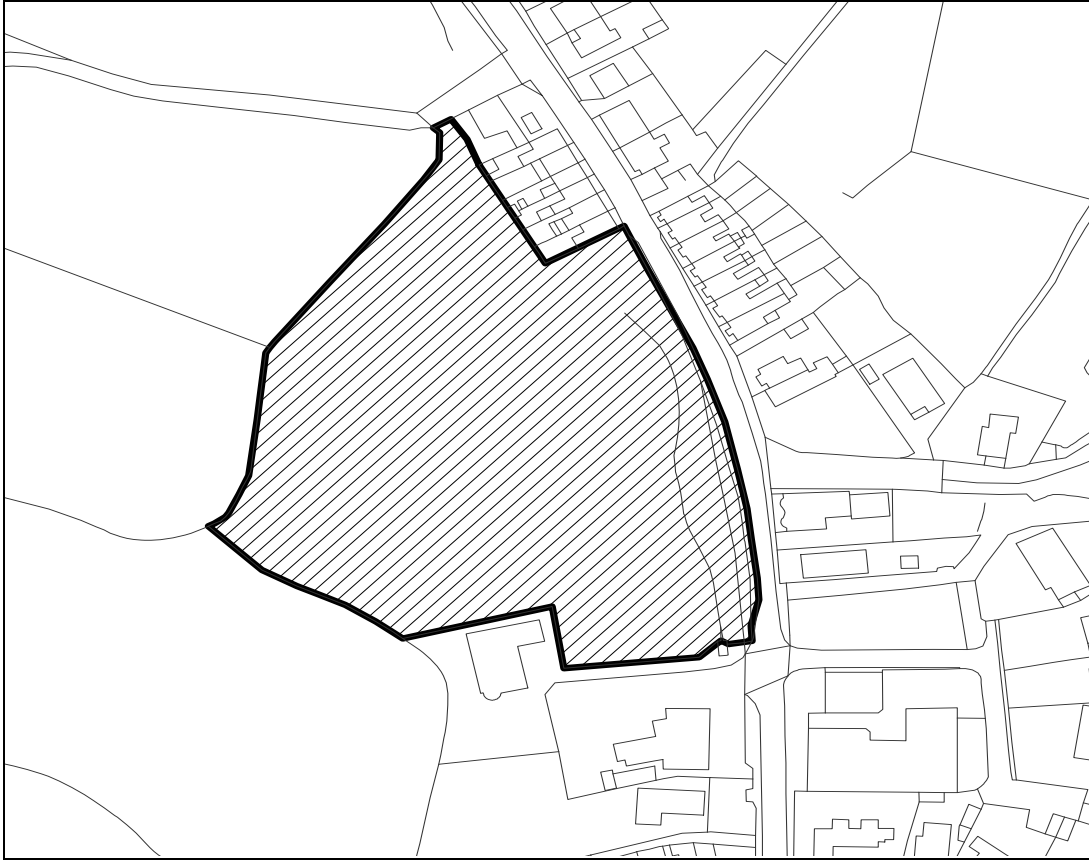


**PORTHMADOG
DEPENDENCY CATCHMENT
AREA**

GWYNEDD UNITARY DEVELOPMENT PLAN – HOUSING



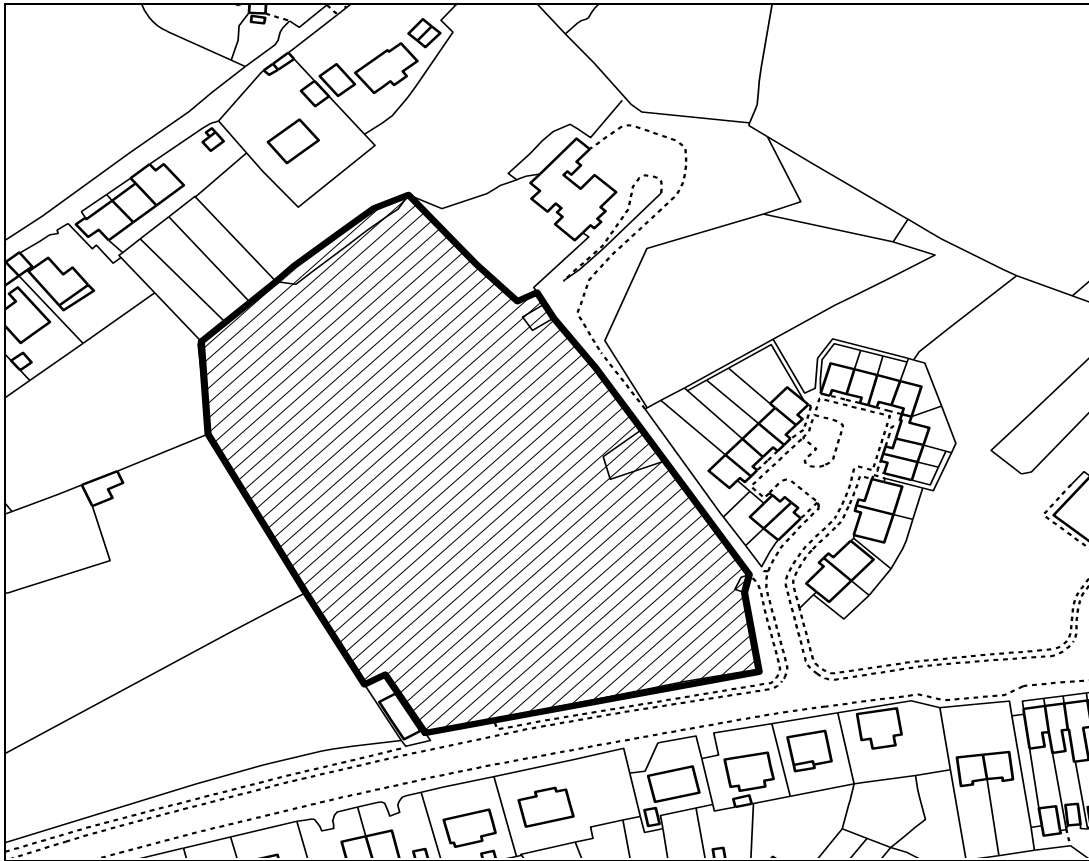
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Catchment	4 – Porthmadog	Topic	Housing		
Location	Near North Terrace, Criccieth	Grid Reference	249812 338468	Area	1.17 ha
Proposal	Allocate the site for general market housing (i.e. housing for general need and the open market)				
Justification for selecting the site	<ul style="list-style-type: none"> • Research has shown that the Plan should aim to allocate land for 92 houses in the Porthmadog Dependency Catchment Area. • Criccieth has been categorised as a local centre in the Plan's settlement strategy. It can cope with further development during the Plan period. • The site adjoins the built form of the town. Development on this site would link and integrate well with the current built form. • There is no previously used land in the town that would be suitable for a housing development of this scale. • The site is within easy walking distance of the services and community facilities located in the centre of Criccieth. • The site is within convenient walking distance of a regular bus service. 				
Physical constraints to development	<ul style="list-style-type: none"> • The land is unlikely to be contaminated. 				
Development phases	<ul style="list-style-type: none"> • No constraints. 				

<p>Quality of the on-site environment</p>	<ul style="list-style-type: none"> • As the site is in a prominent location near one of Criccieth's conservation areas, care should be taken to ensure that the development will not be detrimental to the built character of this area with the houses blending with the locality in terms of scale and building materials. Innovative, new designs will be encouraged rather than ordinary run of the mill design. • The affordable housing should not be prominent in terms of their design or location and they should not be grouped together in the development. • The reasonable privacy of property should be maintained. • Full consideration must be given to the site's landscaping scheme for the site as part of the process of considering the layout of the houses and streets. The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality. This will mean planting trees and shrubs using indigenous species that are locally sourced. Efforts should be made to retain the existing trees and shrubs that form the site boundary. • The stone walls, which form the site boundary, should be retained. Where such walls are not prominent, the development's boundary should be marked with a wall made of local (or similar) stone, as it is typical of this area's landscape. • The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> - suitable siting, design and orientation for the houses in order to promote their energy efficiency - locally sourced sustainable building materials and materials from certified sustainable sources - water conservation measures (e.g. rainwater harvesting). • The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities. • The development should facilitate passive surveillance, thus contributing towards reducing the risk of antisocial behaviour. • A sustainable drainage system should be incorporated on the site e.g. using drainage systems that do not increase the danger of flooding nor have a significant impact on local hydrological conditions, and surface water discharge should be subject of attenuation. • Groundwater discharge should be diluted to greenfield run-off grade before it can be discharged into any water course.
<p>Number and type of housing</p>	<ul style="list-style-type: none"> • Applying the general building density of 30 units per hectare shows that this site can cope with about 35 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies. • The mixture of types of housing on offer should reflect an identified need in the locality for a certain type of housing. • The developer will be expected to negotiate with the Council before submitting a planning application, in order to ensure that approximately 40% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types. •
<p>Access and accessibility</p>	<ul style="list-style-type: none"> • Vehicular access should be provided from near the garage on the highway (B4411). • Safe, attractive and direct footpaths will need to be provided for pedestrians in and out of the site. • An attractive and safe environment should be secured for pedestrians and cyclists, ensuring that they, rather than cars, are given priority. • The street(s) should be to adoption standards.
<p>Planning application requirements</p>	<ul style="list-style-type: none"> • A Design and Access Statement should be provided with the planning application. • A detailed landscaping scheme should be provided as part of a full planning application. • The results of a local housing survey should be presented with the planning application in order to justify the type of housing being proposed. • The results of the Traffic Impact Assessment should be provided as a part of the planning application. • The developer will be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements. • Detailed surface water drainage plans should be submitted with the planning application. • Consideration should be given to the ecological features of the site to ascertain

	<p>whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.</p>
<p>Other relevant matters</p>	<ul style="list-style-type: none"> • Neighbouring land uses - residential area, a church, garage and open countryside. • Existing use – open/grazing land • Ownership – private, but a section of land that adjoins the main road is owned by Gwynedd Council. • Landscape and biodiversity designations – None • Built heritage designations – The site is located near a conservation area.
<p>Main policies and guidance</p>	<ul style="list-style-type: none"> • UDP Policies - B4, B10, B22, B23, B25, B27, C7, CH1, CH6, CH18, CH28, CH29, CH30, CH31, CH32, CH33, CH36, CH43 • Gwynedd Design Guide • Affordable Housing SPG • Planning Obligations SPG • Landscape Character SPG • Residential Development and Open Spaces of Recreational Value SPG

GWYNEDD UNITARY DEVELOPMENT PLAN - HOUSING



Map not to scale

Dependency Catchment Area	4 – Porthmadog	Topic		Housing	
Location	Near Canol Cae, Penrhyndeudraeth	Grid Reference	260746 338989	Area	1.13 ha
Proposal	Allocate the site for general market housing (i.e. housing to fulfil a general housing need on the open market).				
Justification for selecting the site	<ul style="list-style-type: none"> • Research work has shown that the Plan should aim to allocate land for 92 houses in the Porthmadog Dependency Catchment Area. • As Penrhyndeudraeth has been categorised as a Local Centre, it can cope with further general market housing during the Plan period. • As the site is located within Penrhyndeudraeth's built form, a development here would not extend the Centre out into the countryside. • Apart from part of the 'near the car park' site, which has also been allocated for housing within the Centre, there isn't another appropriate 'brownfield' site (previously developed site) available in Penrhyndeudraeth that would meet some of the need for housing within the Dependency Catchment Area. • The site is located alongside the Dolgellau to Porthmadog bus service route. • The site is within a reasonable walking distance of the Penrhyndeudraeth and Minffordd railway stations. • The Centre's shops, services and facilities are within a reasonable walking distance of the site. The Snowdonia National Park Authority office and the Eryri Business Park are also located nearby. • The national cycle route is accessible from the site (along a nearby public footpath). 				

Physical constraints to development	<ul style="list-style-type: none"> • It is unlikely that the land is contaminated. • No additional surface water to the combined sewer. • Existing surface water problems in the area. Therefore surface water discharge should be subject of attenuation to greenfield site run-off rate. • No culverting will be considered except for access, and no development within 4 meters of any culvert. •
Development phases	<ul style="list-style-type: none"> • No constraints
Quality of the on-site environment	<ul style="list-style-type: none"> • As this is a prominent site within the Centre, it will be important to ensure that the buildings blend with the settlement's character in terms of scale and building materials. An innovative and distinctive design will be encouraged, rather than an ordinary, run of the mill design. As the site is located within a Landscape Conservation Area, the features that are important to the landscape should be maintained or enhanced. • The affordable houses should not be prominent in terms of design or location. They should not be clustered together within the development. • Full consideration should be given to a landscaping scheme for the site whilst considering the layout of the houses and roads. The development should include planting work and high quality soft/hard landscaping appropriate to the site and the locality, particularly along its western edge and along its boundary with the main road. This will mean planting trees and hedgerows using locally sourced indigenous species. The development's boundary should be marked by walls made of local stone (or similar stones) and the existing stone walls should be retained/ repaired. • The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> - suitable siting, design and orientation for the houses in order to promote their energy efficiency - locally sourced sustainable building materials and materials from certified sustainable sources - water conservation measures (e.g. rainwater harvesting). • The site's design should facilitate passive surveillance thus contributing towards reducing the risk of anti social behaviour. • The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property should be maintained. • The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities.
Number and type of housing	<ul style="list-style-type: none"> • Applying the general building density of 30 units per hectare shows that this site can cope with about 39 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies. • The mixture of types of housing on offer should reflect an identified local need for a certain type of housing. • The developer will be expected to negotiate with the Council before submitting a planning application in order to ensure that approximately 25% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.
Access and accessibility	<ul style="list-style-type: none"> • A public footpath runs along the eastern boundary of the site. The development should not have a detrimental effect on this footpath. • Safe, attractive and direct footpaths will need to be provided for pedestrians into and out of the site. • An attractive and safe environment must be provided for cyclists and pedestrians. They, rather than cars, should be given priority on the site. • Vehicle access to the site must be provided from the A487 road. • The road(s) should be to adoption standards
Planning application requirements	<ul style="list-style-type: none"> • A Design and Access statement should be submitted with the planning application. • A landscaping scheme should be provided as part of a full planning application. • The results of a local housing need survey should be presented with the planning application in order to justify the type of housing being proposed. • Information about traffic issues is required as part of the planning application. • The result of porosity tests. • The developer will be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements.

	<ul style="list-style-type: none"> • Consideration should be given to the ecological features of the site in order to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required. • Detailed surface water drainage plans to be provided with the planning application.
Other relevant matters	<ul style="list-style-type: none"> • Neighbouring land uses – Residential area and open space • Existing land use - Open land • Ownership - Private • Landscape and biodiversity designations - The site is located within a Landscape Conservation Area • Built heritage designations - None
Main policies and guidance	<ul style="list-style-type: none"> • UDP policies - B10, B22, B23, B25, B27, C1, C7, CH1, CH6, CH18, CH28, CH29, CH30, CH31, CH32, CH33, CH36, CH43 • Gwynedd Design Guide • 'Affordable Housing' Supplementary Planning Guidance • 'Planning Obligations' Supplementary Planning Guidance • 'Residential development and Open Spaces of Recreational Value' Supplementary Planning Guidance • 'Landscape character' Supplementary Planning Guidance

GWYNEDD UNITARY DEVELOPMENT PLAN – HOUSING



Map not to scale

Dependency Catchment Area	4 – Porthmadog	Topic		Housing	
Location	Near the Car Park, Penrhyndeudraeth	Grid Reference	261196 339125	Area	0.9 ha
Proposal	Allocate the site for general market housing (i.e. housing to meet general housing needs on the open market).				
Justification for selecting the site	<ul style="list-style-type: none"> • Research work has shown that the Plan should aim to allocate land for 92 houses in the Porthmadog Dependency Catchment Area. • Penrhyndeudraeth has been categorised as a Local Centre in the Plan's settlement strategy. It can cope with further development during the Plan period. • Given that there is a lack of suitable land available for house building in Porthmadog, the Dependency Catchment Area's main centre, the Plan's strategy guides general market housing to the other centres within the Porthmadog Dependency Catchment Area. • The site links effectively with Penrhyndeudraeth's built form. • The site is located near the centre of Penrhyndeudraeth. It is therefore within convenient walking distance of the services, facilities and employment opportunities that are available there. • The site is within a convenient walking distance of a regular bus service route which connects Penrhyndeudraeth with the Urban Centre of Porthmadog. • A section of the site has been categorised as 'brownfield' land i.e. land that has been previously developed. The sequential method of selecting sites for housing development prioritises the use of suitable previously developed land. 				

Physical constraints to development	<ul style="list-style-type: none"> • It is unlikely that the land is contaminated. • While this site is not identified as being at risk from flooding on the Development Advice Maps associated with Technical Advice Note 15, the Environment Agency have noted that the majority of the site lies within an area which has a 1% chance of flooding i.e. flooding is likely at least once in every 100 years. Thus the potential risk of on-site flooding must be taken into account when planning the layout of the site and the design of the houses. It is essential to demonstrate that the consequence of flooding can be acceptably managed on this site. • No development should take place within 7 meters of the designated main river. • Surface water should not be disposed of to the combined sewer.
Development phases	<ul style="list-style-type: none"> • No constraints
Quality of the on-site environment	<ul style="list-style-type: none"> • As the site is prominently located near the centre of Penrhyndeudraeth, it should be ensured that the houses blend in with the local built environment in terms of size, scale and the building materials used. Innovative new designs will be encouraged rather than an ordinary, run of the mill design. As the site is located within a Landscape Conservation Area, care should be taken to ensure that features important to the landscape are maintained or enhanced. • The development should not affect the 'safeguarded employment site' or the 'safeguarded open space of recreational value' located near the site. Care should also be taken to ensure that the development does not harm local businesses that are located nearby. • The affordable housing should not be prominent in terms of their design or location. They should not be clustered together in the development. • The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality. This will involve planting locally sourced indigenous species of trees and shrubs. Consideration should be given to marking the site boundary with walls built of local (or similar) stone as is prevalent locally. Some of the existing trees on the site could also be used for this purpose if necessary. • The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property should be maintained. • The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> - suitable siting, design and orientation for the houses in order to promote their energy efficiency - locally sourced sustainable building materials and materials from certified sustainable sources - water conservation measures (e.g. rainwater harvesting). • The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities. • The development should facilitate passive surveillance, thus contributing towards reducing the risk of antisocial behaviour. • The possibility of incorporating a sustainable drainage system on the site e.g. using drainage systems that do not increase the danger of flooding nor have a significant impact on local hydrological conditions, should be investigated.
Number and type of housing	<ul style="list-style-type: none"> • Applying the general building density of 30 units per hectare shows that this site can cope with about 27 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies. • The mixture of types of housing on offer should reflect an identified need in the locality for a certain type of housing. • The developer will be expected to negotiate with the Council before submitting a planning application in order to ensure that approximately 25% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.
Access and accessibility	<ul style="list-style-type: none"> • The vehicular access will have to be provided between the car park and 'Tanybryn'. • Safe, attractive and direct footpaths will need to be provided for pedestrians into and out of the site. • An attractive and safe environment must be provided for cyclists and pedestrians. They, rather than cars, should be given priority on the site. • The street(s) should be to adoption standards.

Planning application requirements	<ul style="list-style-type: none"> • A Design and Access Statement should be provided with the planning application. • A detailed landscaping scheme should be provided as part of the full planning application. • The results of a local housing need survey should be presented with the planning application in order to justify the type of housing being proposed. • If developing 30 or more houses on the site, information about traffic issues will be required as part of the planning application. • A Flood Consequences Assessment (as mentioned in Technical Advice Note 15) will have to be presented with the planning application. • The developer will be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements. • Consideration should be given to the ecological features of the site in order to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.
Other relevant matters	<ul style="list-style-type: none"> • Neighbouring land uses - Residential area, car park, industrial estate and open/grazing land • Existing use - Open land with part of it being land that has been previously developed • Ownership - Private • Landscape and biodiversity designations - The site is located within a Landscape Conservation Area • Built heritage designations - none
Main policies and guidance	<ul style="list-style-type: none"> • UDP policies - B10, B22, B23, B25, B27, C1, C3, C7, CH1, CH6, CH18, CH28, CH29, CH30, CH31, CH32, CH33, CH36, CH43 • Gwynedd Design Guide • 'Affordable Housing' Supplementary Planning Guidance • 'Planning Obligations' Supplementary Planning Guidance • 'Residential development and Open Spaces of Recreational Value' Supplementary Planning Guidance • 'Landscape character' Supplementary Planning Guidance

GWYNEDD UNITARY DEVELOPMENT PLAN – REDEVELOPMENT



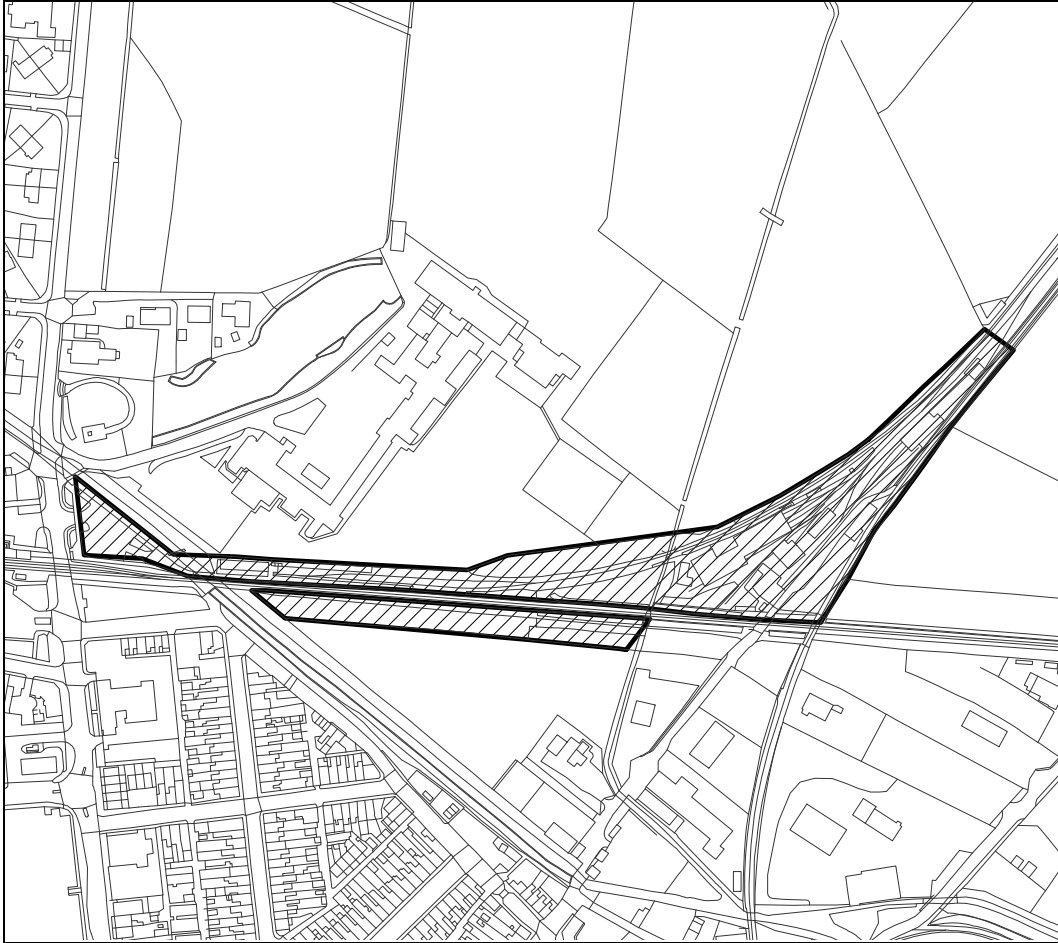
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Dependency Catchment Area	4 – Porthmadog	Topic	Redevelopment
Grid reference	257061 338810	Area	0.67 ha
Location	<ul style="list-style-type: none"> • Situated off Snowdon Street, and adjacent to Llyn Bach public car park and the Royal British Legion Club. • The site comprises of the former gas works site, a former hall, Council Depot, a storage building and a dwelling. 		
Proposal	Redevelop the site for the economic benefit of Porthmadog and its catchment area. It should also improve the quality of the local environment.		
Background of the site and its current use	<ul style="list-style-type: none"> • The majority of the site comprises of a former gas works site that has remained in a derelict state for a considerable number of years. • Part of the site to the north east of the road, includes a Gwynedd Council depot. • The metallic road (within the redevelopment site) to the east of the gas works site, serves the adjoining public car park and the council depot. • The gas works site and the adjoining metallic road are included within 'the lines of deviation', in accordance with the compulsory purchase powers authorised by The Welsh Highland Railway Order 1999, Article 14. 		
Land ownership	<ul style="list-style-type: none"> • A mixture of public and private tenancy. 		
Adjoining land uses	<ul style="list-style-type: none"> • These include the Royal British Legion Club, public car park, residential dwellings, flats, commercial units (Corn Mill) and the trackbed of the proposed Welsh Highland Railway. 		

Justification and objectives	<ul style="list-style-type: none"> The town of Porthmadog is categorised as an Urban Centre in the Gwynedd UDP settlement strategy. The majority of the site is in a derelict state, and its redevelopment would result in significant environmental improvements to this part of Porthmadog. The site is located relatively close to the town centre, and is close to the existing public car park.
Important considerations	<ul style="list-style-type: none"> In order to ensure a successful and inclusive development, the opinion and needs of local people and businesses should be gained through local participation measures. Any development should seek to support the town centre services and retail area, rather than to undermine its attractiveness, viability and vitality. To minimise the traffic impact, any development should aim to utilise the existing adjoining car park.
Possible land uses	<ul style="list-style-type: none"> An exiting and sustainable mixed-use development should be ensured. The site could either be developed as one or it can be divided into two separate developments i.e. the development of the gas works site and the Council depot area. The site's tourism links (i.e. light railway) should be exploited in order to develop employment opportunities. The Council Depot could be developed for light industrial/business uses. Retail is not considered appropriate on the depot site due to its distance from the town centre. A high quality development should be ensured which will contribute towards the identity and attractiveness of the re-development area.
Development phases	<ul style="list-style-type: none"> Dim cyfyngiadau
Physical constraints to development	<ul style="list-style-type: none"> Given the former use of the site, it is impossible to gauge the degree of pollution here without undertaking appropriate contamination survey work. This would have to be undertaken before any development would be allowed on those potentially affected areas. This will pre-determine the kind of development that would be acceptable on this section of the site. Confirmation will be required that the site has been subject to a contaminated land report and that land remediation measures will be undertaken there (if necessary). The whole site is located within an area identified as being at risk from flooding. Highly vulnerable developments i.e. all residential premises; public buildings such as schools; power stations, chemical plants, incinerators and waste disposal sites as well as emergency services, will not be considered on land that is liable to flood. A flood risk assessment (as mentioned in TAN 15) will be required. It should include agreed finished floor levels and surface water disposal.
Quality of the on-site environment	<ul style="list-style-type: none"> The re-development should deal with the poor visual environment that is apparent in certain parts of the site. Any positive environmental opportunities should be maximised. The buildings which have the greatest architectural or historical value, such as Glandwr and the nearby stone building should be integrated into the development. They should be sensitively adapted to incorporate modern uses wherever this is appropriate. Full consideration should be given to the location of on-site car-parking spaces. They should not adversely affect the quality of the built environment. Full consideration should be given to the site's landscaping scheme when considering the layout of any new buildings and the roads. This will include planting and high quality soft/hard landscaping (pavements etc) appropriate to the site and the locality. This will involve planting locally sourced indigenous species of trees and shrubs. The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> suitable siting, design and orientation for the buildings in order to promote their energy efficiency. Locally sourced sustainable building materials and materials from certified sustainable sources. Water conservation measures (e.g. rainwater harvesting) The reasonable privacy of property should be maintained. The development should not cause significant harm to the amenities of the local neighbourhood. The design and layout should facilitate passive surveillance, thus reducing the possibility of anti-social behaviour.
Protected features	<ul style="list-style-type: none"> Consideration needs to be given to the design implication of the development on the Council depot area. This is because the nearby Corn Mill building is a grade II listed building. There is a grade II listed building on the site. A protected railway line is located between the old gas works site and the Council depot.

<p>Access and accessibility</p>	<ul style="list-style-type: none"> • Ensuring good accessibility to the site is vital. Links should be established between the site and the town centre. • Safe, attractive and clearly designated direct footpaths will need to be provided in and out of the site. • An attractive and safe environment should be ensured for pedestrians and cyclists, ensuring that they, rather than cars are given priority. • The development should encourage people to travel to the site by using different modes of transport - walking, cycling and public transport. • The development should take into account the nature of existing nearby roads, which are already very busy. Consideration must be given to off-site traffic management schemes.
<p>Planning application requirements</p>	<ul style="list-style-type: none"> • A Design and Access Statement should be provided as part of the planning application. • A detailed landscaping scheme should be provided as part of the full planning application. • A Traffic Impact Assessment will have to be prepared in order to demonstrate the development's effect upon local traffic levels, and the likely tendencies regarding parking. • A flood risk assessment and detailed surface water drainage plans should be submitted with the planning application. • Consideration should be given to the ecological features of the site to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.
<p>Main policies and guidance</p>	<ul style="list-style-type: none"> • UDP Policies - B1, B2, B3, B22, B23, B24, B25, B27, B29, B30, B32, B33, C3, C5, C7, C23, CH18, CH21, CH28, CH29, CH30, CH31, CH32, CH33, CH35, CH37, CH45, D6, D12, D13 • Gwynedd Design Guide

GWYNEDD UNITARY DEVELOPMENT PLAN – REDEVELOPMENT

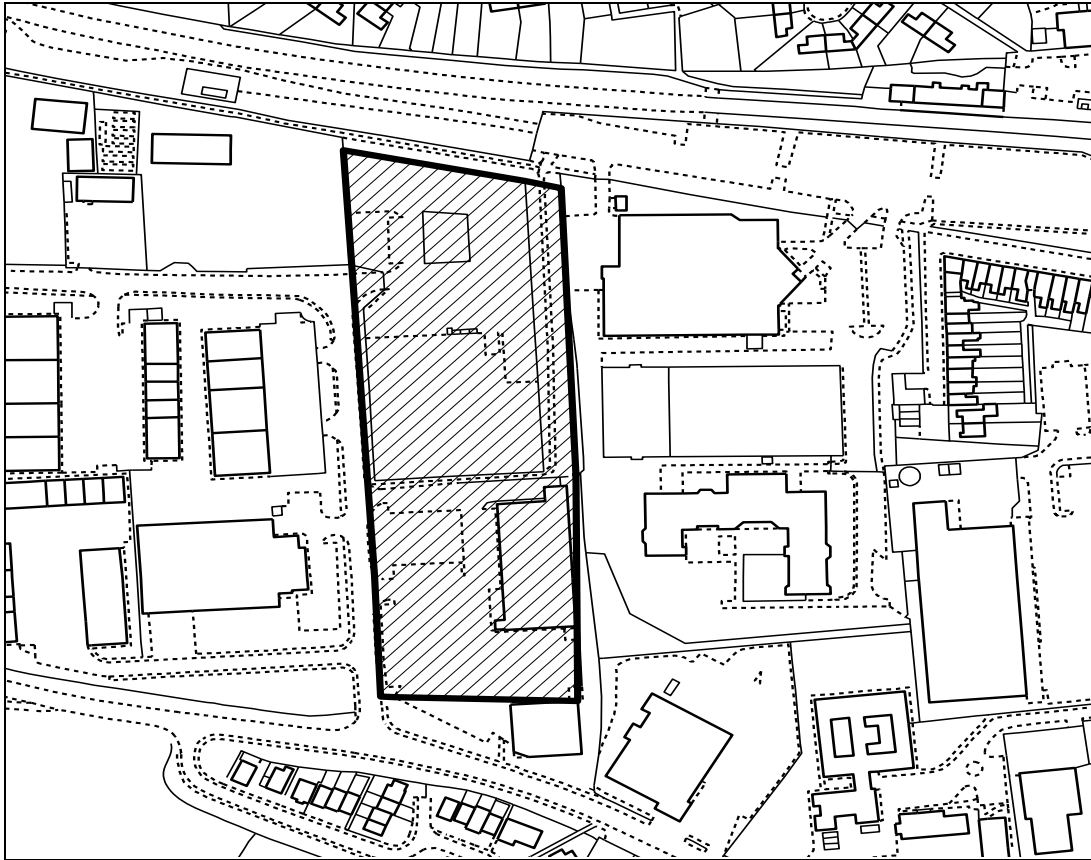


Map not to scale

Dependency Catchment Area	4 – Porthmadog	Topic	Redevelopment
Grid reference	257036 339188	Area	1.9 ha
Location	<ul style="list-style-type: none"> Situated directly to the east of Ysgol Eifionydd and both sides of the Cambrian Coast railway line. 		
Proposal	Redevelopment of the site for the economic benefit of Porthmadog and its catchment area. It should also improve the quality of the local environment.		
Background of the site and its current use	<ul style="list-style-type: none"> The site comprises of the buildings and structures (storage, workshop, casual accommodation) associated with the workings of the adjacent narrow gauge railway line. Previously, these buildings/structures were used for agricultural purposes. Parts of the site are in extremely poor environmental condition. The site also includes the Welsh Highland Railway station and connected car park. Vehicle access to part of the site is provided by a track road which includes an unmanned crossing across the Cambrian Coast railway line. The railway and connected car park are accessible from the A487 highway. 		
Land ownership	The land is in the freehold ownership of Welsh Highland Railway Ltd.		
Adjoining land uses	<ul style="list-style-type: none"> These include a secondary school, and industrial and agricultural uses. 		

Justification and objectives	<ul style="list-style-type: none"> The town of Porthmadog is categorised as an Urban Centre in the UDP's settlement strategy. Part of the site is in an extremely poor environmental condition. Its redevelopment would result in significant environmental improvements within this part of Porthmadog.
Important considerations	<ul style="list-style-type: none"> In order to ensure a successful and inclusive development, the opinion and needs of local people and businesses should be gained through local participation measures. Any development should seek to support the town centre services and retail area, rather than to undermine its attractiveness, viability and vitality.
Possible land uses	<ul style="list-style-type: none"> The fact that the only road leading to the site crosses an unmanned level crossing, limits the type of developments that are suitable for this site. Using this existing road as the only vehicular entrance will not be acceptable. Only developments associated with the adjoining narrow gauge railway line or non-vehicle traffic generating developments are considered appropriate for this site.
Development phases	None
Physical constraints to development	<ul style="list-style-type: none"> The only vehicle access on to the site is via a road which has to cross an unmanned level crossing. The nature and condition of the road is unsuitable for additional traffic. Given the nature of the site's existing use, it is impossible to gauge the degree of pollution without undertaking appropriate contamination survey work. This would have to be undertaken before any development would be allowed on those potentially affected areas. This would pre-determine what kind of development would be acceptable on the site. The whole site is located within an area identified as being at risk from flooding. Highly vulnerable developments i.e. all residential premises; public buildings such as schools; power stations, chemical plants, incinerators and waste disposal sites as well as emergency services, will not be considered on land that is liable to flood. A flood risk assessment (as mentioned in TAN 15) will be required. The footprint of the development should take into consideration the Environment Agency's requirement to access the river for maintenance purposes.
Quality of the on-site environment	<ul style="list-style-type: none"> The re-development should deal with the poor visual environment that is apparent in most of the site. Any positive environmental opportunities should be maximised. Full consideration should be given to the site's landscaping scheme when considering the layout of any new buildings and the roads. This will include planting and high quality soft/hard landscaping (pavements etc) appropriate to the site and the locality. This will involve planting locally sourced indigenous species of trees and shrubs. The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> suitable siting, design and orientation for the buildings in order to promote their energy efficiency. Locally sourced sustainable building materials and materials from certified sustainable sources. Water conservation measures (e.g. rainwater harvesting) The reasonable privacy of property should be maintained. The development should not cause significant harm to the amenities of the local neighbourhood. The design and layout should facilitate passive surveillance, thus reducing the possibility of anti-social behaviour.
Protected features	The site is situated on the boundary of a Landscape Conservation Area.
Access and accessibility	<ul style="list-style-type: none"> Given that the vehicular access is provided via a road that crosses an unmanned level crossing, the development should not increase the level of traffic along this road.
Planning application requirements	<ul style="list-style-type: none"> A Design and Access Statement should be provided as part of the planning application. A full and detailed landscaping scheme should be provided as part of the planning application.
Main policies and guidance	<ul style="list-style-type: none"> UDP Policies - B10; B22, B23, B25, B27, B29, B30, B32, B33, C3, C5, C7, C23, CH18, CH21, CH23, CH28, CH29, CH30, CH31, CH32, D6, D12, D13 Gwynedd Design Guide Landscape Character SPG

GWYNEDD UNITARY DEVELOPMENT PLAN – REDEVELOPMENT



Map not to scale

Dependency Catchment Area	4 – Porthmadog	Topic	Redevelopment
Grid reference	256391 339091	Area	1.8 ha
Location	<ul style="list-style-type: none"> Situated on the Penamser Industrial Estate and bordered by industrial units to the west, the Glaslyn Leisure Centre and the Eifion Wyn primary school to the east, the Cambrian Coast railway line to the north and the Outdoor World retail premises to the South. 		
Proposal	Redevelopment of the site for the economic benefit of Porthmadog and its catchment area. It should also improve the quality of the local environment.		
Background of the site and its current use	<ul style="list-style-type: none"> A supermarket has been developed on part of the site. A large proportion of the site remains vacant and disused and is in an environmentally poor condition. The site was developed as part of the Penamser Industrial Estate and was previously used for B1 and B8 uses. 		
Land ownership	A mixture of public and private tenancy.		
Adjoining land uses	<ul style="list-style-type: none"> These include industrial uses, a leisure centre, a primary school, a retail unit and a residential area to the north of the railway line. 		
Justification and objectives	<ul style="list-style-type: none"> The town of Porthmadog is categorised as an Urban Centre in the UDP's settlement strategy. The site is currently vacant and its redevelopment would result in significant environmental improvements to this part of Porthmadog. 		

Important considerations	<ul style="list-style-type: none"> • In order to ensure a successful and inclusive development, the opinion and needs of local people and businesses should be gained through local participation measures. • Any development should support the town centre services and retail area, rather than to undermine its attractiveness, viability and vitality.
Possible land uses	<ul style="list-style-type: none"> • The site could be developed to include a number of uses including light industry, business, leisure and retail uses or a mixture of uses. • A high quality development should be ensured, which will contribute to the identity and attractiveness of the redevelopment area. • The location of the site (i.e. edge of town centre) means that development proposals on the site need to incorporate adequate pedestrian linkage with the town centre. • Part of the site has been allocated in the UDP for the provision of waste management and recycling facilities (see Policy C21).
Development phases	None
Physical constraints to development	<ul style="list-style-type: none"> • Given its former industrial nature, it is possible that parts of the site are polluted. This would have to be dealt with effectively before any development would be allowed on those potentially affected areas. • The whole site is located within an area identified as being at risk from flooding. Highly vulnerable developments i.e. all residential premises; public buildings such as schools; power stations, chemical plants, incinerators and waste disposal sites as well as emergency services, will not be considered on land that is liable to flood. • A flood risk assessment (as mentioned in TAN 15) will be required as there are existing surface water problems. • No development should occur within 7 meters of the main river. • No culverting will be considered except for access purposes and no development should occur within 4 meters of any culvert.
Quality of the on-site environment	<ul style="list-style-type: none"> • The redevelopment should deal with the poor visual environment apparent in certain parts of the site. Any positive environmental opportunities should be maximised. • Full consideration should be given to the site's landscaping scheme when considering the layout of any new buildings and the roads. This will include planting and high quality soft/hard landscaping (pavements etc) appropriate to the site and the locality. This will involve planting locally sourced indigenous species of trees and shrubs. • The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: <ul style="list-style-type: none"> ○ suitable siting, design and orientation for the buildings in order to promote their energy efficiency. ○ Locally sourced sustainable building materials and materials from certified sustainable sources. ○ Water conservation measures (e.g. rainwater harvesting) • The reasonable privacy of property should be maintained. The development should not cause significant harm to the amenities of the local neighbourhood. • The design and layout should facilitate passive surveillance, thus reducing the possibility of anti-social behaviour. • The design and layout has to minimise the potential impact of the development on the adjoining leisure centre and primary school. • Surface water discharge should be subject of attenuation.
Protected features	The site is situated on the boundary of a Landscape Conservation Area.
Access and accessibility	<ul style="list-style-type: none"> • Ensuring good accessibility to the site is vital. Links should be established between the site and the town centre. • The development should encourage people to travel to the site by using different modes of transport, namely walking, cycling and public transport. • Safe, attractive and direct footpaths will need to be provided for pedestrians in and out of the site. • An attractive and safe environment should be secured for pedestrians and cyclists, ensuring that they, rather than cars, are given priority. • A safe and clear entrance into the site can be provided from the existing Penamser Industrial Estate road. • The development should take into account the nature of the existing nearby roads, which are already very busy. Consideration must be given to off-site traffic management schemes.

Planning application requirements	<ul style="list-style-type: none"> • A Design and Access Statement should be provided as part of the planning application. • A detailed landscaping scheme should be provided as part of the full planning application. • Retail proposals may need to prepare a Retail Impact Assessment in order to assess their impact on the vitality of the town centre. • A Traffic Impact Assessment will have to be prepared in order to demonstrate the development's effect upon local traffic levels, and the likely tendencies regarding parking. • A flood risk assessment and detailed surface water drainage plans should be provided with the planning application. • An Energy Design Advice Report should be submitted if the (non-residential) building area exceeds 1000 m². • Consideration should be given to the ecological features of the site to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.
Main policies and guidance	<ul style="list-style-type: none"> • UDP Policies - B10, B22, B23, B25, B26, B27, B29, B30, B32, B33, C2, C3, C5, C7, C21, CH18, CH21, CH29, CH30, CH31, CH32, CH33, CH35, CH36, CH37, CH45, D6, D12, D13 • Gwynedd Design Guide