

## APPENDIX 3

### Site assessment

As it was recognised that it would be necessary to build a new school on a new site it was decided that identifying an appropriate site.

It was recognised that the new facility needed to be central to both Meirionnydd and Dwyfor therefore it was agreed to search for a suitable site around the Porthmadog and Penrhyndeudraeth area.

Following an intensive search of that area 6 possible sites were identified. In order to identify the most appropriate site it was decided use the measure of risk against each of the following criteria:

- Size – the site would need to be at least 20,000m<sup>2</sup> or 4.95 acres.
- Technical – what technical difficulties could the task of developing the site present?
- Flooding – how high is the risk of flooding?
- Traffic – how difficult would the work of providing access to traffic to the site be?
- Planning – what is the likelihood of gaining planning consent?
- Effect on the development costs – the likelihood of development of the site producing any significant additional costs to those already identified and budgeted for.

As a result of assessing the six options against these factors (see below), the conclusion below was reached:

- That the site by Ysgol Eifionnydd remained high risk from the possibility of flooding.
- None of the sites were deemed entirely risk-free, however the risks associated with Parc Eryri site was deemed less than the others and should be manageable with careful planning.
- It was also considered that the Parc Eryri site was the best option from a technical perspective.
- It was decided therefore that the Parc Eryri site was the best option

Site	Size	technical	Flooding	Traffic impact	Planning	Effects on the development cost
Site near Meadow Drive, Porthmadog. (Next to Ysgol Eifionnydd)	Site needed 20,000m <sup>2</sup> - (4.95 acre)	<ul style="list-style-type: none"> <li>Relatively flat and clear</li> <li>Previous site for contractors of the by-pass work therefore <ul style="list-style-type: none"> <li>Adequate access on to the site</li> <li>Electricity on the site</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>High risk flood area – C1</li> <li>Flood models previously prepared by external consultants.</li> <li>Need to increase the amount of site preparation prior to construction.</li> <li>Need to remodel the site following publication of the revised NRW Flood Model end of May</li> <li>Strong possibility of causing floods in other local areas</li> </ul>	<ul style="list-style-type: none"> <li>Access to the site is good.</li> <li>BUT this could not be used as the School access because of not complying with the TAN15 requirements ' Flood Developments '.</li> <li>As a result of the above the existing access to Eifionnydd School would have to be utilized although it's already substandard.</li> <li>Will need to provide a turning point and parking off the main</li> </ul>	<p><i>Against:</i></p> <ul style="list-style-type: none"> <li>Outside the development boundary, no evidence that it has been developed in the past.</li> <li>Inside the C1 high flood risk zone</li> </ul> <p><i>For:</i></p> <ul style="list-style-type: none"> <li>The site is on one of the main</li> </ul>	<ul style="list-style-type: none"> <li>Substantial costs to raise the levels of floors of the building above the flood level for compliance with TAN 15 Development and Flood Risk</li> <li>Costs of protecting buildings and other land from the impact of flooding when nearby site levels have changed.</li> <li>Create a new access through Eifionnydd School</li> </ul>

			<p>should the site be developed.</p> <ul style="list-style-type: none"> <li>Discussions with the NRW have continued for months but there is no conclusion in sight.</li> </ul>	<p>highway.</p> <ul style="list-style-type: none"> <li>No official traffic impact report has been commissioned.</li> </ul>	<p>bus routes in the area, and within walking or cycling distance to local residents, thus accessible by alternative means of transport.</p>	
<p><b>Site East of Tremadog, near the roundabout opposite Ysgol Y Gorlan.</b></p>	<ul style="list-style-type: none"> <li>24,500m<sup>2</sup> – (5.93 acre)</li> <li>Private property – with an offer to sell.</li> </ul>	<ul style="list-style-type: none"> <li>Flat and clear in general.</li> <li>Some evidence of standing water on the land.</li> <li>Large drainage culvert along the western boundary of the site.</li> <li>Evidence of Roman remains has been found west of the site - more archaeological investigations needed.</li> </ul>	<ul style="list-style-type: none"> <li>In high flood risk zone - C I</li> <li>No flood modeling specifically commissioned on this site, but the likelihood is that the results are similar to Site Meadow Drive.</li> </ul>	<ul style="list-style-type: none"> <li>Access off Dublin Road, Tremadog with good visibility in both directions.</li> <li>No formal traffic assessment has been commissioned.</li> </ul>	<p><i>Against:</i></p> <ul style="list-style-type: none"> <li>Outside the development boundary, no evidence that it has been developed in the past.</li> <li>Inside the C I flood risk zone</li> <li>Intrusion into open countryside;</li> </ul> <p><i>For:</i></p> <ul style="list-style-type: none"> <li>The site is on one of the main bus routes in the area, and within walking or cycling distance to local residents, thus accessible by alternative means of transport.</li> <li>The site fills a gap between the village and the new bypass Tremadog and Porthmadog.</li> </ul>	<ul style="list-style-type: none"> <li>Substantial costs to raise the levels of floors of the building above the flood level for compliance with TAN 15 Development and Flood Risk</li> <li>Costs of protecting buildings and other land from the impact of flooding when nearby site levels have changed.</li> </ul>
<p><b>Former Gelert Headquarters, Business Park, Porthmadog</b></p>	<ul style="list-style-type: none"> <li>18,000m<sup>2</sup> – (4.45 acre)</li> <li>Private land – for sale.</li> </ul>	<ul style="list-style-type: none"> <li>Level site that has been developed already. 40% of the site covered by industrial and office building.</li> <li>The ground level of this building is above the flood level. It would require about half the floor area for the School.</li> <li>Tests would be needed to establish if the foundations are suitable for the new School.</li> <li>Services on site.</li> </ul>	<ul style="list-style-type: none"> <li>The whole site in a high flood risk zone - C I</li> <li>Evidence that 40% of the site has been raised above the flood level when they developed the site.</li> <li>No flood modelling specifically commissioned on this site, but the likelihood that the results are similar to Site Meadow Drive.</li> </ul>	<ul style="list-style-type: none"> <li>Good access to the site from Penamser Road (A497)</li> <li>No formal traffic assessment has been commissioned.</li> </ul>	<p><i>Against:</i></p> <ul style="list-style-type: none"> <li>The site is in a business park protected in the UDP for employment use - class BI.</li> </ul>	<ul style="list-style-type: none"> <li>As the site has been developed it is quite probable that the utilities are already on site.</li> <li>40% of the level of the site is already raised.</li> <li>Higher costs to buy the site because of the building on it.</li> <li>The cost of demolishing the present building.</li> </ul>
<p><b>Site on Eryri Business Park, Penrhyndeudraeth</b></p>	<ul style="list-style-type: none"> <li>25,294m<sup>2</sup> - (6.25 acre)</li> <li>Land owned by the Welsh Government but is willing to let on</li> </ul>	<ul style="list-style-type: none"> <li>Significant level difference (9.00m) from the front to the back of the site. Requires substantial engineering works to levelling or terracing.</li> </ul>	<ul style="list-style-type: none"> <li>Not in a flood risk area.</li> </ul>	<ul style="list-style-type: none"> <li>Standard access from the highway to the Business Park.</li> <li>Road access to the site from both sides with paving.</li> </ul>	<p><i>Against:</i></p> <ul style="list-style-type: none"> <li>No evidence that the site has been developed in the past.</li> </ul>	<ul style="list-style-type: none"> <li>The need for extensive engineering work to level/establish terraces incurs costs above those used in the production of</li> </ul>

	a lease of 999 years.	<ul style="list-style-type: none"> <li>The site is undeveloped, BUT all services on the estate.</li> <li>Access roads with drainage and lighting in place already.</li> <li>Detailed studies of the site have already been made by others recently, showing no natural barriers to development of the site in terms of geology, ecology or archeology.</li> <li>400kV electric wires crossing near the eastern boundary of the site. National Grid confirmed that there are no higher levels of magnetic field at 100m from the cables or anywhere else. This means that 90% of the site is available for development.</li> </ul>		<ul style="list-style-type: none"> <li>The need to create parking facilities and turning area off-site, but plenty of room.</li> <li>Limited parking at Galw Gwynedd, some cars park on the access road.</li> <li>No formal traffic assessment has been commissioned.</li> </ul>	<ul style="list-style-type: none"> <li>Is part of a business park that is protected in the UDP for employment use, class B1.</li> <li>Existing buildings in the Park are used for various uses. We would need to consider what the loss of more space for alternative use would mean on the strategy of maintaining an adequate supply of land for employment, B1.</li> <li>The Study of Employment Land 2012, which forms part of the evidence base for the Joint LDP, is known as one of a series of Prime Sites that need protection.</li> </ul> <p>For:</p> <ul style="list-style-type: none"> <li>The site is close to Penrhyndeudraeth and is virtually surrounded by existing development</li> <li>The site is on one of the main bus routes in the area, and within a walk or cycle to local residents, thus accessible by alternative means of transport.</li> <li>Potential for screening.</li> <li>The site has been identified and designated for B1 in the current UDP and in previous development plans; so far no attempt has been made to develop this use.</li> </ul>	<ul style="list-style-type: none"> <li>the capital bid.</li> <li>A counterargument to the above is that mains, along with drainage and roads serving the site, are ready.</li> </ul>
<b>Site</b>	<b>Size</b> Site needed 20,000m <sup>2</sup> - (4.95 acre)	<b>technical</b>	<b>Flooding</b>	<b>Traffic impact</b>	<b>Planning</b>	<b>Effects on the development cost</b>
<b>Site at Cae Canol, Penrhyndeudraeth. (Behind the telephone exchange)</b>	<ul style="list-style-type: none"> <li>13,200 m<sup>2</sup> - ( 3.3 acre)</li> <li>Site as it is not big enough, but there is a possibility that land which abuts the site is available.</li> <li>Private land, but on</li> </ul>	<ul style="list-style-type: none"> <li>Rocky outcrop and uneven terrain with a dip. Need significant work to level the land before it could be developed as a school site. Possible to be more suitable for building houses because levels are so important.</li> </ul>	<ul style="list-style-type: none"> <li>The site is not within a flood zone.</li> <li>Part of the site with reeds growing on it, evidence that it is wet.</li> </ul>	<ul style="list-style-type: none"> <li>Existing access from the highway is inadequate and will be shared with the farmhouse and a residential estate.</li> <li>No formal traffic assessment has been commissioned.</li> </ul>	<p>Against:</p> <ul style="list-style-type: none"> <li>Part of the site has been designated for housing in the UDP current and previous development plan.</li> <li>However, no attempt has been made to develop it to</li> </ul>	<ul style="list-style-type: none"> <li>As the site is designated as land for house building, a danger that its value / price is much higher than has been provided in the business case.</li> <li>Costs are significant to level the site to make it</li> </ul>

	<p>the market.</p> <ul style="list-style-type: none"> <li>No guarantee of that additional land.</li> </ul>	<p>Number of smaller units.</p> <ul style="list-style-type: none"> <li>Stream runs through the centre of the site, would require a culvert or pipe to be buried in order to make the most of the site.</li> <li>Electric wiring 15KV cross the site.</li> <li>High pressure gas pipe abuts and crosses the eastern part of the site.</li> </ul>			<p>this use.</p> <ul style="list-style-type: none"> <li>The site has been identified on the Land Register for the potential for the JLDP showing its availability for housing development.</li> </ul> <p>For:</p> <ul style="list-style-type: none"> <li>Most of the site lies within the development boundary.</li> <li>The site is well integrated and connected with the existing development pattern of the local centre.</li> <li>The site is central amid one of the main bus routes in the area, and within a walk or cycle to local residents, thus accessible by alternative means of transport, fits criterion 2 of the CH37 Policy.</li> <li>Potential for screening</li> </ul>	<p>suitable to build a School.</p> <ul style="list-style-type: none"> <li>Substantial costs to enclose the ditch, above what is the business case.</li> <li>The cost of moving electricity cables.</li> </ul>
<p><b>Site near Car Park playground, Penrhyndeudraeth</b></p>	<ul style="list-style-type: none"> <li>21,350m<sup>2</sup> - (5.3 acre)</li> <li>Private land – an offer to buy</li> </ul>	<ul style="list-style-type: none"> <li>Fairly steep slope down from the main road (A487) down to the bottom of the valley. Reasonably flat 66% of the site.</li> <li>Access from the highway.</li> <li>Needs significant work to create a road down to the building level.</li> <li>Need to raise levels of the valley floor to avoid flooding.</li> <li>Rush is growing around the stream - wetland</li> <li>Electric wiring 15KV cross the site from two directions.</li> <li>Main gas pipe (Old and not being used) crosses the site.</li> </ul>	<ul style="list-style-type: none"> <li>Half the site is within flood zone C2.</li> <li>The need to raise the land in this area complies with all planning requirements of TAN 15 Development and Flood Risk.</li> <li>No flood modelling specifically commissioned on this site.</li> </ul>	<ul style="list-style-type: none"> <li>Existing access from the highway is inadequate, but there are opportunities to create a better access.</li> <li>Needs significant work to create pivot points and a road down to the School.</li> <li>No formal traffic assessment has been commissioned.</li> </ul>	<p>Against:</p> <ul style="list-style-type: none"> <li>The site is outside the development boundary and not perceived as previously developed land, as there is no building on it or evidence of a building that has been there in the past.</li> <li>Half the site is within flood zone C2. Need to meet the requirements of Policy B29 of the UDP, PPW and TAN 15 Development and Flood Risk.</li> <li>Even though the playing field is nearby, there is no good connection between the site and the local centre. It is considered that the development would be an intrusion into the open countryside which forms part of the setting of the Snowdonia National Park.</li> <li>The site adjoins the Snowdonia National Park boundary.</li> </ul>	<ul style="list-style-type: none"> <li>Costs of raising the land level above the flood level.</li> <li>Substantial costs to enclose the ditch, above what is in the business case.</li> <li>The cost of moving electricity cables.</li> <li>Purchase costs, compensation and relocating the Play Ground.</li> <li>The need for extensive engineering work to create a road down to the lowest level.</li> </ul>

					<p><b>NOTE:</b></p> <p><b>Suggestion by the planners is that some concerns could be reduced by exchanging the site with the Playground, by building the school on the playing field closer to the village.</b></p> <p><i>For:</i></p> <ul style="list-style-type: none"> <li>The site is on a major bus routes in the area, and within a walk or cycle to local residents, thus accessible by different modes of transport, fits criterion 2 of the CH37 Policy.</li> </ul>	
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Colours key; Green – Not many complexities and very low risks / Orange – few complexities and low risks / Red – Many complexities and high risks