid gofyn am gymeradwyaeth i'r materion cadw cyn pen TAIR blynedd o ddyddiad y caniatâd hwn.

Application for approval of the reserved matters must be made not later than the expiration of THREE years beginning with the date of this permission.

3. Cyn dechrau ar unrhyw ddatblygiad rhaid anfon cynlluniau manwl i'w gymeradwyo gan yr awdurdod cynllunio lleol yn dangos y materion isod a gadwyd yn ôl:

- (i) Llunwedd - y Ffordd y darperir adeiladau, llwybrau a mannau agored ar y datblygiad, a'r berthynas rhyngddynt hwy ac adeiladau a mannau y tu allan i'r datblygiad.
- (ii) Graddfa - uchder, lled a hyd bob adeilad arfaethedig mewn perthynas â'r hyn sydd o'i amgylch.
- (iii) Golwg - yr agweddau ar adeilad neu le sy'n gyfrifol am yr argraff weledol y mae'n ei rhoi, gan gynnwys ffurf adeileddig allanol y datblygiad.
- (iv) Mynediad - mae hwn y cwmpasu pa mor hawdd yw hi i gerbydau, beiciau a cherddwyr fynd i mewn i'r safle a theithio o'i amgylch ac mae'n cynnwys lleoliad mynedfeydd a llwybrau o amgylch y safle, ynghyd â'r driniaeth a roddir iddynt. Mae hefyd yn cynnwys y berthynas rhwng y mynedfeydd a'r llwybrau hyn a'r rhwydwaith mynediad o amgylch y safle.
- (v) Tirwedd - y driniaeth a roddir i fannau preifat a chyhoeddus er mwyn gwella neu ddiogelu amwynder y safle drwy waith tirweddau called a medal, er enghraifft, drwy blannu coed neu berthi neu drwy sgrinio gan ddefnyddi ffensys neu furiau.

Before any development commences, detail plans shall be submitted to and approved by the Local Planning Authority showing the following reserved matters:

- (i) Layout - the way in which buildings, routes and open spaces are provided within the development and their relationship to buildings and spaces outside the development.
- (ii) Scale - the height, width and length of each building proposed in relation to its surroundings.
- (iii) Appearance - the aspects of a building or place which determine the visual impression it

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makes, excluding the external built form of the development.

(iv) Access – this covers accessibility to and within the site for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.

(v) Landscaping – this is the treatment of private and public space to enhance or protect the site's amenity through hard and soft measures, for example, through planting of trees or hedges or screening by fences or walls.

4. Gorchuddir to yr annedd â llechi Cymreig naturiol newydd, y bydd rhaid cytuno ar eu lliw yn ysgrifenedig gyda'r Awdurdod Cynllunio Lleol, neu gyda llechen arall sydd yn debyg o ran lliw, gwedd a nodweddion hinsoddi fel ag a gymeradwyir yn ysgrifenedig gan yr Awdurdod Cynllunio Lleol.

The roof of the dwelling shall be covered with new natural Welsh slates, the colour of which shall be agreed in writing by the Local Planning Authority or with slates of equivalent colour, texture and weathering characteristic as may be approved in writing by the Local Planning Authority.

5. Rhaid cwblhau'r fynedfa'n gwbl unol a'r manylion fel a gymeradwydd cyn preswylu yn yr annedd.

The access shall be completed in full accordance with the details as may be approved before the dwelling is occupied.

6. Ni chaffi dwr wyneb o gwrtil y safle arllwys i'r briffordd. Rhaid cwblhau draeniad y briffordd ar y fynedfa ag ar hyd y ffynntiad i gwrdd â gofynion yr Awdurdod Prifffyrdd cyn cychwyn ar unrhyw waith ar weddiill y datblygiad.

No surface water from within the curtilage of the site is to discharge onto the county highway and the drainage of the highway at the access and along the frontage shall be carried out to the requirements of the Highway Authority before any work on the remainder of the development is commenced.

7. Rhaid cwblhau'r lle parcio ceir yn gwbl unol fel a gymeradwydd cyn preswylu yn yr uned(au) preswylu.

The car parking accommodation shall be completed in full accordance with the details as may be approved before the dwelling(s) is/are occupied.

8. Rhaid i arllwysiad dwr aflan a dwr wyneb ddraenio ar wahan o'r safle.

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

9. Ni chaniateir i ddwr wyneb gysylltu, unai yn uniongyrchol neu yn anuniongyrchol i'r gyfundrefn garthffos gyhoeddus oni bai y cymeradwyir yn ysgrifenedig gan yr Awdurdod Cynllunio Lleol.

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.

10. Ni chaniateir i ddwr wyneb draenio tir gael ei arllwys unai yn uniongyrchol neu yn anuniongyrchol i'r gyfundrefn garthffos gyhoeddus.

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

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Y rhesymau am ddyfarniad y Cyngor i ganiatáu y datblygiad yn ddarostyngedig i'r amodau a nodwyd eisoes ydyw:

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions specified are:

1. Er cydymffurfio â Deddfau Cynllunio Gwlad a Thref.

To comply with the Town and Country Planning Acts.

2. Er cydymffurfio â Deddfau Cynllunio Gwlad a Thref.

To comply with the Town and Country Planning Acts.

3. Cydymffurfio a darpariaethau Deddfau Cynllunio Gwlad a Thref ac i sicrhau datblygiad boddhaol y safle, ac i ddiogelu mwynau gweledol y cylch.

To comply with the provisions of the Town and Country Planning Acts and to ensure the satisfactory development of the site and to safeguard the visual amenities of the area.

4. Er lles mwyrder gweledol.

In the interests of visual amenity.

5. Er mwyn sicrhau y darperir mynedfa foddhaol er budd diogelwch y ffyrdd.

To ensure that a satisfactory form of access is provided, in the interests of road safety.

6. Er mwyn diogelu diddordebau'r briffordd ac er mwyn gwarchod mwyrder yr ardal.

To safeguard highway interests and to protect the amenity of the area.

7. Er mwyn diogelu diddordebau'r briffordd ac er mwyn gwarchod mwyrder yr ardal.

To safeguard highway interests and to protect the amenity of the area.

8. I ddiogelu cyfanrwydd y gyfundrefn carthffos gyhoeddus.

To protect the integrity of the public sewerage system.

9. I atal gorlwytho hydrologig o'r gyfundrefn garthffos gyhoeddus, amddiffyn iechyd a diogelwch trigolion presennol ac er sicrhau dim niwed i'r amgylchedd.

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

10. I atal gorlwytho hydrologig o'r gyfundrefn garthffos gyhoeddus a llygru yr amgylchedd.

To prevent hydraulic overload of the public sewerage system and pollution of the environment.

Tynnir sylw'r ymgeisydd i lythyr Dwr Cymru dyddiedig 29.04.15 a'r angen i sicrhau bod y datblygiad yn cydymffurfio â'r amodau a gynhwysir ynddo.

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The applicant's attention is drawn to Welsh Water's letter dated 29.04.15 and the need to ensure that the development conforms with the conditions contained therein.

Tynnir sylw'r ymgeisydd i lythyr Cyfoeth Naturiol Cymru dyddiedig 13.03.15 a'r angen i sicrhau bod y datblygiad yn cydymffurfio â'r amodau a gynhwysir ynddo.

The applicant's attention is drawn to Natural Resources Wales's letter dated 13.03.15 and the need to ensure that the development conforms with the conditions contained therein.

NODYN: Tynnir sylw'r ymgeisydd at ofynion Deddf Waliau Cydrannol a.y.y.b. 1996 (gellir cael manylion o'r ddogfen yma yn yr Uned Rheolaeth Adeiladu, Swyddfa'r Cyngor, Stryd y Jel, Caernarfon).

NOTE: The applicant's attention is drawn to the requirements of the Party Wall etc., Act, 1996 (details of which can be obtained from the Building Regulations Unit, Council Offices, Shirehall Street, Caernarfon)

Wrth ystyried y cais yma roedd yr Awdurdod Cynllunio Lleol o'r farn bod y polisiau a rhestrir isod yn berthnasol: Polisi B22, B23, C1, CH4, CH33, CH36 o Gynllun Datblygu Unedol Gwynedd 2001-2016.

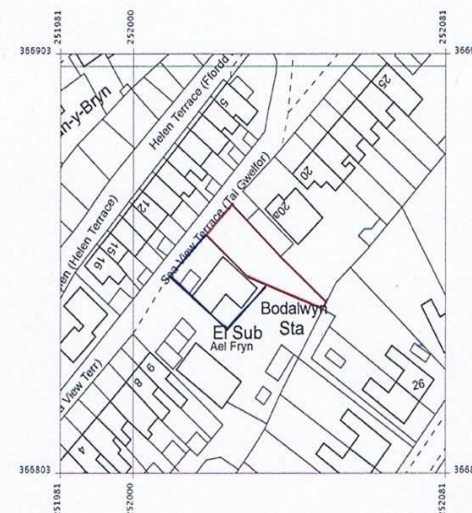
The Local Planning Authority is of the opinion that the policies listed below were relevant in the consideration of this application: Policy B22, B23, C1, CH4, CH33, CH36 of the Gwynedd Unitary Development Plan 2001-2016.

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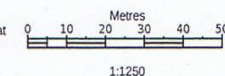
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Bodalwyn, Sea View Terrace, Y Felinheli
LL56 4TQ

Supplied by: Blue Fox
Reference: 01822471
Centre coordinates: 252031 366853

