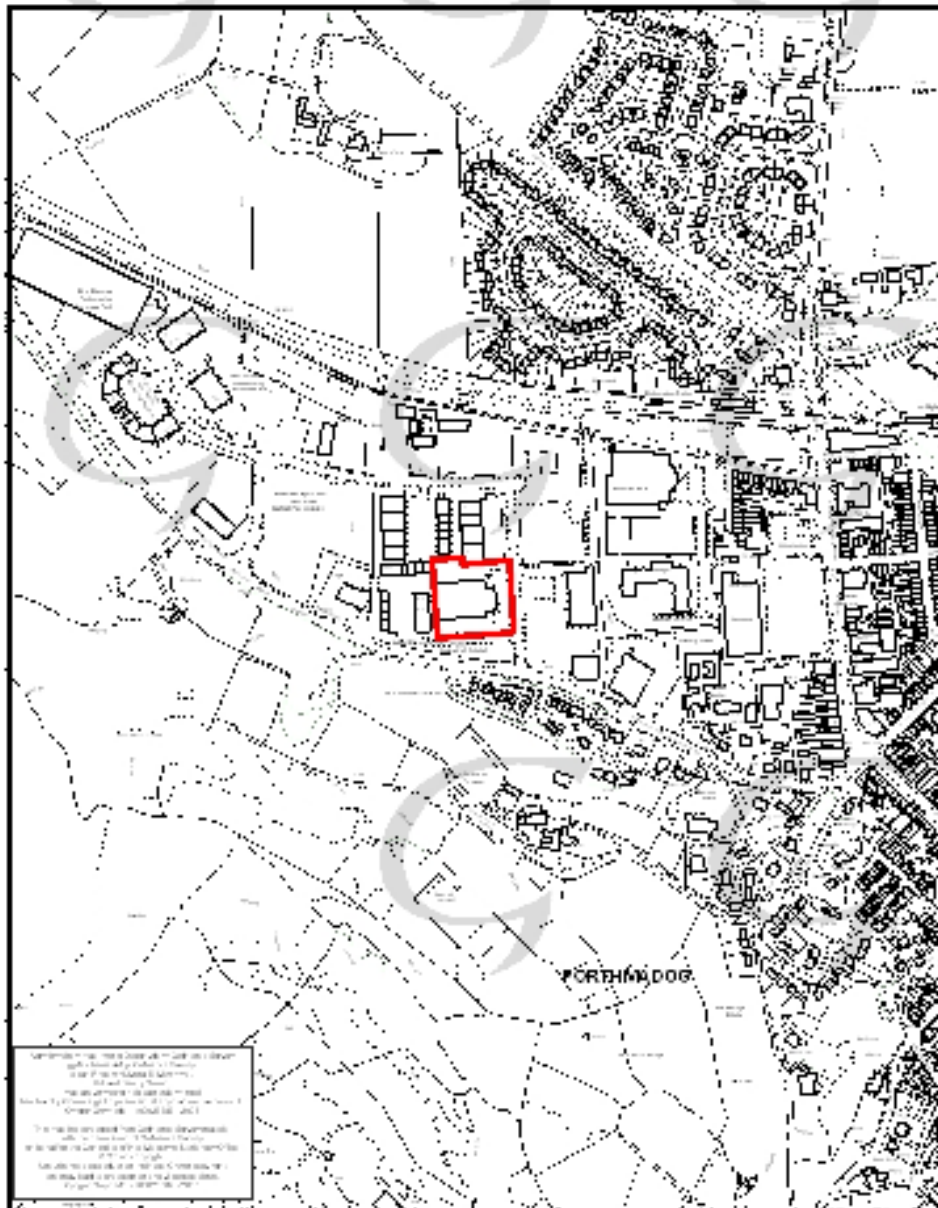




Rhif y Cais / Application Number : C09D/0108/44/R4

Cynllun lleollad ar gyfer adnabod y safle yn unig. Dim l raddfa.
Location Plan for identification purposes only. Not to scale.



App No: C09D/0108/44/R4
Date of Reg.: 18/03/2009
Typr of App: Rule 4
Community Porthmadog

Ward: Gorllewin Porthmadog West

Purpose: USE OF EXISTING BUILDING FOR STORAGE, SORTING AND TRANSFER OF RECYCLED MATERIALS AS WELL AS EXISTING STORAGE AND OFFICE USE

Location : UNIT 2, PENAMSER INDUSTRIAL ESTATE, PORTHMADOG, GWYNEDD, LL499NZ

Summary of Recommendation: Grant subject to conditions.

Description:

The site is on the Penamser Industrial Estate which has a number of business uses including industrial use (use class B1), storage and distribution (use class B8), general industrial use (use class B2) as well as retailing (use class A1).

The site has an industrial building which is currently empty. The building was last used for storage and distribution by the Gelert company with associated office use. The purpose of this application is for a change of use so that the empty building can be used for storing, sorting and distributing recycled materials. About half of the building would be used to store blue boxes and domestic wheelie bins. Also, part of the building would be used as office space associated with the intended use for the site.

The application is for a change of use of the building only so that dry recyclable materials such as paper, cardboard, plastic, glass and cans from homes and businesses can be stored and transferrred as well as using the site to store containers for waste collection including bins, bags and street bins. The application does not contain any change to the appearance of the building nor the setting of adjoining land and there will not be any storage and sorting activities outside the building. The only element of sorting intended for the site is of materials collected and recycled by hand before being sent to the Caergylchu site at Caernarfon. Loading and unloading points and a weighbridge would be on the north side of the building and would not, therefore, face the highway nor the Awel y Grug housing estate to the south of the site and the highway.

The application has been presented because of the intention to change the waste collection arrangements in Meirionnydd by adding plastics and cardboard to the materials collected on the Council's collection routes. In order to reach Assembly targets for recycling and composting up to 40% of Municipal waste by 2010, the Council must extend its recycling materials collection service to a larger percentage of the County's residents and also to the Council's commercial customers. Providing the

development intended in this application would, therefore, contribute towards reaching the Assembly's targets.

The application does not fall into the criteria in Appendix 1 nor Appendix 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 and therefore the application does not require an Environmental Statement.

Relevant Policies:

Planning authorities are expected to make planning decisions in accordance with the adopted development plan unless there are material planning considerations that deem otherwise as stated in Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 3.1.2 of Planning Policy Wales. The adopted development plan is the Gwynedd Unitary Development Plan and the relevant planning policies, including national and regional policies and guidance are below:

Gwynedd's Unitary Development Plan

Strategic Policy 8 Waste

Strategic Policy 15 Industrial Land

Strategic Policy 16 Employment

Policy B23 – Protect the amenities of the local area by ensuring that proposals comply with a series of criteria which aim to protect recognised features and the amenity of the local area.

Policy B29 – Manage specific developments in flood zones C1 and C2 and direct them to suitable lands in zone A unless a series of criteria can be complied with which are relevant to the characteristics of the site and the purpose of the development.

Policy B32 – Refuse proposals which do not contain flow reduction or mitigation measures which lead to reducing the quantity and rate of water reaching and flowing to rivers and other water courses.

Policy B33 – Protect human amenity, the quality and health of the natural or built environment from high levels of pollution.

Policy C22 – Proposals for waste management facilities may be approved provided they are acceptable in terms of 'Best Environmental Practical Option', the waste disposal hierarchy, the proximity principle and that local community need has been proved for the development.

Policy CH33 – Planning proposals can be approved if the specific criteria about vehicle access, the standard of the existing road network and traffic calming measures can be complied with.

Policy D2 – Safeguarding land and units on Industrial Sites for class B1, B2 and B8 uses. Approve non B1, B2 and B8 developments if ancillary, small scale business facilities, provide waste management facilities or other 'sui generis' uses with features similar to Classes B2 or B8 and which do not lead to a shortage of land for B1, B2 and B8 use.

National Policies:

Technical Advice Note (Wales) 8: Renewable Energy

Technical Advice Note (Wales) 15: Development and Flood Risk

Technical Advice Note (Wales) 12: Design

Technical Advice Note (Wales) 21: Waste

Technical Advice Note (Wales) 11: Noise
 Technical Advice Note (Wales) 18: Traffic
 Planning Policy Wales 2002

Regional Policies

North Wales Waste Regional Policy 2003 (First Reviewed 2008).

History:

The site's planning history is as follows: -

APP. NO.	DESCRIPTION	DECISION AND DATE
2/24/C120	Advance factory	Approve 30/06/1975
2/24/120D	Extend and adapt to provide offices	Approve 24/07/1986
2/24/120G	Extend the industrial unit	Approve 28/03/1991
2/24/120H	Extend the offices	Approve 06/01/1994
95/00190/FUL	Extend the store and offices	Approve 26/07/1995
C98D/0234/24/LL	Locate two temporary mobile cabins as offices.	Approve 05/08/1998

Consultations:

Town Council: Object because of the likelihood the use will generate foul smells, it would be too visible and too close to residents.

Transport Unit No observations on the application

Environment Agency No objection to the revised application but makes the point that the applicant must comply with the following regulations under the Agency's authority:

- An Environmental Licence under the provisions of the Environmental Licences (England and Wales) Regulations 2007 before the development is started.
- Any nonreactive waste used for building work /

hard floor must be registered,

- Provide oil inhibitor, anhydrite floors and bunds for oil tanks,
- Ensure that there is no means for polluted water to enter surface or below ground water and that only clean, unpolluted water enter French drains.
- Advice to review the sites' drainage network. The site within C1 zone, "development less likely to be in danger of flooding" (Technical Advice Note 15 Development and Flood Risk. July 2004). Confirms that emergency measures in flood events acceptable.

Dŵr Cymru Welsh Water:

- If approved, include conditions to ensure that provisions are made for separating surface and foul water,
- No surface water to drain directly or indirectly to the public sewer system unless agreed in writing by the local planning authority.
- Water run off not to drain directly or indirectly to the public sewer system

Public Protection Service

No objection to the application in principle subject to planning conditions to include the following matters:

- Control over the working hours of the use
- Provide a structure to cover the loading and unloading area and no unloading outdoors
- Use bays 4 and 5 only to store cans and glass
- Sound monitoring measures

Gas and Electricity

The asset protection team confirm that there is no active gas and electricity network in the application area.

Public Consultation

The application has been advertised in the press and locally and a second consultation has been held after receiving further details about the development. Letters and emails were received raising concerns and objecting to the application on the following points:

- A noise assessment is required on the likely noise level generated from the development and the possible impact on Awel y Grug, because of concerns about the effects of noise on local residents and users and workers in nearby businesses.
- Assessment required of the likely dust levels because of concerns about the effects on local businesses and residents
- Details required of the process that will take place within the building so as to understand what the effects would be
- History of developments on Penamser estate affecting residents at Awel y Grug due to the noise level
- No consideration given to other more suitable locations for the development
- Effects of possible increase in traffic levels
- Odours and pollution
- The use is not suitable for the location

The above concerns will be assessed in the context of policy and all other material planning considerations.

Other Relevant Planning Considerations

The Principle of the Development

The requirements of Technical Advice Note 21: Waste, as well as the objectives of the Regional Waste Plan, outlines the requirement to develop a sustainable network of facilities to treat waste, with special emphasis on the need to provide facilities for reusing and recycling waste. It should be emphasised that this would be for Council use and that it would not be a facility for the public to visit directly for disposing waste.

The Regional Waste Plan (November 2003 – 2013) comments on the planning requirements in terms of land use for all the controlled waste streams in north Wales and Gwynedd Council is part of that regional strategy. A list of alternative methods rather than landfill / landrise have been referred to as well as sustainable methods of handling and dealing with waste. Furthermore, the Regional Waste Plan foresees that a substantial percentage of municipal waste in north Wales will have to be redirected by using waste transfer facilities by 2013.

The Welsh Assembly Government and the Regional Waste Plan recognise that industrial land will have to be released, for facilities that will contribute to handling

and recycling waste if the targets to reduce the amount of waste sent to landfill are to be reached.

The development proposed here is situated on Penamser Industrial Estate. Policy D2 of the Unitary Development Plan designates the Estate for industrial uses (Class B1) and for storage and distribution uses (Class B8). Policy D2 notes that proposals can be approved for developments that are not general industrial uses (Class B2) or storage and distribution use (Class B8) if they provide facilities for managing waste or "sui generis" uses (use not in any specific use class) which has similar features to industrial use activities (Class B2) or storage and distribution (Class B8). The proposed use does not fall within any specific planning use class and is considered, therefore, to be 'sui generis'. Also, it is considered that the activities associated with the use are very similar in nature to storage and distribution use, (Class B8), which was the last use of the building and one of the uses designated for the Estate by Policy D2. In addition to this, the use would be one that will provide employment and, considering the nature of the use, the development would not lead to shortage of land or units for industrial use (Class B1) or storage and distribution use (Class B8). The Council's Regeneration and Community Department confirm that there is no known interest by any other business in this unit.

Policy C22 approves proposals for waste management facilities which manage waste sustainably where a facility is required, subject to a number of criteria. This application is for a facility that would contribute to increasing recycling and reducing the amount of waste sent to landfill and it would contribute to expanding the Council's recycling service across Gwynedd.

It is believed that the proposed development complies with national and regional planning guidance and policies as well as with Policies D2 and C22 of the UDP, subject to an assessment of the relevant planning considerations below.

Regulatory Matters and Amenities of Local Residents

The application is to use the building only, for receiving, unloading, sorting and storing dry recycling materials from homes and businesses. The recycling activities would include sorting plastics, glass, cardboard, paper and cans by hand before being sent to the Caergylchu centre in Caernarfon. About half of the building would be used to store blue boxes and domestic wheelie bins. Planning consent already exists for storage and distribution use (Class B8), the last use of the site, with associated offices which is similar in nature to the proposed use in this application. There is no intention to use the site to transport, sort or transfer putrescible waste.

Policy B23 of the UDP states that proposals will be refused if they would significantly harm the local community and the policy refers to the need to consider matters including traffic effects and noise. One of the criteria in Policy C22 of the UDP, concerning waste facilities, also refers to the need to ensure the location and scale of the development is appropriate for its surroundings and that it is compatible with nearby existing uses.

In this case, the site is on an Industrial Estate which has been designated by Policy D2 for industrial purposes (Class B1) and for storage and distribution (Class B8). The proposed development is very similar in nature to storage and distribution use, with

about half of the building used specifically to store containers for recyclable waste which will be distributed after being sorted. It is believed that the proposed development is similar in nature to storage and distribution use (Class B8) and is compatible with existing uses on Penamser Estate and complies with Policy C22 and Policy D2 of the UDP.

In addition to considering the development's effect on businesses close to Penamser Estate, it must be noted that the housing estate, Awel y Grug, is to the south of the site. Consideration must be given therefore to the possible effect of the development on the amenities of the residents of Awel y Grug. What needs to be stressed here again is the fact that the site is on an Industrial Estate, where a variety of businesses already exists. Also, the A497 runs between the site and Awel y Grug.

The nature and extent of the use that is being proposed in the application must also be emphasised, as it is similar to storage and distribution use. The use would mean:

- Transferring, sorting and distributing dry materials only, which are to be recycled on another site e.g. cans, plastics, paper, glass and cardboard, inside the building only.
- About half the building would be used for storing recycling containers which is in accordance with the present use of the site.
- The activities will not include treating or sorting materials that would create dust.
- Vehicles would be loaded and unloaded behind the building and so would be hidden from Awel y Grug.

From the perspective of vehicles and arrangements for loading and unloading waste, because of the lack of waste management facilities in the Meirionnydd area at present, the short term and long term arrangements will be slightly different. At present the unloading arrangements are expected to be as follows:

Short term: the number of vehicles visiting the site each day to unload recycling waste:

- 3 x vehicle ("kerbsider") able to carry 4 tonnes each and carrying recycling waste from houses to include glass, paper, cardboard, cans and plastic bottles.
- 1 x trade vehicle (2 tonnes) Dwyfor carrying paper and cardboard
- 1 x trade vehicle (2 tonnes) Meirionnydd carrying paper and cardboard

Long term: the number of vehicles visiting the site each the day to unload recycling waste:

- 1 x vehicle ("kerbsider") able to carry 4 tonnes each and carrying recycling waste from houses to include glass, paper, cardboard, cans and plastic bottles.
- 1 x trade vehicle (2 tonnes) Dwyfor carrying paper and cardboard and plastics
- 2 x trade vehicle (2 tonnes each) Meirionnydd carrying paper and cardboard and plastics

There are 5 compartments in the back of the vehicles ("kerbsiders") so that the different recycling waste is not mixed and can be carried separately. 1 load will take

around 20 minutes to empty which is about 4 minutes each for emptying the 5 compartments on the vehicle. A trade vehicle will take around 6 minutes to unload.

Short Term and Long Term: number of vehicles being loaded to transfer recycling waste.

- 2 vehicles a day able to carry 27 / 28 tonnes each
- the above to include 2 vehicles a week carrying glass and able to carry 27 / 28 tonnes

The vehicles transferring recycling waste would take between 15 and 20 minutes each to load.

From the perspective of loading and unloading activities it can be seen from the above statistics that the activities would not be intense. As the main concerns about the application involve noise, the frequency of the loading and unloading of materials needs to be looked at, and possibly glass specifically.

In the short term 5 vehicles a day would be unloaded, equivalent to 30 vehicles a week (no loading or unloading activities on a Sunday) with 3 vehicles a day and 18 a week carrying recycling waste including glass. In the long term the unloading of all the vehicles would take around 1 hr and 12 minutes a day and 7 hours and 12 minutes a week.

In the long term 4 vehicles a day would unload which is the equivalent of 24 vehicles a week, with 1 a day and 6 a week carrying waste which includes glass. In the long term the unloading of all the vehicles would take around 38 minutes a day and 3 hours and 48 minutes a week.

If glass would be transported in 1 of the 5 compartments at the back of the “kerbsider” vehicles the glass unloading process would take around 4 minutes per vehicle. That gives a total of 12 minutes a day (1 hr and 12 minutes a week) for the short term and 4 minutes a day (24 minutes a week) for the long term.

2 vehicles a day and 12 vehicles a week would be loaded to transfer the waste with these including 2 vehicles a week for transferring glass waste. The loading would take 30 to 40 minutes a day, 3 to 4 hours a week with glass loading taking around 30 to 40 minutes a week.

Taking into account all loading and unloading glass activities, in the short term this would only take a total of 1 hour and 52 minutes a week and lessen to a maximum of only 1 hour and 4 minutes a week in the long term.

After the initial response from the Public Protection Service to the application, the applicant presented a detailed noise assessment. The noise assessment emphasises the character of the proposed development and includes mitigation measures to ensure that the use would not significantly affect the amenities of the residents of Awel y Grug, or other businesses nearby.

The Public Protection Service has no objection to the development subject to planning conditions to include the following matters:

- Limit work hours for activities on the site
- No unloading in the outdoors and provide a structure / cover for the loading / unloading areas
- Use bays 4 and 5 only to store cans and glass
- Sound monitoring measures

Therefore, taking into consideration the nature of the use, which is similar to storage and distribution use (class B8), the designation of Penamser Industrial Estate in the Unitary Development Plan, its location, intensity of the loading and unloading activities and the fact that the Public Protection Service does not object to the application subject to conditions, it is considered that there would not be any significant effect on the amenities of nearby residents or businesses.

It is considered therefore, that the development complies with Policies B23 and C22 of the Unitary Development Plan.

Visual Amenities

The application is for a change of use of a building that is vacant and on the industrial estate. The plans do not involve any change to the external appearance of the building (apart from details needed by condition for the loading and unloading areas). It is intended to place the weighbridge, the unloading area and the oil tank behind the building and the entrance facing the main road and houses will not be used for the recycling element.

It is considered therefore, that the development itself will not have any negative effect on visual amenity and that there is an opportunity here, through a planning condition, to improve the visual amenities by a tree planting scheme on the site. A planting scheme would tidy the current appearance of the site.

Development and the Risk of Flooding

In response to a consultation on the application, the Environment Agency had no objection, but conditions will be required to control activities on the site and a full assessment of the drainage system serving the site must be presented to the Agency and the waste planning authority. Welsh Water stated that appropriate provisions must be made to ensure that foul water does not pollute water courses or the surface water sewer. With the relevant pollution preventing conditions, the development will conform with Policies B29 Developments on Land at Risk of Flooding, B32 Adding to Surface Water, B33 Developments creating pollution, as well as the national planning guidance.

Highway Safety

The Council's Transportation Unit has no objection to the development and considering that the majority of the movements will be confined to the industrial estate, straight from the main road adjoining (A497); it is not likely that there will be any adverse effect on any road users. It is considered that the current road network on the industrial estate is well established for use by business vehicles and is therefore suitable for the proposed levels of traffic. The development therefore complies with policy CH33 of the Unitary Development Plan and the national planning guidance.

Economy

The Regeneration and Community Department have provided their observations on this application and they note the importance of the fact that the waste sector is recognised as a future growth sector for business, and notes the opportunities for the public sector, private sector and the third sector. They consider that the proposed development is suitable and would create employment but effective management of its use must be ensured and it must not have a negative effect on the Estate's neighbours.

It must be remembered that the building on the site at present is empty and therefore not contributing to the economy. Following substantial investment in the development in the area, as well as providing 2 full time jobs and 2 part time jobs, it is believed that this development complies with strategic policies 15 & 16 and policy D2 of the Unitary Development Plan and would have a positive effect on the local economy.

Response to Public Consultation

The main concerns presented regarding this application relate to the possible effect of noise levels on the residential amenities of local neighbours. It is likely that the element of use that would create the most noise would be loading and unloading glass. It must be first noted that glass would be loaded and unloaded on the site only very occasionally and the relevant details of this have already been referred to in this report.

Although glass will only be loaded and unloaded very occasionally on the site, the applicant has agreed to put a structure / cover over the loading / unloading areas so as to mitigate any noise effect. A planning condition would ensure a structure / cover was provided and a planning condition would also ensure that the noise levels connected with loading and unloading were monitored over a specific period. It must be noted again that the Public Protection Service has no objection to this application subject to conditions.

Further to this, dry recycling materials will be transported, sorted and distributed and so there would be no smells or pollution problems. The only activity in connection with the material would be the sorting inside the building and the use would not create dust.

The location is acceptable for this use and there would not be any unacceptable effect on the safety of road users as referred to above.

As the development is similar in character to storage and distribution use (class B8) and Penamser Industrial Estate is designated in the Unitary Development Plan for industrial use (class B1) and storage and distribution uses (use B8) it would not be necessary to justify the location by showing that there were not other locations available.

Despite this the applicant has presented evidence to show that 6 other sites had been considered before deciding on presenting an application for this site. The other sites included Ffridd Rasus, Harlech, Hendre Bach Site, Rhosfawr, Eifionnydd Farmers Site, Rhosfawr, Penrhyndeudraeth Business site, BT site Penamser, Porthmadog and Cookes site, Penrhyndeudraeth. It was decided that these sites were not suitable for

reasons including locations not centralised, lack of space on the sites, transport costs and investment cost in the sites to establish the venture (e.g. build new building).

Having regard to all the planning considerations in relation to this application that have been assessed above, it is considered that there is no justification for refusing this application.

Conclusions:

- The development is similar in character to storage and distribution use (class B8) and is acceptable at the Penamser Industrial Estate which is designated for industrial use (class B1) and storage and distribution uses (use B8) in the Unitary Development Plan.
- Implementing a waste strategy and reaching the Assembly's targets is a priority for the Council and a network of sites to treat and collect waste must be provided in order to complete the task. Gwynedd must significantly increase the amount of waste it treats in a sustainable manner if it is to reach the Assembly's targets; and reduce the percentage of waste sent to landfill in Gwynedd. This development would contribute to providing a network of sustainable waste facilities in the County.
- The Council's Public Protection Service has no objection to the application subject to suitable conditions, and planning conditions would ensure that there would not be any significant effect on the amenities of the residents and businesses close by.
- There would be no adverse effect on the safety of users of the present road network and the Transport Unit has no objection to the application.
- With suitable planning conditions, the development will not create pollution, add to surface water or be under threat of flooding and neither the Environment Agency nor Dŵr Cymru Welsh Water have any objection to the application
- The development would contribute positively to the local economy by creating 2 full time jobs and 2 part time jobs and the Regeneration and Community Department state that the development is a suitable one and would create employment.
- The development complies with local planning policies, the regional and national planning guidance as referred to in this report.

Recommendation:

Grant the development with the following conditions:

1. Dylid cychwyn ar y datblygiad y cyfeirir ato yn y caniatâd hwn dim hwyrach na PHUM mlynedd o ddyddiad y caniatâd.

The development to which this permission relates shall be begun not later than the expiration of FIVE years from the date of this permission.

2. Oni bai fod amod cynllunio yn gofyn am hynny, neu fod cytundeb ysgrifenedig gyda'r awdurdod cynllunio gwastraff, rhaid i'r datblygiad gael ei

wneud yn hollol unol â chynlluniau'r cais, manylion, gwybodaeth cefndirol a'r datganiad cefnogol cyflwynwyd gyda'r cais dyddiedig 18^{fed} Mawrth 2009, y manylion, a'r datganiad cefnogol cyflwynwyd gyda'r cynllun diwygiedig rhif; 'Sk 002b1a', dyddiedig 29^{ain} Ebrill 2009 ac unrhyw fanylion eraill a gymeradwywyd wedi hynny mewn ysgrifen gan yr awdurdod cynllunio gwastraff.

Unless otherwise required by planning condition or agreed in writing by the waste planning authority the development shall be carried out only in accordance with the application plans, details, supporting statement and supporting information submitted with the application dated 18th March 2009, the details, supporting statement and supporting information submitted with the amended plan No. 'Sk 002b1a' dated 29th April 2009 and such other details as may subsequently be approved in writing by the waste planning authority.

3. Ni chychwynnir unrhyw ddatblygiad awdurdodir dan y caniatâd hwn hyd nes bod y gweithredwr/datblygwr wedi cyflwyno er cymeradwyaeth yr Awdurdod Cynllunio Gwastraff manylion llawn y bont bwyso, cyfarpar llwytho a dadlwytho gan gynnwys lleoliad a dyluniad y strwythurau i amgáu'r ardaloedd llwytho a dadlwytho gyda manylion defnyddiau lladd sŵn. Rhaid i'r manylion a'r mesuriadau a gymeradwywyd cael eu gweithredu cyn cychwyn y datblygiad a drwy gydol cyfnod y caniatâd hwn.

No development authorised by this permission shall commence until the operator/developer has submitted for the approval of the Waste Planning Authority full details of the weighbridge, loading and unloading equipment to include the location and design of structures to enclose the loading and unloading areas with details of sound deadening materials. The approved details and measures shall be implemented prior to the commencement of the development and throughout the period of this planning permission.

4. Oni chytunir fel arall mewn ysgrifen, cyflwynir manylion lleoliad a manylebion unrhyw lifoleuadau er cymeradwyaeth yr awdurdod cynllunio gwastraff cyn eu gosod. Byddir yn cysgodi'r holl lifoleuadau mewn modd i leihau i'r eithaf y golau a wasgerir at i fynnu a'r ymyrraeth eiddo cyfagos.

Unless otherwise agreed in writing, details of the location and specification of any floodlights shall be submitted for the approval of the waste planning authority prior to their installation. All floodlights in existence as a consequence of this permission shall be shielded in such a manner as to cause minimum upward light scatter and minimum interference to adjacent property.

5. Ac eithrio mewn argyfwng neu gyda chaniatâd ysgrifenedig ymlaen llaw gan yr awdurdod cynllunio gwastraff, ni chaniateir unrhyw waith a awdurdodwyd neu sy'n ofynnol dan y caniatâd hwn, gan gynnwys rhedeg peiriannau, didoli ag anfon deunyddiau gwastraff ar wahân i'r oriau canlynol rhwng:
 - a. 07.00 a 18.00 o ddydd Llun i ddydd Sadwrn,

- b. Ni chaniateir gweithgareddau'r safle sy'n ymglymu unrhyw o'r defnyddiau sydd wedi'u darnodi dan yr amod yma yn ystod y Sul, Gwyliau'r Banc neu Wyliau Cyhoeddus, Ni fydd yr amod hwn yn gwahardd gwaith cynnal a chadw angenrheidiol ar unrhyw offer neu beiriant a ddefnyddir ar y safle.

Except in emergencies or with the prior written agreement of the waste planning authority, no operations authorised or required by this permission including the operation of plant, sorting and dispatch of waste materials shall be carried out other than between the hours of:

- a. 07.00 a 18.00 Monday to Saturday,
b. *There shall be no site activities involving any of the uses prescribed under this condition on Sundays, Bank Holidays or Public Holidays,*

This condition shall not operate to prevent the carrying out of essential maintenance to any plant or machinery used on the site.

6. Rhaid cyfyngu gweithgareddau llwytho a dadlwytho deunyddiau yn ogystal â throsglwyddo ac anfon deunyddiau i mewn ac allan o'r safle i'r oriau canlynol oni chytunwyd fel arall mewn ysgrifen gyda'r awdurdod cynllunio gwastraff:

Dydd Llun i Ddydd Gwener	09:00 – 17:00
Dydd Sadwrn	09:00 – 13:00

Ac eithrio symudiadau cerbydol ar gyfer llwytho, dadlwytho, trosglwyddo ac anfon deunyddiau, rhaid cadw drysau caeedig yn gau ar bob amser.

The activities of loading and unloading of materials and their delivery and dispatch to and from the site shall be confined to the following hours of operation unless otherwise agreed in writing with the local planning authority:

<i>Monday to Friday</i>	<i>09:00 – 17:00</i>
<i>Saturday</i>	<i>09:00 – 13:00</i>

With the exception of vehicle movements for the loading, unloading, delivery and dispatch of materials, shutter doors shall kept closed at all times.

7. Ac eithrio gyda chaniatâd ysgrifenedig ymlaen llaw yr awdurdod cynllunio gwastraff, ni chaniateir i symud unrhyw ddefnyddiau ac eithrio defnyddiau ailgylchu sych, am-mhydradwy drwy'r cyfleuster trosglwyddo gwastraff ar uchafswm raddfa o 10 llwyth y diwrnod a dim mwy na 40 llwyth yr wythnos. Rhaid gofalu y bydd ffigyrau o'r deunydd yn mynd drwy'r safle dros unrhyw gyfnod penodedig ar gael i'r awdurdod cynllunio gwastraff, ar gais, o fewn 7 diwrnod.

Except with the prior written agreement of the waste planning authority, no materials other than dry, non-putrescible recycled materials shall be put through the waste transfer facility at a maximum rate of 10 loads per day and no more than 40 loads per week. Figures of the site throughput over any specified period shall be made available to the waste planning authority within 7 days of request.

8. Rhaid storio deunyddiau gwastraff ar gyfer eu didoli dim ond o fewn yr adeilad trosglwyddo gwastraff fel y dangosir ar gynllun rhif 'Sk 002b1a', gyda

gwydr a metelau wedi'u cyfyngu i bae 4 & 5. Ni chaniateir storio deunyddiau o unrhyw fath, gan gynnwys sgips, cynhwysyddion neu offer a pheiriannau ar unrhyw adeg tu allan i'r adeilad trosglwyddo gwastraff.

Waste materials shall be stored for segregation only within the waste transfer building as shown on Plan No. 'Sk 002b1a', with glass and metals confined to bays 4 & 5. Materials of any description, including skips, containers or plant machinery shall not at any time be stored anywhere in outside the waste transfer building.

9. Oni chytunir fel arall mewn ysgrifen gyda'r awdurdod cynllunio gwastraff, ni chaniateir i gerbydau llwythog o unrhyw fath i fynd fewn nac allan o'r safle ar unrhyw adeg, heb iddynt ddefnyddio'r 'works access 1 unloading area' a'r 'loading bay' a ddynodir ar gynllun diwygiedig rhif, 'Sk 002b1a' ddyddiedig 29^{ain} Ebrill 2009.

Unless otherwise agreed in writing with the waste planning authority, no loaded vehicles of any kind shall be permitted to enter or leave the site at any time except by means of the 'works access 1 unloading area' and 'loading bay' as shown on the amended plan No. 'Sk 002b1a' dated 29th April 2009.

10. Oni chytunwyd fel arall mewn ysgrifen, rhaid cyflwyno er cymeradwyaeth yr awdurdod cynllunio gwastraff, manylion yr oll offer a pheiriannau i'w defnyddio ar gyfer cludo a didoli'r holl wastraff derbynnir ar y safle cyn cychwyn y datblygiad a ganiateir yma. Rhaid i fath wybodaeth gadarnhau manyleb y gwneuthurwr ar gyfer rheolaeth effeithiol ollyngiadau sŵn a llwch. Rhaid cynnal a chadw pob peiriant ac offer fydd yn gweithio ar y safle wedi hynny mewn modd fydd yn cyfyngu ar uchafswm lefelau sŵn i'r rhai a bennir ym manylebion y gwneuthurwyr ac ni chaniateir defnyddio peiriannau nac offer ar y safle oni bai fod sgriniau, caeadau a thawelyddion i ladd sŵn arnynt.

Unless otherwise agreed in writing, details of all plant and machinery used in the transfer and sorting of all wastes accepted at the site shall be submitted for the approval of the waste planning authority prior to the commencement of development hereby permitted. Such information shall confirm the manufacturers specification for the effective control of noise and dust emissions. All vehicles, plant and machinery operated at the site shall thereafter be maintained in such a manner as to restrict maximum noise emission levels to those set out in the manufacturer's specification and no plant, machinery and equipment shall be operated on the site unless fitted with appropriate sound deadening screens, casework, enclosures and silencers.

11. O fewn dau fis i ddyddiad cychwyn datblygiad a wnelo'r caniatâd hwn ag ef, neu adegau eraill dymunir gan yr awdurdod cynllunio gwastraff, dylid cynnal arolwg o allyriadau sŵn yn deillio o weithgareddau yn cynnwys llwytho a dadlwytho deunyddiau yn unol â chynllun a gymeradwywyd ymlaen llaw yn ysgrifenedig gyda'r awdurdod cynllunio gwastraff. Rhaid cyflwyno canlyniadau'r arolwg gyda chynllun o fath fesuriadau rheoli sŵn a phennir yn ei darganfyddiadau er cymeradwyaeth yr awdurdod cynllunio gwastraff, a'i

weithredu wedi hynny ymhen amser penodol i'w gytuno mewn ysgrifen.

Rhaid i'r cynllun gynnwys y canlynol;

- Paramedr a ddefnyddir ar gyfer mesur sŵn cefndir fydd L_{A90} fel y diffiniwyd yn BS 4142: 1997,
- nodi manau i fonitro sŵn,
- amllder y mesuriadau,
- camau i'w cymryd os aiff lefel y sŵn yn fwy na 5dB(A) $L_{Aeq, 15}$ munud uwchben lefel swm cefndir, fel y mesurwyd 1 metr o ffasâd unrhyw eiddo sy'n sensitif i swm, i gynnwys cynllun lliniaru i leihau swm o'r datblygiad.

Within two months of the commencement of development to which this permission relates, or other times requested by the waste planning authority, a survey of noise emissions derived from operations involving the loading and unloading of materials shall be undertaken in accordance with a scheme approved beforehand in writing with the waste planning authority. The results of the survey and scheme of such noise control measures as prescribed by its findings shall be submitted for the approval of the waste planning authority and thereafter implemented within a specific time scale to be agreed in writing. The scheme shall include for;

- *Parameter used for the measurement of background noise shall be L_{A90} as defined in BS 4142:1997,*
- *The identification of noise monitoring locations,*
- *The frequency of measurements,*
- *Procedures to be adopted if noise limits exceed 5dB(A) $L_{Aeq, 15}$ minute above background noise level, as measured 1 meter from the façade of any nearby noise sensitive property, to include a scheme of mitigation for the reduction of noise emissions.*

12. Rhaid i'r datblygwr/gweithredwr gyflwyno er cymeradwyaeth yr awdurdod cynllunio gwastraff gynllun sy'n ddiogel a derbyniol ran acwsteg i reoli systemau bagio cerbydau clywadwy cyn cychwyn ar y datblygiad.

The developer/operator shall submit for the approval of the waste planning authority a safe and acoustically acceptable scheme of controlling vehicle reversing alarm systems before development takes place.

13. Dylid cyfeirio pob draeniad carthion a draeniad dŵr wyneb/to o'r safle yn arwahan. Oni chytunir fel arall mewn ysgrifen, rhaid cyflwyno cynlluniau a lluniadau y sistem trin dŵr budr a'r sistem ataliol angenrheidiol ar gyfer dwr wyneb/to er cymeradwyaeth yr awdurdod cynllunio gwastraff o fewn deuddeg mis i'r dyddiad hwn ac wedi hynny eu gosod a'u cynnal drwy gydol cyfnod y datblygiad i foddhad yr awdurdod cynllunio gwastraff.

All foul drainage and surface/roof water drainage shall be drained separately from the site. Unless otherwise agreed in writing, plans and drawings of foul water treatment and surface/roof water drainage systems shall be submitted for the approval of the waste planning authority within twelve months of the

date hereof and shall thereafter be installed and maintained for the duration of the development to the satisfaction of the waste planning authority.

14. Oni chytunwyd fel arall mewn ysgriflen rhaid i'r gweithredwr gyflwyno er cymeradwyaeth yr awdurdod cynllunio gwastraff, manylion plannu sgrin aeddfed ar gyfer yr adeilad ynghyd â chynllun ôl-ofal am gyfnod o bum mlynedd ar ôl plannu cyn cychwyn y datblygiad. Rhaid i'r fath manylion a manylebion a gyflwynir yn unol â gofynion yr amod hwn gynnwys manylion am faint, rhywogaeth, lleoliadau & dwysedd yr holl goed a llwyni. Rhaid i'r manylion a gymeradwyir gael eu gweithredu yn ystod y tymor plannu cyntaf ar ôl cychwyn y datblygiad a ganiateir.

Unless otherwise agreed in writing, the operator shall submit for the approval of the waste planning authority details of mature screen planting for the building prior to the commencement of development together with a scheme of maintenance for a period of five years after planting. Such details and particulars submitted in accordance with the requirements of this condition shall include details of the size, species, position & density of all trees and shrubs. The approved scheme shall be implemented during the first available planting season following the commencement of the use hereby permitted.

15. Os caiff unrhyw goeden, o fewn cyfnod o 5 mlynedd o ddyddiad plannu'r goeden honno, neu unrhyw goeden a blannwyd yn ei lle, ei chodi, ei thynnu o'r gwraidd neu ei dinistrio neu iddi farw, (neu ei bod, ym marn yr Awdurdod Cynllunio Gwastraff, wedi ei difrodi'n ddifrifol neu fod nam difrifol arni), rhaid plannu coeden arall o'r un rhywogaeth a maint a'r un a blannwyd yn wreiddiol yn yr un lle, oni bo'r Awdurdod Cynllunio Gwastraff yn rhoi ei ganiatâd ysgrifenedig i unrhyw amrywiad.

If within a period of 5 years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, (or becomes, in the opinion of the Waste Planning Authority, seriously damaged or defective), another tree of the same species and size as that originally planted at the same place, unless the Waste Planning Authority gives its written consent to any variation.

16. Rhaid i'r datblygiad a ganiateir drwy hyn gael ei weithredu dim ond yn unol â gweithgareddau trosglwyddo ac ailgylchu gwastraff yr awdurdod lleol ac ni ddehonglir unrhyw beth yn y caniatâd fel â chaniatáu mynediad i aelodau'r cyhoedd.

The development hereby permitted shall operate solely in connection with the waste transfer and recycling activities of the local authority and nothing in this permission shall be construed so as to permit access to members of the public.

17. Cyn cychwyn ar y datblygiad a ganiateir drwy hyn, rhaid cyflwyno er cymeradwyaeth yr awdurdod cynllunio gwastraff, mesurau digonol i atal deunydd a gludir ar y gwynt rhag casglu ar dir ac eiddo cyfagos.

Prior to the commencement of the development hereby approved, details of adequate measures taken to prevent wind-strewn material from collecting onto adjacent land or property shall be submitted for the approval of the waste planning authority.

Rhesymau / Reasons

1. I atal pentyrru caniatadau cynllunio sydd heb eu gweithredu
To prevent the accumulation of unimplemented planning permissions
2. I sicrhau rheolaeth cynllunio briodol y safle ac er budd mwynderau yr ardal
To secure proper planning control of the site and in the interests of the amenity of the area
3. Er budd mwynderau yr ardal
In the interests of the amenity of the area
4. Er budd mwynderau yr ardal
In the interests of the amenity of the area
5. Er budd mwynderau yr ardal
In the interests of the amenity of the area
6. Er budd mwynderau yr ardal
In the interests of the amenity of the area
7. I sicrhau rheolaeth cynllunio priodol y safle ac er budd mwynderau yr ardal
To secure proper planning control of the site and in the interests of the amenity of the area
8. Er budd mwynderau yr ardal
In the interests of the amenity of the area
9. Er budd mwynderau yr ardal
In the interests of the amenity of the area
10. Er budd mwynderau yr ardal
In the interests of the amenity of the area
11. Er budd mwynderau yr ardal
In the interests of the amenity of the area
12. Er budd mwynderau yr ardal
In the interests of the amenity of the area
13. Arbed llygredd yr amgylchedd dwr lleol a charthffosydd cyhoeddus
To prevent the pollution of the local water environment and public sewers
14. Er budd mwynderau yr ardal
In the interests of the amenity of the area
15. Er budd mwynderau yr ardal
In the interests of the amenity of the area
16. Er lles diogelwch y ffordd a mwynderau yr ardal
In the interests of road safety and the amenity of the area
17. Er budd mwynderau yr ardal
In the interests of the amenity of the area

Wrth ystyried y cais yma roedd yr Awdurdod Cynllunio Gwastraff o'r farn bod y polisiau a rhestrir isod yn berthnasol:

- Polisiau ac egwyddorion cyffredinol Nodyn Cyngor Technegol (TAN 8), (TAN 11), (TAN 12), (TAN 15), (TAN 18), (TAN 21), Llywodraeth Cynulliad Cenedlaethol Cymru,

- Polisi Cynllunio Cymru 2002 Llywodraeth Cynulliad Cenedlaethol Cymru,
- Cynllun Gwastraff Rhanbarthol Gogledd Cymru 2003,
- Canllawiau Dylunio a Thirlunio Gwynedd 2004
- Polisiau strategol 8, 15, 16, Polisiau B23, B29, B32, B33, C22, CH33, D2, Cynllun Datblygu Unedol Gwynedd,

The Waste Planning Authority is of the opinion that the policies listed below were relevant in the consideration of this application:

- Policies and general principles Technical Advice Notes (TAN 8), (TAN 11), (TAN 12), (TAN 15), (TAN 18), (TAN 21), Welsh Assembly Government,
- Planning Policy Wales 2002, Welsh Assembly Government,
- North Wales Regional Waste Plan 2003,
- Gwynedd Design and Landscaping Guidelines 2004
- Strategic Policies 8, 15, 16, Policies B23, B29, B32, B33, C22, CH33, D2, Gwynedd Unitary Development Plan

Nodyn i'r Ymgeisydd / Note to Applicant

Byddwchystal â nodi'r ymatebion i ymgynghoriad ynghlwm derbyniwyd gan Asiantaeth yr Amgylchedd a Dwr Cymru a dylid eu cysylltu'n uniongyrchol ran rheolaethau amgylcheddol a gweithredol penodol a darpariaeth gwasanaeth o fewn eu hawdurdod.

Please note the attached consultation responses received from the Environment Agency and Welsh Water who should be contacted direct in respect of the specific environmental and operational controls and the provision of utility within their remit.