

At: Gadeirydd ac Aelodau'r Pwyllgor
Cynllunio

Dyddiad: 18 Gorffennaf 2016

Rhif Union: 01824 712568

ebost: democrataidd@sirddinbych.gov.uk

Annwyl Gyngorydd

Fe'ch gwahoddir i fynychu cyfarfod y **PWYLLGOR CYNLLUNIO, DYDD MERCHER, 27 GORFFENNAF 2016** am **9.30 AM** yn **SIAMBR Y CYNGOR, NEUADD Y SIR, RHUTHUN**

Yn gywir iawn

G Williams
Pennaeth Gwasanaethau Cyfreithiol a Democrataidd

AGENDA

1 YMDDIHEURIADAU

2 DATGAN CYSYLLTIAD

Dylai'r Aelodau ddatgan unrhyw gysylltiad personol neu gysylltiad sy'n rhagfarnu mewn unrhyw fater a nodwyd i'w ystyried yn y cyfarfod hwn.

3 MATERION BRYN FEL Y'U CYTUNWYD GAN Y CADEIRYDD

Rhybudd o eitemau y dylid, ym marn y Cadeirydd, eu hystyried yn y cyfarfod fel materion bryn yn unol ag Adran 100B (4) Deddf Llywodraeth Leol, 1972.

4 COFNODION (Tudalennau 11 - 18)

Cadarnhau cywirdeb cofnodion cyfarfod y Pwyllgor Cynllunio a gynhaliwyd ar 22 Mehefin 2016 (copi wedi'i atodi).

CEISIADAU AM GANIATÂD I DDATBLYGU (EITEMAU 5 - 8) -

5 CAIS RHIF 08/2016/0487 – TYN Y WERN, CORWEN (Tudalennau 19 - 32)

Ystyried cais i ail-doi a gosod goleuadau to ar adeilad allanol yn Tyn y Wern, Corwen (Copi ynghlwm).

6 CAIS RHIF 16/2016/0545 – NEUADD LLANBEDR, LLANBEDR DYFFRYN CLWYD, RHUTHUN (Tudalennau 33 - 50)

Ystyried cais i ddymchwel Neuadd Llanbedr a chodi 11 annedd yn Neuadd Llanbedr, Llanbedr Dyffryn Clwyd (copi ynghlwm).

7 CAIS RHIF 18/2016/0400 – TIR GER MAES LLAN, LLANDYRNOG, DINBYCH (Tudalennau 51 - 70)

Ystyried cais i ddatblygu 1.74ha o dir drwy godi 40 annedd a gwaith cysylltiedig (cais amlinellol yn cynnwys mynediad a chynllun) ar dir ger Maes Llan, Llandyrnog (copi ynghlwm).

8 CAIS RHIF 18/2016/0599 - HIGHFIELD PARK, LLANGWYFAN.
(Tudalennau 71 - 86)

Ystyried cais i amrywio amod rhif 12 o god caniatâd cynllunio rhif 18/2012/1595 i ganiatáu cadw mynediad 'C' a 'D' ar agor yn amodol ar fesurau lliniaru yn Highfield Park, Llangwyfan, Dinbych (copi ynghlwm).

9 NODYN CANLLAWIAU CYNLLUNIO ATODOL DRAFFT: COED A THIRLUNIO (Tudalennau 87 - 122)

Ystyried adroddiad yn argymhell mabwysiadu'r Canllawiau Cynllunio Atodol drafft ar "Goed a Thirlunio" ar gyfer eu defnyddio wrth benderfynu ar geisiadau cynllunio (copi ynghlwm).

10 NODYN CANLLAW CYNLLUNIO ATODOL DRAFFT – CADWRAETH A GWELLA BIOAMRYWIAETH (Tudalennau 123 - 164)

Ystyried adroddiad yn argymhell mabwysiadu'r Canllawiau Cynllunio Atodol drafft ar "Gadwraeth a Gwella Bioamrywiaeth" ar gyfer eu defnyddio wrth benderfynu ar geisiadau cynllunio (copi ynghlwm).

AELODAETH

Y Cynghorwyr

Y Cynghorydd Ray Bartley (Cadeirydd)

Brian Blakeley
Joan Butterfield
Jeanette Chamberlain-Jones
Meirick Davies
Stuart Davies
Peter Arnold Evans
Huw Hilditch-Roberts
Rhys Hughes
Alice Jones
Pat Jones
Barry Mellor

Y Cynghorydd Bill Cowie (Is-Gadeirydd)

Merfyn Parry
Pete Prendergast
Arwel Roberts
Anton Sampson
Gareth Sandilands
David Simmons
Bill Tasker
Julian Thompson-Hill
Joe Welch
Cefyn Williams
Cheryl Williams

Bob Murray
Dewi Owens

Huw Williams
Mark Young

COPIAU I'R:

Holl Gynghorwyr er gwybodaeth
Y Wasg a'r Llyfrgelloedd
Cyngorau Tref a Chymuned

Mae tudalen hwn yn fwriadol wag

CROESO I BWYLLGOR CYNLLUNIO CYNGOR SIR DDINBYCH

SUT GAIFF Y CYFARFOD EI GYNNAL

Oni bai bod Cadeirydd y Pwyllgor yn nodi i'r gwrthwyneb, bydd trefn y prif eitemau yn dilyn yr agenda a nodwyd ar flaen yr adroddiad hwn.

Cyflwyniad cyffredinol

Bydd y Cadeirydd yn agor y cyfarfod am 9.30yb ac yn croesawu pawb i'r Pwyllgor Cynllunio.

Bydd y Cadeirydd yn gofyn a oes unrhyw ymddiheuriadau dros absenoldeb a datganiadau o fuddiannau.

Bydd y Cadeirydd yn gwahodd Swyddogion i roi cyflwyniadau byr i'r eitemau ar yr agenda.

Bydd Swyddogion yn amlinellau (fel ag sy'n briodol) eitemau a fydd yn cynnwys siarad cyhoeddus, ceisiadau ar gyfer gohirio, eitemau sydd wedi'u tynnu'n ôl, ac unrhyw eitemau Rhan 2 lle bydd y wasg a'r cyhoedd yn cael eu gwahardd. Bydd cyfeiriadau at unrhyw wybodaeth ychwanegol a ddosbarthwyd yn Siambr y Cyngor cyn dechrau'r cyfarfod, gan gynnwys y taflenni sy'n crynhoi cyflwyniadau/newidiadau hwyr (taflenni glas) ac unrhyw gynlluniau atodol neu ddiwygiedig sy'n ymwneud ag eitemau i'w trafod.

Mae'r 'Taflenni Glas' yn cynnwys gwybodaeth bwysig, gan gynnwys crynodeb o ddeunydd a dderbyniwyd mewn perthynas ag eitemau ar yr agenda rhwng cwblhau'r prif adroddiad a'r diwrnod cyn y cyfarfod. Mae'r taflenni hefyd yn nodi trefn arfaethedig y ceisiadau cynllunio, sy'n cymryd i ystyriaeth unrhyw geisiadau i siarad yn gyhoeddus.

Mewn perthynas â threfn yr eitemau, bydd disgwyl i unrhyw Aelodau sydd am ddwyn eitem i'w thrafod wneud cais yn union ar ôl cyflwyniad y Swyddogion. Rhaid i unrhyw gais o'r fath fod yn gynnig ffurfiol a bydd pleidlais ar y cais.

Mae'r Pwyllgor Cynllunio yn cynnwys 30 o Aelodau Etholedig. Yn unol â phrotocol, mae'n rhaid i 50% o Aelodau'r Pwyllgor fod yn bresennol i sefydlu cworwm ac i sicrhau bod modd ystyried eitem a phleidleisio ar eitem.

Caiff Cyngorwyr Sir sydd ddim yn aelodau o'r Pwyllgor Cynllunio fynychu a siarad ar eitem, ond ni allant wneud cynnig, na phleidleisio.

YSTYRIED CEISIADAU CYNLLUNIO

Y drefn i'w dilyn

Bydd y Cadeirydd yn cyhoeddi'r eitem sydd i'w thrafod nesaf. Mewn perthynas â cheisiadau cynllunio, cyhoeddir rhif y cais, sail y cynnig a'r lleoliad, yr Aelodau lleol perthnasol ar gyfer yr ardal, ac argymhelliad y Swyddog.

Os oes yna siaradwyr cyhoeddus ar eitem, bydd y Cadeirydd yn eu gwahodd i annerch y Pwyllgor. Os oes siaradwyr yn erbyn ac o blaid cynnig, gofynnir i'r siaradwr sydd yn erbyn i siarad yn gyntaf. Bydd y Cadeirydd yn atgoffa siaradwyr bod ganddynt hyd at 3 munud i annerch y Pwyllgor. Mae gan siarad cyhoeddus ei brotocol ei hunan.

Lle bo hynny'n berthnasol, bydd y Cadeirydd yn cynnig cyfle i'r Aelodau ddarllen unrhyw wybodaeth hwyr ar yr eitem ar y 'Taflenni Glas' cyn parhau.

Os oes unrhyw Aelod am gynnig y dylid gohirio eitem, gan gynnwys ceisiadau i Banel Archwilio Safle ymweld â'r safle, dylid gwneud y cais ynghyd â'r rheswm cynllunio, cyn unrhyw siarad cyhoeddus neu drafodaeth am yr eitem honno.

Cyn unrhyw drafodaeth, bydd y Cadeirydd yn gwahodd swyddogion i roi cyflwyniad cryno i'r eitem lle credir bod hyn yn werth chweil yng ngolau natur y cais.

Mae sgriniau arddangos yn Siambr y Cyngor a ddefnyddir i ddangos ffotograffau neu gynlluniau a gyflwynir gyda cheisiadau. Cymerir y ffotograffau gan Swyddogion i roi argraff gyffredinol i Aelodau o safle a'i amgylchedd, ac nid eu bwriad yw cyflwyno achos o blaid neu yn erbyn cynnig.

Bydd y Cadeirydd yn cyhoeddi bod yr eitem yn agored am drafodaeth ac yn rhoi cyfle i Aelodau siarad a rhoi sylwadau am yr eitem.

Os oes unrhyw gais wedi bod yn destun Panel Archwilio Safle cyn y Pwyllgor, bydd y Cadeirydd fel rheol yn gwahodd yr Aelodau hynny a fynychodd, gan gynnwys yr aelod lleol, i siarad yn gyntaf.

Yn achos yr holl geisiadau eraill, bydd y Cadeirydd yn gofyn i'r aelod(au) lleol siarad yn gyntaf, os yw ef/nhw yn dymuno gwneud hynny.

Fel rheol, rhoddir hyd at bum munud i Aelodau siarad, a bydd y Cadeirydd yn llywio'r drafodaeth yn unol â Rheolau Sefydlog.

Unwaith bod aelod wedi siarad, ni ddylai ef/hi siarad eto oni bai ei fod ef/hi am esboniad o bwyntiau a gododd yn y drafodaeth, a rhaid i hynny hefyd ddigwydd ar ôl i'r holl Aelodau eraill gael cyfle i siarad, a gyda chaniatâd y Cadeirydd.

Ar derfyn trafodaeth yr Aelodau, bydd y Cadeirydd yn gofyn i Swyddogion ymateb yn ôl yr angen i gwestiynau a phwyntiau a godwyd, gan gynnwys cyngor ar unrhyw benderfyniad sy'n mynd yn groes i'r argymhelliad.

Cyn symud ymlaen at y bleidlais, bydd y Cadeirydd yn gwahodd neu'n gofyn am eglurhad o gynigion ac eilyddion i'r cynigion o blaid neu yn erbyn argymhelliad y Swyddog, neu unrhyw benderfyniadau eraill sy'n gofyn am ddiwygiadau i gynigion. Pan gaiff cynnig ei wneud yn groes i argymhelliad y Swyddog, bydd y Cadeirydd yn gofyn am eglurhad o'r rheswm/rhesymau cynllunio dros y cynnig hwnnw, er mwyn i hyn gael ei gofnodi yng Nghofnodion y cyfarfod. Mae'n bosibl y bydd y Cadeirydd yn gofyn am sylwadau gan y Swyddog Cyfreithiol a Chynllunio am ddilysrwydd y rheswm/rhesymau a nodwyd.

Bydd y Cadeirydd yn gwneud cyhoeddiad i nodi bod y drafodaeth ar ben, a bod y pleidleisio i ddilyn.

Y drefn bleidleisio

Cyn gofyn i Aelodau bleidleisio, bydd y Cadeirydd yn cyhoeddi pa benderfyniadau a wnaed a sut fydd y bleidlais yn cael ei chynnal. Gellir gofyn am esboniad pellach ynghylch newidiadau, amodau newydd ac ychwanegol a rhesymau dros wrthod er mwyn sicrhau nad oes unrhyw amwysedd yn yr hyn y mae'r Pwyllgor yn pleidleisio o'i blaid neu yn ei erbyn.

Os yw unrhyw aelod yn gwneud cais am Bleidlais wedi'i Chofnodi, mae'n rhaid ymdrin â hyn yn gyntaf yn unol â'r Rheolau Sefydlog. Bydd y Cadeirydd a Swyddogion yn egluro'r drefn i'w dilyn. Bydd enwau bob un o'r Aelodau pleidleisio sy'n bresennol yn cael eu galw allan, a bydd gofyn i'r Aelod nodi a yw eu pleidlais o blaid neu yn erbyn rhoi caniatâd neu ymwrthod. Bydd Swyddogion yn cyhoeddi canlyniad y bleidlais ar yr eitem.

Os yw pleidlais arferol i ddigwydd trwy gyfrwng y system bleidleisio electronig, bydd y Cadeirydd yn gofyn i'r Swyddogion weithredu'r sgrin bleidleisio yn y Siambr, a phan ofynnir iddynt wneud hynny, mae'n rhaid i'r Aelodau gofnodi eu pleidlais drwy bwysu'r botwm priodol.

Mae gan Aelodau 10 eiliad i gofnodi eu pleidleisiau unwaith bo'r sgrin wedi ymddangos.

Os yw'r system bleidleisio electronig yn methu, gellir cynnal y bleidlais drwy ddangos dwylo. Bydd y Cadeirydd yn esbonio'r drefn sydd i'w dilyn.

Ar derfyn y bleidlais, bydd y Cadeirydd yn cyhoeddi'r penderfyniad ar yr eitem.

Pan fydd penderfyniad ffurfiol y Pwyllgor yn groes i argymhelliad y Swyddog, bydd y Cadeirydd yn gofyn i Aelodau gytuno'r broses a ddefnyddir i ddrafftio amodau cynllunio neu resymau dros wrthod, er mwyn rhyddhau'r Tystysgrif Penderfyniad (e.e. dirprwyo awdurdod i'r Swyddog Cynllunio, i'r Swyddog Cynllunio mewn cysylltiad ag Aelodau Lleol, neu drwy gyfeirio'n ôl i'r Pwyllgor Cynllunio ar gyfer cadarnhad).

Mae tudalen hwn yn fwriadol wag

PWYLLGOR CYNLLUNIO

TREFN BLEIDLEISIO

Atgoffir yr aelodau o'r drefn i'w dilyn wrth bleidleisio i roddi neu i wrthod caniatâd cynllunio. Bydd y Cadeirydd neu'r Swyddogion yn esbonio'r drefn i'w dilyn fel y bo angen.

Unwaith y bydd y sgriniau arddangos yn y Siambr wedi eu clirio yn barod ar gyfer y pleidleisio a phan fydd y sgrîn bleidleisio yn ymddangos, bydd gan y Cynghorwyr 10 eiliad i gofnodi eu pleidlais fel a ganlyn:

Ar y bysellfwrdd pleidleisio, pwyswch y

<p>+ i RODDI caniatâd - i WRTHOD caniatâd 0 i BEIDIO â phleidleisio</p>
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Neu yn achos eitemau Gorfodi:

<p>+ i AWDURDODI Camau Gorfodi - i WRTHOD AWDURDODI Camau Gorfodi 0 i BEIDIO â phleidleisio</p>
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Mae tudalen hwn yn fwriadol wag

PWYLLGOR CYNLLUNIO

Cofnodion cyfarfod o'r Pwyllgor Cynllunio a gynhaliwyd yn Siambr y Cyngor, Neuadd y Sir, Rhuthun, Dydd Mercher, 22 Mehefin 2016 am 9.30 am.

YN BRESENNOL

Y Cynghorwyr Raymond Bartley (Cadeirydd), Brian Blakeley, Joan Butterfield, Jeanette Chamberlain-Jones, Bill Cowie (Is-Gadeirydd), Meirick Davies, Rhys Hughes, Barry Mellor, Bob Murray, Dewi Owens, Merfyn Parry, Arwel Roberts, Anton Sampson, David Simmons, Bill Tasker, Julian Thompson-Hill, Joe Welch, Cefyn Williams a/ac Cheryl Williams

Roedd y Cynghorydd Barbara Smith yn bresennol ar gyfer eitemau 8 ac 11

Roedd y Cynghorydd Ann Davies yn bresennol ar gyfer eitem 9

Roedd y Cynghorydd David Smith yn bresennol ar gyfer eitemau 12 a 13

Arsylwyr: Y Cynghorwyr Gareth Sandilands a Mark Young

HEFYD YN BRESENNOL

Pennaeth Cynllunio a Gwarchod y Cyhoedd (GB); Prif Gyfreithiwr – Cynllunio a Phrifyrdd (SC), Uwch Beiriannydd (MP), Prif Swyddog Cynllunio (IW), Uwch Swyddog Cynllunio (LG); Swyddog Rheoli Datblygiad (PG) a Gweinyddwr Pwyllgorau (SLW).

1 YMDDIHEURIADAU

Ymddiheuriadau

2 DATGAN CYSYLLTIAD

Ni ddatganwyd unrhyw gysylltiad personol na chysylltiad sy'n rhagfarnu.

3 MATERION BRYD FEL Y'U CYTUNWYD GAN Y CADEIRYDD

Ni chodwyd unrhyw faterion brys.

4 COFNODION

Cyflwynwyd cofnodion cyfarfod y Pwyllgor Cynllunio a gynhaliwyd ar 18 Mai 2016.

Tudalen 17 – Eitem 11 – Cais rhif 45/2016/0201 - 14 Gareth Close, Y Rhyl. Dywedodd y Cynghorydd Meirick Lloyd Davies nad oedd cofnod o'r bleidlais wedi ei gynnwys yn yr eitem hon. Canlyniad y bleidlais oedd:

CANIATÁU - 15

YMATAL - 1

GWRTHOD - 2

PENDERFYNWYD –yn amodol ar yr uchod, derbyn a chymeradwyo cofnodion y cyfarfod a gynhaliwyd ar 18 Mai 2016 fel cofnod cywir.

CEISIADAU AM GANIATÂD I DDATBLYGU (EITEMAU 5 - 11)

Cyflwynwyd ceisiadau a gafwyd lle'r oedd angen penderfyniad gan y pwyllgor ynghyd â'r dogfennau ategol. Cyfeiriwyd hefyd at yr wybodaeth ategol a gyflwynwyd yn hwyr (taflenni glas) a dderbyniwyd ar ôl cyhoeddi'r Rhaglen ac a oedd yn ymwneud â cheisiadau penodol. Er mwyn caniatáu ceisiadau aelodau'r cyhoedd i siarad yn gyhoeddus, cytunwyd y dylid amrywio trefn y ceisiadau ar y rhaglen fel y bo'n briodol.

5 CAIS RHIF 03/20160063 - ROSS NEWYDD, ABBEY ROAD, LLANGOLLEN

Cyflwynwyd cais i godi estyniad cefn i'r llawr cyntaf yn Ross Newydd, Abbey Road, Llangollen

Siaradwyr Cyhoeddus-

Mr Edward De Grootte (**Yn erbyn**) - nododd ei wrthwynebiadau i'r cais oherwydd mai dim ond 4-6 modfedd oedd yr estyniad arfaethedig i'r eiddo cyfagos oddi wrth ei wal a oedd yn cynnwys ffenestr liw. Byddai'r estyniad yn achosi colli goleuni drwy'r ffenestr, nid oedd Mr De Grootte yn gallu agor y ffenestr, ac nid oedd unrhyw bosibilrwydd o allu cynnal a chadw'r rhan o'i eiddo oherwydd agosrwydd yr estyniad.

Mr Chris Roberts (**O blaid**) - manylodd ar y rhesymau dros yr angen am y cais am estyniad i'r eiddo. Cafwyd cyngor gan gynrychiolydd o Real Planning, Wrecsam a oedd wedi cael blynyddoedd lawer o brofiad yn y maes hwn. Roedd yr ymgeisydd yn fodlon cynnwys contract cynnal a chadw i gymodi â'r cymydog. Dywedodd yr ymgeisydd hefyd wrth yr Aelodau bod y cymydog wedi bod yn ymwybodol o'r estyniad arfaethedig cyn symud i mewn i'r eiddo.

Trafodaeth Gyffredinol – Cadarnhaodd yr Aelod Lleol, y Cynghorydd Rhys Hughes, ei fod wedi mynd ar archwiliad safle yn yr eiddo dan sylw ynghyd â'r Cynghorwyr Raymond Bartley, Bill Cowie, y Cynghorydd Tref Bob Lube a'r Swyddog Cynllunio Paul Griffin. Y rheswm am yr ymweliad safle oedd asesu effaith y cynnig ar amwynderau deiliaid eiddo cyfagos. Mynegodd y Cynghorydd Hughes ddiolch i Mr De Grootte am ganiatáu i'r panel safle gael mynediad i'w gartref i asesu'r ffenestr a'r coridor dan sylw.

Cafwyd trafodaeth a chadarnhawyd bod deddfwriaeth yn ei lle ar gyfer mynediad ar gyfer cynnal yr eiddo ond roedd hyn yn y tu allan i gylich gwaith y Pwyllgor Cynllunio.

Cynnig - Cynigiodd y Cynghorydd Rhys Hughes y dylid caniatáu'r cais yn groes i argymhelliad y Swyddog oherwydd y ffaith fod y ffenestr yr effeithir arni yn gwasanaethu rhan o'r eiddo nad oes neb yn byw ynddo. Eiliwyd gan y Cynghorydd Arwel Roberts.

PLEIDLAIS:

CANIATÁU - 7

YMATAL - 1

GWRTHOD - 11

PENDERFYNWYD y dylid **GWRTHOD** y cais yn unol ag argymhelliad y swyddog a nodwyd yn yr adroddiad.

6 CAIS RHIF 09/2016/0205 - EFAIL Y WAEN, BODFARI

Cyflwynwyd cais i godi adeilad amaethyddol ar dir ger Efail Y Waen, Bodfari, Dinbych.

Siaradwr Cyhoeddus -

Huw Evans (**O blaid**) - eglurodd i Aelodau fod yr ymgeisydd wedi gofyn i Mr Evans roi sicrwydd ynghylch y defnydd y bwriedir ei wneud o'r adeilad amaethyddol. Roedd hyn o ganlyniad i gam-wybodaeth a ddosbarthwyd yn ystod yr ymgynghoriad. Roedd yr ymgeisydd yn bwriadu defnyddio'r adeilad ar gyfer defnydd amaethyddol yn unig. Byddai maint ac adeiladwaith yr adeilad yn gweddu i adeiladau eraill ac yn cadw cymeriad yr ardal o'u cwmpas.

Trafodaeth Gyffredinol - Cadarnhaodd y Prif Swyddog Cynllunio ar dudalen 54 yr adroddiad, paragraff 1.6.1, fod y datganiad yn anghywir. O edrych ar luniau'r cyflwyniad, roedd y tir ar ochr ogleddol y gwrych wedi cael ei werthu i'r ymgeisydd. Roedd y tir ar yr ochr ddeheuol wedi bod yn destun cynnig, ond roedd yn parhau ym mherchenogaeth Sir Ddinbych.

Cynnig – Cynigodd y Cynghorydd Merfyn Parry argymhelliad y swyddog i gymeradwyo'r cais, a chafodd ei eilio gan y Cynghorydd Rhys Hughes.

PLEIDLAIS:

CYMERADWYO - 19

YMATAL - 0

GWRTHOD - 0

PENDERFYNWYD y dylid **CYMERADWYO'R** cais yn unol ag argymhelliad y swyddogion a nodwyd yn yr adroddiad.

7 CAIS RHIF 41/2015/1229 - THE WARREN, Ffordd YR WYDDGRUG, BODFARI

Cyflwynwyd cais i ddileu amod rhif 2(a) caniatâd cynllunio 41/2010/1177/PF yn cyfyngu'r defnydd o ganolfan addysg a hyfforddiant coedwig i ddim mwy na 300 diwrnod mewn unrhyw flwyddyn, Warren Woods Cyf. The Warren, Ffordd yr Wyddgrug, Bodfari.

Siaradwr Cyhoeddus - Rob Waterfield (**O blaid**) – rhoddodd fanylion ar rinweddau'r cais. Eglurodd fod y caniatâd cynllunio ar hyn o bryd yn caniatáu 200 diwrnod mewn unrhyw flwyddyn ac oherwydd hyn roeddynt yn gwrthod gwaith

oherwydd y cyfyngiad. Felly, maent yn gofyn am gynnydd i 300 diwrnod mewn unrhyw flwyddyn, er mwyn gwneud defnydd priodol o'r cyfleuster.

Trafodaeth Gyffredinol – Cynigiodd yr Aelod Arweiniol dros Foderneiddio a Thai, y Cynghorydd Barbara Smith, ymddiheuriadau gan Mrs Elena Fowler, y cymydog a oedd wedi siarad yn y cyfarfod blaenorol yn erbyn cais arall a gyflwynwyd gan Warren Woods Ltd. Cadarnhaodd y Cynghorydd Smith fod Mr Waterfield wedi cytuno i dyfu'r gwrych ar y bwnd i gynyddu preifatrwydd i eiddo Mrs Fowler. Cytunwyd i symud y man pasio a oedd i fod i gael ei ychwanegu y tu allan i'r fynedfa i eiddo Mrs Fowler.

Cadarnhaodd y Prif Swyddog Cynllunio bod yr amod ynglŷn â manau pasio wedi ei ddiwygio i roi ystyriaeth i bryderon y cymydog. Byddai'r amod i ddefnyddio'r safle am 300 diwrnod, yn golygu bod angen i'r ymgeisydd gadw cofrestr o nifer y diwrnodau o hyfforddiant y cynhaliwyd fel bod rheolaeth yn ei le i fonitro dyddiau agor.

Cynnig – Cynigodd y Cynghorydd Meirick Davies, ac eiliodd y Cynghorydd Win Mullen-James, i gymeradwyo'r cais yn unol ag argymhellion y swyddog a amlinellwyd yn yr adroddiad.

PLEIDLAIS:

CANIATÁU - 19

YMATAL - 0

GWRTHOD - 0

PENDERFYNWYD y dylid **CYMERADWYO'R** cais yn unol ag argymhelliad y swyddogion a nodwyd yn yr adroddiad.

8 CAIS RHIF 44/2016/0200 - TIR YN MARSH ROAD, RHUDDLAN

Cyflwynwyd cais ar gyfer codi siop fwyd (Dosbarth A1) ar Dir (Triongl Rhuddlan) yn Marsh Road, Rhuddlan, y Rhyl.

Siaradwr Cyhoeddus -

Bryn Richards, Cyfarwyddwr Eiddo Aldi gyfer canolbarth a gogledd Cymru (**O blaid**) – manylodd ar rinweddau'r cais. Byddai'r siop yn darparu swyddi y mae eu dirfawr angen ar gyfer pobl leol, gan gymryd pwysau oddi ar siopau'r Rhyl a Phrestatyn a lleihau amseroedd teithio i gwsmeriaid. Roedd y datblygwr wedi cytuno i sefydlu system reoli traffig i gynorthwyo gyda phryderon traffig.

Trafodaeth Gyffredinol - Cadarnhaodd yr Aelod Lleol, y Cynghorydd Arwel Roberts, ei fod wedi derbyn nifer o negeseuon gan drigolion lleol o blaid y datblygiad. Mae nifer fawr o bobl oedrannus yn byw yn Rhuddlan a byddai'r datblygiad yn ysgafnhau'r pwysau arnynt i deithio i'r Rhyl neu Brestatyn i wneud eu siopa.

Cadarnhaodd yr Aelod Lleol, y Cynghorydd Ann Davies, hefyd ei bod wedi derbyn llythyrau o gefnogaeth gan drigolion lleol ar gyfer y datblygiad. Roedd angen

datblygu'r safle ac roedd yn gyfle da i greu swyddi ac annog buddsoddiad i'r pentref.

Cynnig – Cynigodd y Cynghorydd Arwel Roberts argymhelliad y swyddogion i gymeradwyo'r cais, ac eiliwyd hynny gan y Cynghorydd Cefyn Williams.

PLEIDLAIS:

CYMERADWYO - 19

YMATAL - 0

GWRTHOD - 0

PENDERFYNWYD y dylid **CYMERADWYO'R** cais yn unol ag argymhelliad y swyddogion a nodwyd yn yr adroddiad.

9 CAIS RHIF 46/2016/0198 - GWESTY TALARDY, Y ROE LLANELWY

Cyflwynwyd cais i dorri 1 Castanwydden sydd wedi'i chynnwys yng Ngorchymyn Diogelu Coed Gwesty Talardy 1975 cyf A1.

Siaradwr Cyhoeddus -

Colin Hardy (**Yn erbyn**) - eglurodd i Aelodau ei fod yn byw'n lleol a hefyd yn Gyngorydd Dinas. Manylodd ar rinweddau cadw'r goeden. Cyflogwyd arbenigwr coed annibynnol preifat ar ran y Cyngor Dinas. Er y bu rhywfaint o fân ddifrod i'r goeden, argymhellodd yr arbenigwr y byddai adfywiad bron yn sicr os cyflwynwyd gostyngiad uchder o 50% a lleihau lledaeniad y canopi yn ôl at y prif goesyn gan arwain at docio cyffredinol ar y goeden.

Trafodaeth Gyffredinol - cafwyd trafodaeth a hysbysodd y Cynghorydd Bill Cowie yr Aelodau fod coeden wedi cael ei thorri ar y safle yn flaenorol yn 2015 ac nad oedd coeden wedi'i phlannu yn ei lle eto. Gan gyfeirio at adroddiad yr Ymgynghorydd Coed Annibynnol, cadarnhawyd nad oedd unrhyw arwyddion o bydredd, twf ffwng, newyn dŵr na chlefyd. Roedd digonedd o dwf epicormig ar goesau'r goeden a fyddai'n parhau, gan awgrymu bod adfywiad bron yn sicr. Byddai cael gwared ar bwysau a throsoledd yn gadael coeden iach, gynaliadwy mewn cyflwr mwy diogel.

Mynegodd y Cynghorwyr Julian Thompson Hill a Meirick Lloyd Davies eu cefnogaeth i achub y goeden a gwrthod y cais.

Cynnig – Cynigodd y Cynghorydd Bill Cowie y dylid gwrthod y cais yn erbyn argymhelliad y Swyddog, ac fe'i eiliwyd gan y Cynghorydd Dewi Owens.

PLEIDLAIS:

CYMERADWYO - 5

YMATAL - 1

GWRTHOD - 13

PENDERFYNWYD y dylid **GWRTHOD** caniatâd yn groes i argymhelliad y Swyddogion, oherwydd gwerth amwynder y goeden ac nad oedd y cynnig yn cyfiawnhau cael gwared ar y goeden.

10 CAIS RHIF 47/2016/0186 - CASTELL, WAEN, LLANELWY

Cyflwynwyd cais am newidiadau i'r fynedfa bresennol i gerbydau yn Castell, Waen, Llanelwy.

Siaradwr Cyhoeddus -

Mrs Day (**O blaid**) – manylodd ar rinweddau'r cais oherwydd peryglon y trac cul a oedd yn cael trafferth ymdopi â'r cerbydau mawr a'r cerbydau dosbarthu sy'n blocio y ffordd. Byddai'n dal gan yr eiddo cyfagos fynediad llawn a byddai'r ymgeisydd yn dilyn cyfarwyddiadau gan Adran Gynllunio Cyngor Sir Ddinbych.

Trafodaeth Gyffredinol – Cadarnhaodd yr Aelod Lleol, y Cynghorydd Barbara Smith fod y fynedfa i Castell yn beryglus iawn ac roedd y dogfennau cynllunio yn nodi'r materion dan sylw yn glir. Ychydig o dir amaethyddol a fyddai'n cael ei golli ac roedd diogelwch yn hollbwysig.

Cynnig – Cynigodd y Cynghorydd Meirick Lloyd Davies argymhelliad y swyddog i gymeradwyo'r cais, ac fe'i eiliwyd gan y Cynghorydd Merfyn Parry.

PLEIDLAIS:

CANIATÁU - 17

YMATAL - 0

GWRTHOD - 0

PENDERFYNWYD y dylid **CYMERADWYO'R** cais yn unol ag argymhelliad y swyddogion a nodwyd yn yr adroddiad.

Ar y pwynt hwn (11.00 am) cafwyd toriad.

Ailddechreuodd y cyfarfod am 11.15 a.m.

11 CAIS RHIF 01/2016/0239 - WM MORRISON SUPERMARKETS PLC., DINBYCH

Cyflwynwyd cais i amrywio amod rhif 10 o ganiatâd cynllunio cyfeirnod 01/867/97 i nodi 'Cyfyngir dosbarthiad nwyddau i'r siop i rwng 5:00-23:00 o'r gloch bob dydd a chyfyngir dosbarthiad nwyddau i'r orsaf betrol a chiosg i 6:30-22:00 o'r gloch bob dydd' yn Wm Morrison Supermarkets Plc., Ffordd Y Ffair, Dinbych.

Cynnig – Cynigodd y Cynghorydd Meirick Lloyd Davies argymhelliad y Swyddog i gymeradwyo'r cais, ac fe'i eiliwyd gan y Cynghorydd Merfyn Parry.

PLEIDLAIS:

CYMERADWYO - 19

YMATAL - 0

GWRTHOD - 0

PENDERFYNWYD y dylid **CYMERADWYO'R** cais yn unol ag argymhelliad y swyddogion a nodwyd yn yr adroddiad.

12 NODIADAU CANLLAWIAU CYNLLUNIO ATODOL DRAFFT: DATBLYGIAD PRESWYL – DOGFEN YMGYNGHORI

Cyflwynodd y Cynghorydd David Smith, Aelod Arweiniol y Parth Cyhoeddus adroddiad yn cyflwyno dogfen ddrafft Canllaw Cynllunio Atodol (CCA) ar Ddatblygiad Preswyl fel sail ar gyfer ymgynghoriad cyhoeddus. Atgoffodd y Cynghorydd Smith aelodau o wahanol gamau'r broses cyn i'r Pwyllgor Cynllunio fabwysiadu'r dogfennau CCA yn derfynol.

Cynnig – Cynigodd y Cynghorydd Meirick Lloyd Davies argymhelliad y swyddog, ac fe'i eiliwyd gan y Cynghorydd Bob Murray.

PLEIDLAIS:

O BLAID - 18

YMATAL - 0

YN ERBYN - 0

PENDERFYNWYD bod yr aelodau'n cytuno ar y Canllawiau Cynllunio Atodol drafft ar Ddatblygu Preswyl, fel y nodwyd yn Atodiad 1 sydd ynghlwm i'r adroddiad, i ymgynghori'n gyhoeddus arno am leiafswm o wyth wythnos.

13 NODIADAU CANLLAWIAU CYNLLUNIO ATODOL DRAFFT: RHWYMEDIGAETHAU CYNLLUNIO - DOGFEN YMGYNGHORI

Cyflwynodd y Cynghorydd David Smith, Aelod Arweiniol y Parth Cyhoeddus adroddiad yn cyflwyno dogfen ddrafft Canllaw Cynllunio Atodol (CCA) ar Rwymedigaethau Cynllunio fel sail ar gyfer ymgynghoriad cyhoeddus. Atgoffodd y Cynghorydd Smith Aelodau o wahanol gamau'r broses cyn i'r Pwyllgor Cynllunio fabwysiadu'r dogfennau CCA yn derfynol.

Cynnig – Cynigodd y Cynghorydd Merfyn Parry i gyd-fynd ag argymhelliad y swyddog, ac fe'i eiliwyd gan y Cynghorydd Julian Thompson-Hill.

PLEIDLAIS:

O BLAID - 19

YMATAL - 0

YN ERBYN - 0

PENDERFYNWYD bod yr aelodau'n cytuno ar y Canllawiau Cynllunio Atodol drafft ar Rwymedigaethau Cynllunio, fel y nodwyd yn Atodiad 1 sydd ynghlwm i'r adroddiad, i ymgynghori'n gyhoeddus arno am leiafswm o wyth wythnos.

Ar y pwynt hwn, cadarnhaodd y Cyngorydd David Smith y byddai'r Grŵp Llywio'r CDLI nesaf yn cael ei gynnal am 10.00am ar 20 Gorffennaf yng Rhuthun.

Daeth y cyfarfod i ben am 11.30 a.m.

Eitem Agenda 5

WARD: Cynwyd

AELOD(AU) WARD: Y Cyngorydd Cefyn Williams (c)

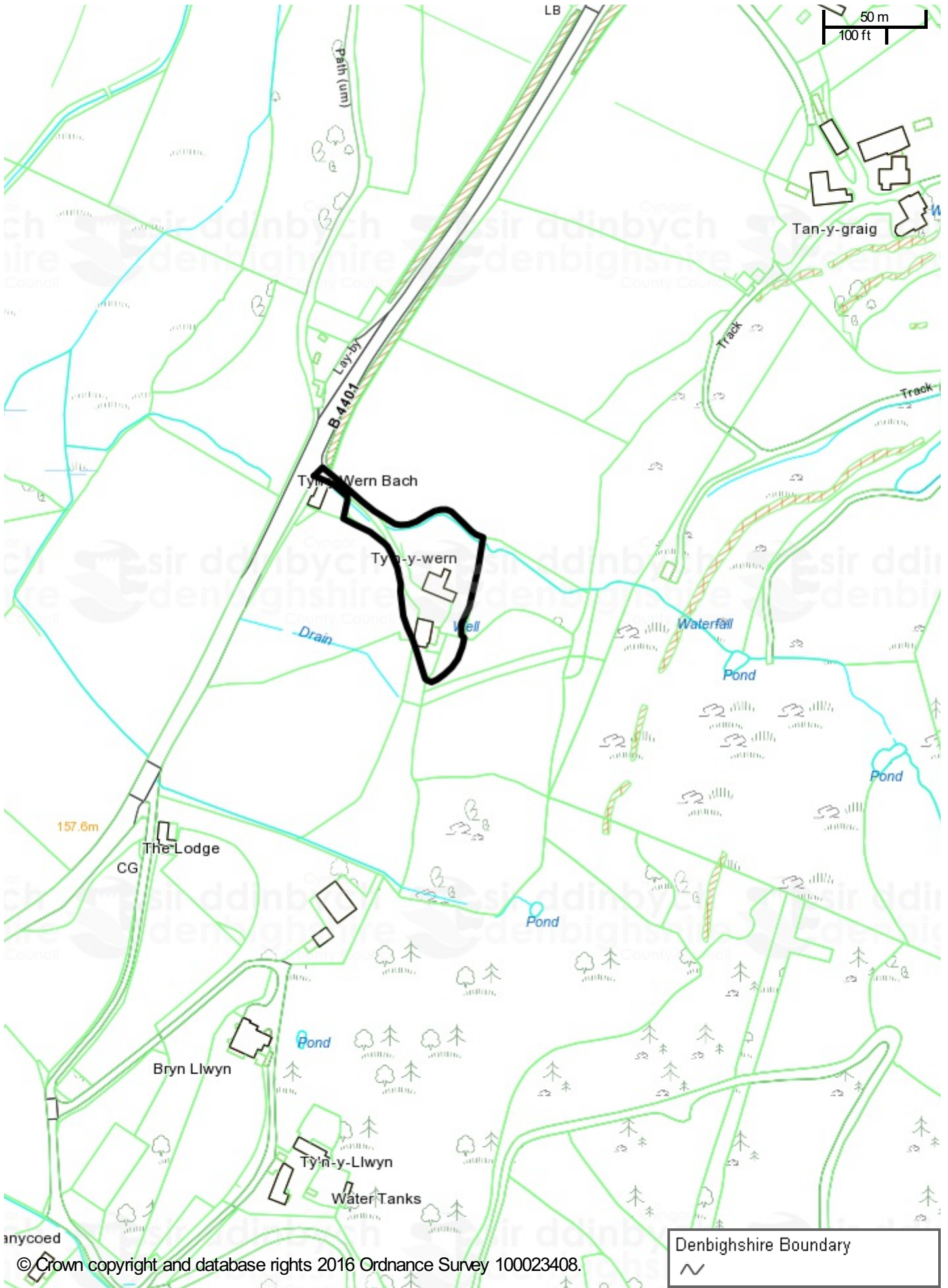
RHIF CAIS: 08/2016/0487/ PF

CYNNIG: Ail-doi a gosod goleuadau ar do adeilad allanol

LLEOLIAD: Tyn y Wern Corwen

YMGEISYDD: Mr Cefyn Henry Williams

Mae tudalen hwn yn fwriadol wag



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08/2016/0487

Scale: 1:2500

Printed on: 12/7/2016 at 15:06 PM

Tudalen 21



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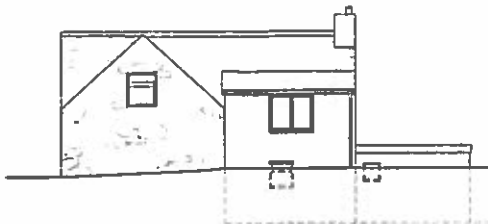
ELEVATION PLANS

• AS EXISTING

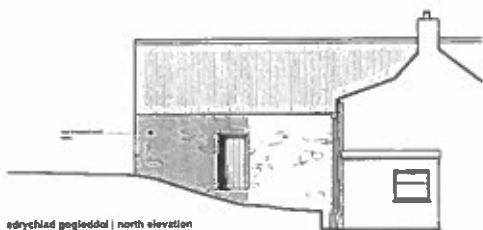
08 2 016 / 0487 / P F



edrychiad de | south elevation



edrychiad dwyrainol | east elevation



edrychiad gogleddol | north elevation



toriad a | section a



toriad b | section b

18 MAY 2016

Planning | Cynllunio

Proposed & drawing title | Titled a 001 dafn

Proposed conversion at: Ty'n Y Wern, Cynwyd
Edrychiadau presennol | Existing elevations

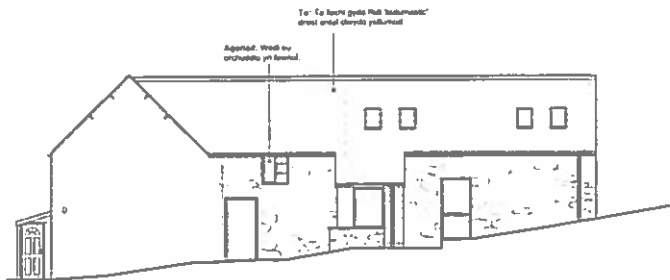
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Wales | Cymru | 140019 | 11008A3 | DWYDD

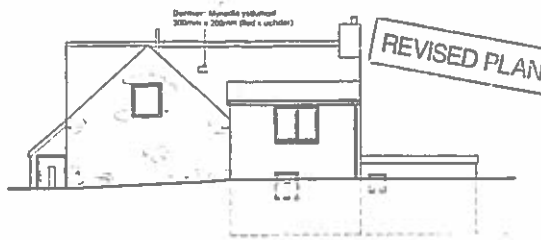
© Rhys Lloyd Davies 2016

• AS PROPOSED

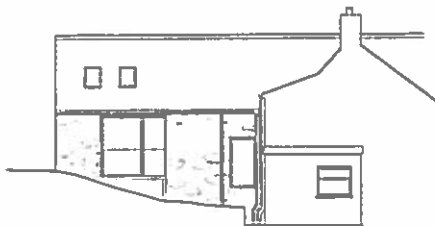
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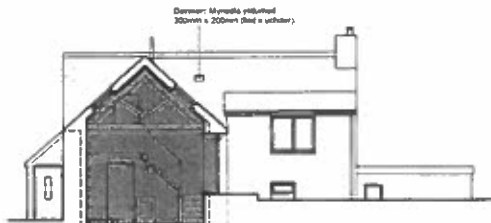
edrychiad de | south elevation



edrychiad dwyrainol | east elevation



edrychiad gogleddol | north elevation



toriad c | section c

30 JUN 2016

Planning | Cynllunio

Proposed & drawing title | Titled a 001 dafn

Proposed conversion at: Ty'n Y Wern, Cynwyd
Drychiadau arfaethodig

263(1) 07 A

Wales | Cymru | 140019 | 11008A3 | LWRD

© Rhys Lloyd Davies 2016

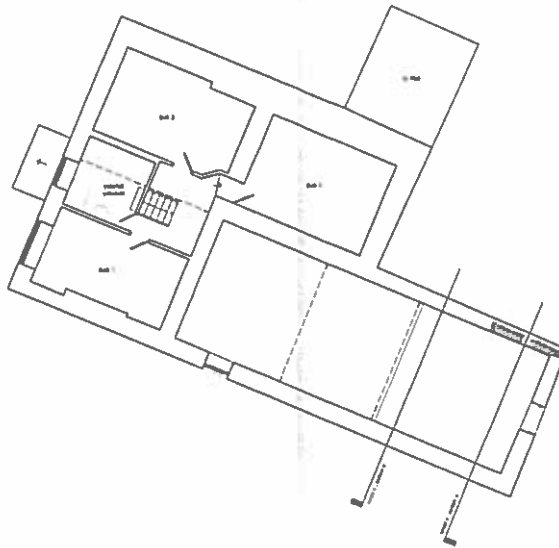
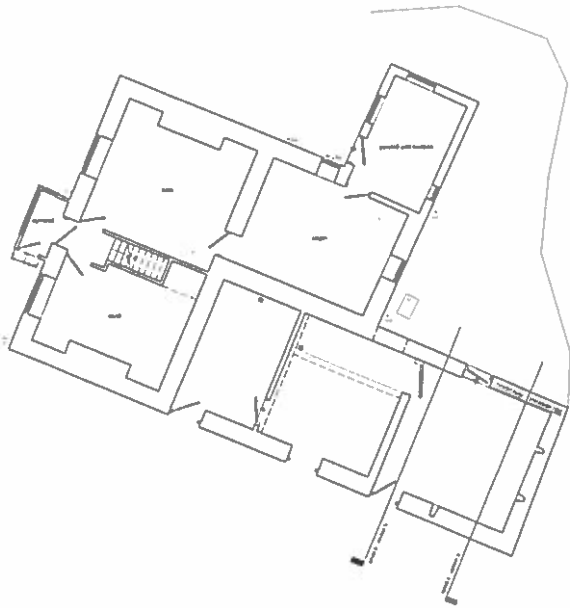
FLOOR PLANS

• AS EXISTING

09 2 016 / 0487 / P P

cynllun prif lawr | ground floor plan

cynllun llawr cyntaf | first floor plan



18 MAY 2016

Planning | Cynllunio

Proposed & drawing title / Preswrt a ddiagram
Proposed conversion at: Ty'n Y Wern, Cynwyd
Cynlluniau Lawr Presennol | Existing floor plans

263(1) 02

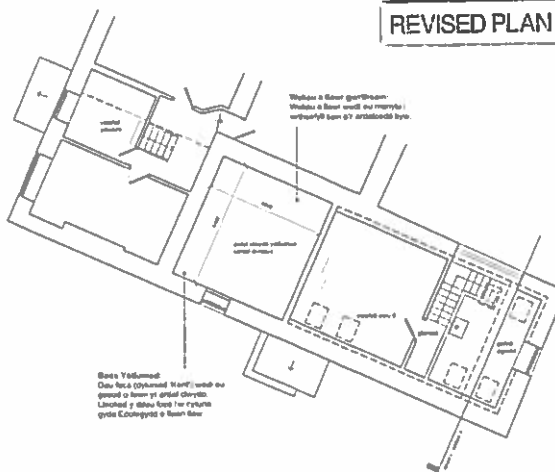
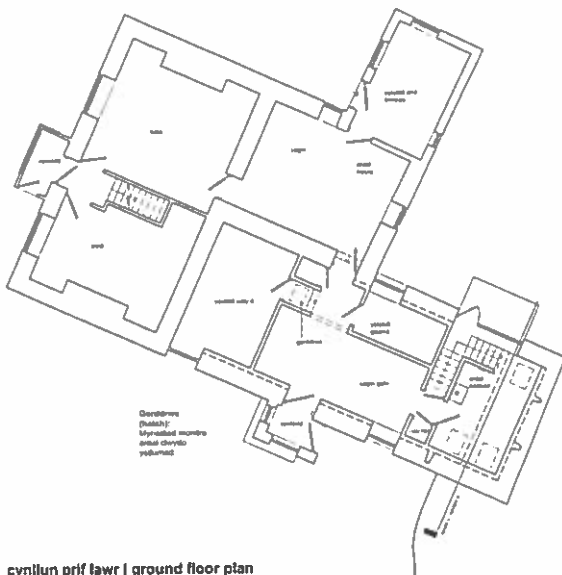
Plan: 1:1000 Scale: 1:1000 Date: 18/05/16
 Drawn: [Name] Checked: [Name] Approved: [Name]

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• AS PROPOSED

08 2 016 / 0487 / P F

REVISED PLAN



cynllun prif lawr | ground floor plan

cynllun llawr cyntaf | first floor plan

30 JUN 2016

Planning | Cynllunio

Proposed & drawing title / Preswrt a ddiagram
Proposed conversion at: Ty'n Y Wern, Cynwyd
Cynlluniau arfaethedig

263(1) 06 A

Plan: 1:1000 Scale: 1:1000 Date: 30/06/16
 Drawn: [Name] Checked: [Name] Approved: [Name]

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WARD : Cynwyd

WARD MEMBER(S): Cllr Cefyn Williams (c)

APPLICATION NO: 08/2016/0487/ PF

PROPOSAL: Re-roofing and installation of roof lights to outbuilding

LOCATION: Tyn Y Wern Corwen

APPLICANT: Mr Cefyn Henry Williams

CONSTRAINTS: AONB

PUBLICITY UNDERTAKEN: Site Notice – No
Press Notice – No
Neighbour letters - Yes

REASON(S) APPLICATION REPORTED TO COMMITTEE:
Scheme of Delegation Part 2

- Application submitted by / on behalf of County Councillor

CONSULTATION RESPONSES:

CYNWYD COMMUNITY COUNCIL:
No response at time of writing

CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY
JOINT ADVISORY COMMITTEE:

“The Joint Committee has no objection to this application and welcomes the intention to reinstate a natural blue/grey slate roof to match the adjoining dwelling. It is recommended that the roof lights should be conservation style units”

NATURAL RESOURCES WALES – no objections

RESPONSE TO PUBLICITY: None

EXPIRY DATE OF APPLICATION: 19/7/16

REASONS FOR DELAY IN DECISION (where applicable):

- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 Planning permission is sought for the reroofing of an existing outbuilding which would enable its conversion to form an annexe to the main dwelling ‘Tyn Y Wern’
- 1.1.2 The building in question is already in residential use, its agricultural use having ceased many years ago. It is currently used to store paraphernalia associated with the dwelling – garden implements etc. In essence, its current use is akin to a typical domestic garage.

1.2 Description of site and surroundings

1.2.1 The outbuilding is joined to the east elevation of the farmhouse and there are other outbuildings on the south side of the farmyard.

1.2.2 The property is located approximately 1km north east of the village of Cynwyd, to the east of the Afon Dyfrdwy and adjacent to the B4401.

1.2.3 There are no immediate neighbours.

1.3 Relevant planning constraints/considerations

1.3.1 The site is located within the Clwydian and Dee Valley Area of Outstanding Natural Beauty.

1.4 Relevant planning history

1.4.1 None

1.5 Developments/changes since the original submission

1.5.1 None

1.6 Other relevant background information

1.6.1 None

2. DETAILS OF PLANNING HISTORY:

2.1 None

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies are considered to be:

3.1 Denbighshire Local Development Plan (June 2013)

Policy RD 1 – Sustainable Development and Good Standard of Design

Policy RD 3 – Extensions and Alterations to Dwellings

VOE 1 – Key areas of importance

VOE 2 – Area of Outstanding Natural Beauty

VOE 5- Conservation of Natural Resources

3.2 Government Policy / Guidance

Planning Policy Wales Edition 8 January 2016

TAN 5 – Nature and conservation

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 8, 2016 (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (Section 3.1.2). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned., and that these can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Sections 3.1.3 and 3.1.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

4.1.1 Principle

4.1.2 Visual amenity

4.1.3 Residential amenity

4.1.4 Protected species

4.2 In relation to the main planning considerations:

4.2.1 Principle

Planning Policy Wales 8, 2016 (PPW) confirms the general requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (Section 3.1.2).

In relation to the principle of the development, the relevant planning policy relating to alterations to dwellings in the Local Development Plan is Policy RD 3 . Policy RD3 sets out tests to ensure proposals have an acceptable impact on the amenity and appearance of the original dwelling.

In relation to other material planning considerations, paragraphs 3.1.3 and 3.1.4 of PPW set the basic parameters that these must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably related to the development concerned. In terms of matters specific to the assessment of an individual application, PPW refers to what may be regarded as material considerations and that these can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment. Residential and visual amenity impacts are therefore standard tests on most planning applications.

4.2.2 Visual amenity

Criteria i) of Policy RD 1 requires that development respects the site and surroundings in terms of siting, layout, scale, form, character, design, materials, aspect, micro-climate and intensity of use of land/buildings and spaces around and between buildings. Criteria i) of Policy RD 3 the scale and form of the proposed extension or alteration is subordinate to the original dwelling, or the dwelling as it was 20 years before the planning application is made. Criteria ii) of Policy RD 3 requires that proposals are sympathetic in design, scale, massing and materials to the character and appearance of the existing building. Policy VOE 2 seeks to ensure that development within the AONB does not harm the features or appearance of the area that justify its designation as an AONB.

The proposal fundamentally involves the reroofing of the outbuilding. Other than internal works and the insertion of new window casements and there would be minimal alterations to the building.

The building in question is attached to the main dwelling, and the proposed works would in essence 'tidy' up its appearance. With minimal alteration to the overall shape and form of the structure, it is not considered that the proposals would result in an unacceptable impact upon the appearance of the site, or the wider Area of Outstanding Natural Beauty.

4.2.3 Residential amenity

Planning Policy Wales 8 states that planning applications should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise. Paragraphs 3.1.3 and 3.1.4 state that material planning considerations must be relevant to the regulation of the development and use of land in the public interest. Material considerations must be fairly and reasonably related to the development concerned. It is therefore a well established principle that the protection of residential amenity from issues such as overlooking and loss of natural light is a proper function of the development control system. SPG 1 and SPG 24 offer guidance and suggest acceptable separation distances and siting guidelines etc, to ensure residential amenity does not suffer as a result of the proposed development. Test iii) of Policy RD 3 requires that a proposal does not represent an overdevelopment of the site, to ensure that sufficient external

amenity space is retained. SPG 7 requires that 40m² of private external amenity space is provided.

Given the location of the building, and distances to other properties and orientation of windows it is not considered that the proposal would impact unacceptably on the amenity of neighbouring properties. It is also considered that sufficient garden area would remain for the benefits of the occupants of the dwelling.

It is considered that the proposals would comply with the requirements of the policies listed above, and therefore the impact on residential amenity would be acceptable.

4.2.4 Protected species

Policy VOE 5 requires due assessment of potential impacts on protected species or designated sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests. This reflects policy and guidance in Planning Policy Wales (Section 5.2), current legislation and SPG 18 – Nature Conservation and Species Protection, which stress the importance of the planning system in meeting biodiversity objectives through promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.

The site has been surveyed for the presence of protected species, and it is possible that the barn hosts a bat roost. The proposal has included a range of mitigation measures to address the potential impacts. Natural Resources Wales have not raised an objection to the proposal.

In considering the grant of planning permission the Local Planning Authority must consider whether the disturbance of a protected species is required for the purpose of “preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance of the environment.” This proposal, being for improved residential accommodation and would provide work for local contractors, is considered to accord with justification of overriding public interest of an economic nature.

It is noted that adequate mitigation methods have been proposed and agreed with NRW, so that if development were permitted, it would not be detrimental to the maintenance of the population species concerned.

Given the advice from NRW, it is considered the proposal meets the Habitat Regulations 3 tests. It is considered that these issues would be suitably controlled through condition along with a note to applicant stressing the importance of obtaining a licence from WAG is proposed.

5. SUMMARY AND CONCLUSIONS:

5.1 It is considered the proposal complies with adopted planning policies.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than 26th July 2021
2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission:
 - (i) Existing elevations (Drawing No. 3) received 18 May 2016
 - (ii) Existing floor plans (Drawing No. 2) received 18 May 2016
 - (iii) Proposed elevations (Drawing No. 7A) received 30 June 2016

- (iv) Proposed floor plans (Drawing No. 6A) received 30 June 2016
- (v) Location plan (Drawing No. 1A) received 25 May 2016
- 3. The development shall proceed strictly in accordance with the recommendations set out in the submitted ecological survey prepared by Cartmel Ecology (dated March 2016)

The reasons for the conditions are:-

- 1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 2. For the avoidance of doubt and to ensure a satisfactory standard of development.
- 3. The development shall proceed strictly in accordance with the recommendations set out in the submitted ecological survey prepared by Cartmel Ecology (dated March 2016)

NOTES TO APPLICANT:

WELSH WATER Note to Applicant:

Dwr Cymru Welsh Water have advised that some public sewers and lateral drains may not be recorded on their maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes of Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist Dwr Cymru Welsh Water in dealing with the proposal they request you contact their Operations Contact Centre on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

You are advised that the works will need to be carried out under EPS licence which will need to be obtained prior to works commencing.

Mae tudalen hwn yn fwriadol wag

Eitem Agenda 6

WARD: Llanbedr Dyffryn Clwyd/Llangynhafal

AELOD(AU) WARD: Y Cyngorydd Huw O Williams (c)

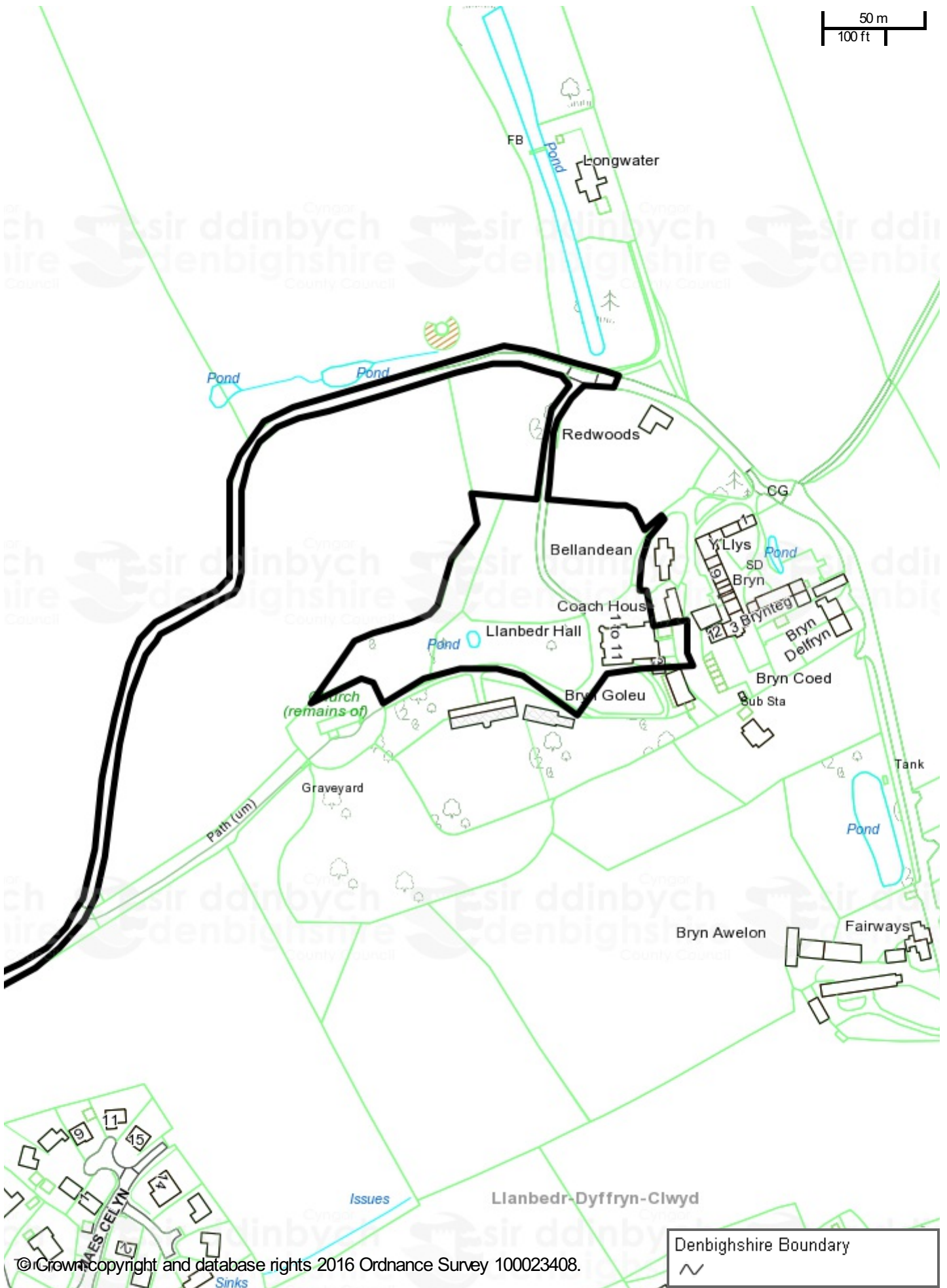
RHIF CAIS: 16/2016/0545/ PF

CYNNIG: Dymchwel Neuadd Llanbedr a chodi 11 annedd

LLEOLIAD: Neuadd Llanbedr Llanbedr Dyffryn Clwyd Rhuthun

Mae tudalen hwn yn fwriadol wag

50 m
100 ft



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16/2016/0545
Scale: 1:2500

Printed on: 13/7/2016 at 11:40 AM

Tudalen 35

Denbighshire Boundary
~



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SITE LAYOUT

162016/0545/P.F

31 MAY 2016

Rev	Desc	Date	By	Check	Reason

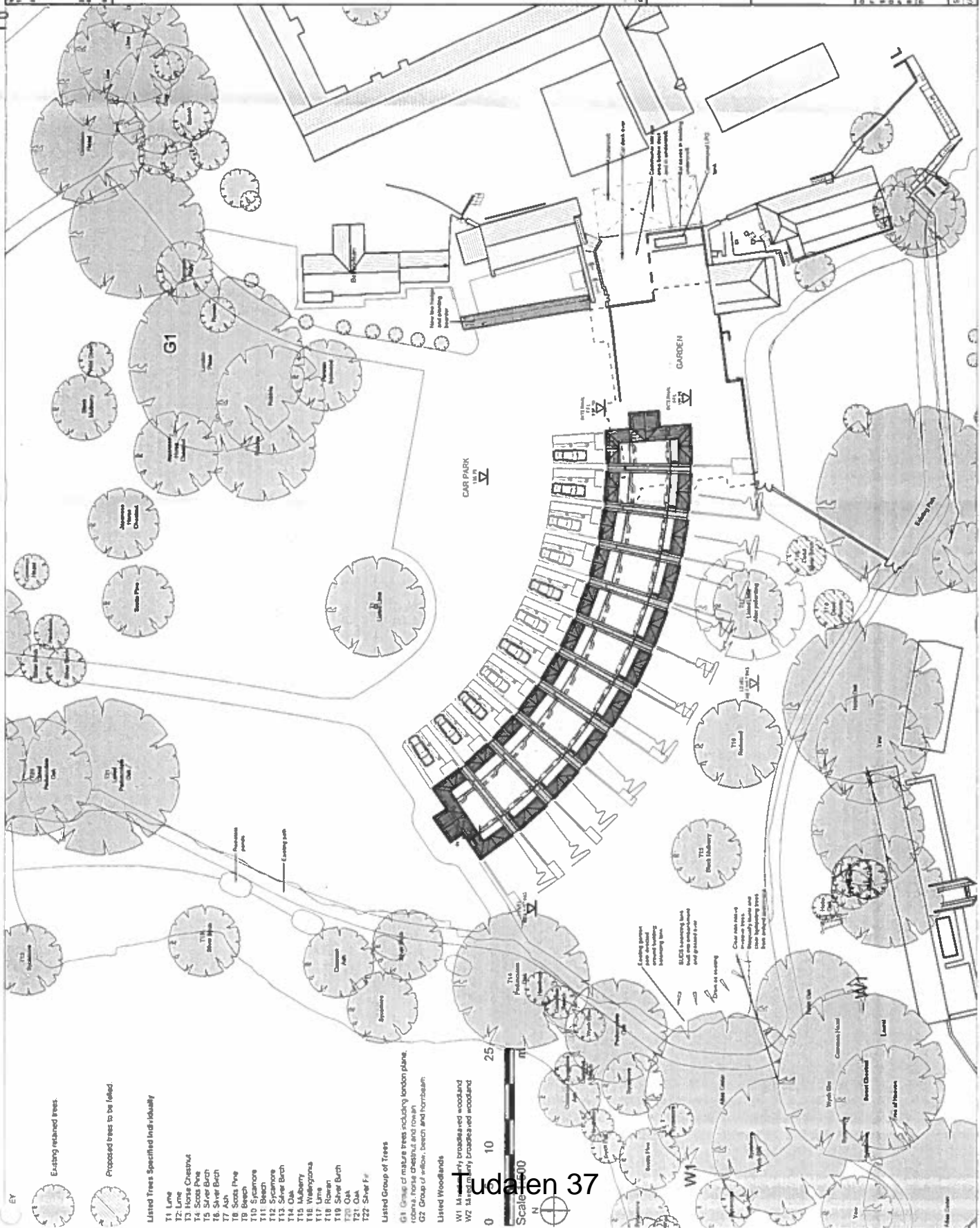
Donald Inshall Associates
Chartered Architects and Planning Consultants

Bridgegate House, 5 Bridge Place, Chester CH1 1EA
T: +44 (0)1244 200100 www.donaldinshall.co.uk

LLANBEDR HALL

SITE PLAN AS PROPOSED

Drawn By	Checked By	Scale	Sheet No.	Total Sheets
WJ	WJ	LHR:12	4000	4000
WJ	WJ	1:500	P	P



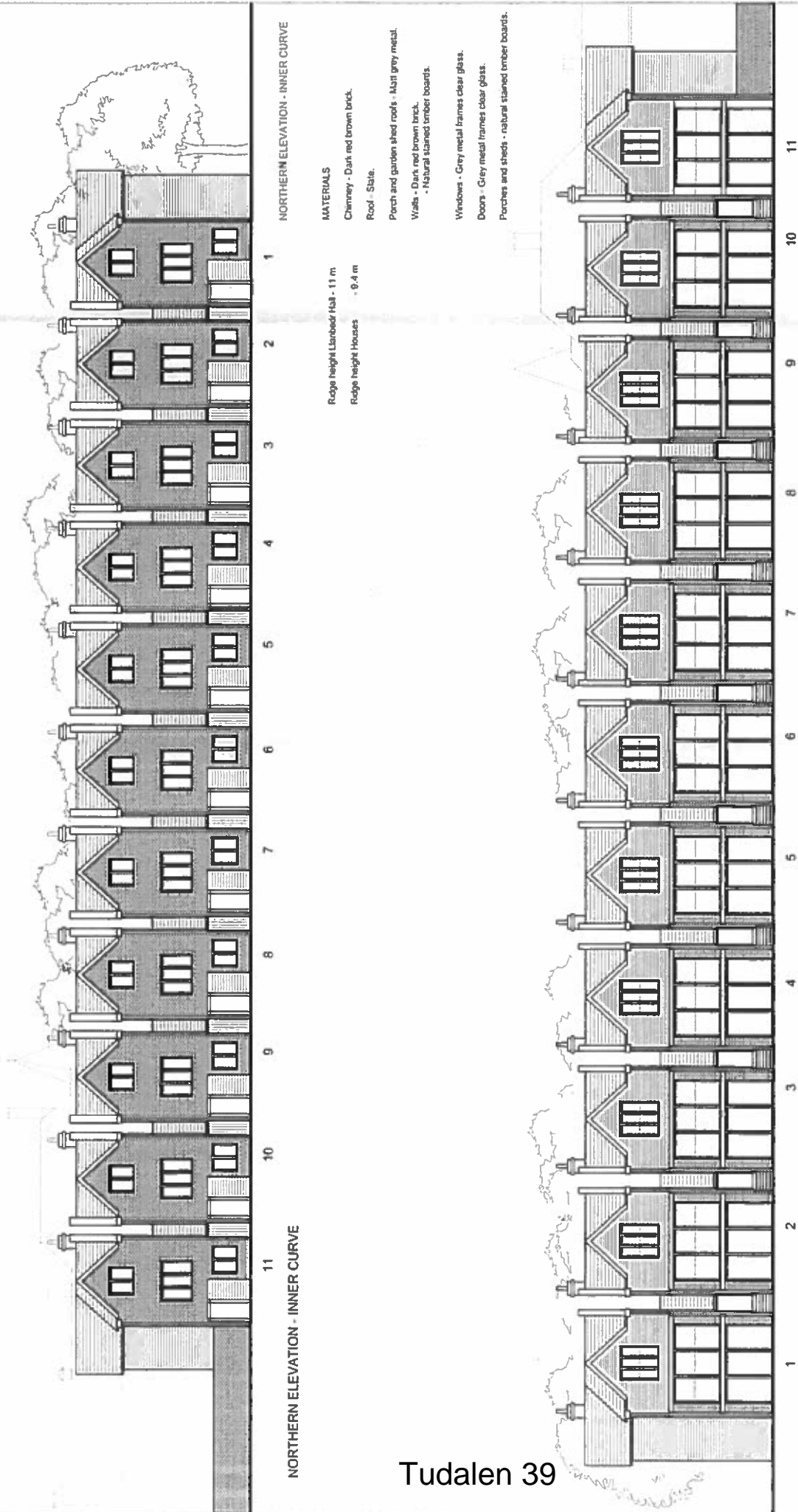
- Existing retained trees.
 - Proposed trees to be felled.
 - Listed Trees Specified Individually
 - T1 Lime
 - T2 Lime
 - T3 Lime
 - T4 Scots Pine
 - T5 Silver Birch
 - T6 Silver Birch
 - T7 Ash
 - T8 Scots Pine
 - T9 Birch
 - T10 Birch
 - T11 Birch
 - T12 Sycamore
 - T13 Silver Birch
 - T14 Oak
 - T15 Mulberry
 - T16 Hawthorn
 - T17 Hawthorn
 - T18 Rowan
 - T19 Silver Birch
 - T20 Oak
 - T21 Oak
 - T22 Silver Fir
- Listed Group of Trees
- G1 Group of mature trees including London plane, robins, horse chestnut and rowan
 - G2 Group of willow, birch and hornbeam
- Listed Woodlands
- W1 Mature broadleaved woodland
 - W2 Mature broadleaved woodland



Ludalen 37

MAIN ELEVATIONS

16 2 016 / 0545 / P F



NORTHERN ELEVATION - INNER CURVE

NORTHERN ELEVATION - INNER CURVE

Ridge height Lamber Hall - 11 m
Ridge height Houses - 9.4 m

MATERIALS

- Chimney - Dark red brown brick.
- Roof - Slate.
- Porch and garden shed roofs - Matt grey metal.
- Walls - Dark red brown brick.
- Natural stained timber boards.
- Windows - Grey metal frames clear glass.
- Doors - Grey metal frames clear glass.
- Porches and sheds - natural stained timber boards.

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3 1 MAY 2016

**LLAMBER HALL
11 HOUSES**

**NORTH AND SOUTH ELEVATIONS
AS PROPOSED**

Drawing Status:
 F Feasibility
 S Sketch Design
 D Design
 P Planning
 M Main Design
 M Measurement
 T Tender
 C Construction
 E Handout

Revised: 1 2 0 0 P

Scale: LHR.12

Project: No. 2201

Client: Rev

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Notes:
 1. All drawings are to be read only in conjunction with and all dimensions are to be checked on site by the contractor.
 2. All dimensions are to be checked on site by the contractor.
 3. All dimensions are to be checked on site by the contractor.
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 11. All dimensions are to be checked on site by the contractor.

Tudalen 39

GROUND FLOOR PLAN

31 MAY 2016

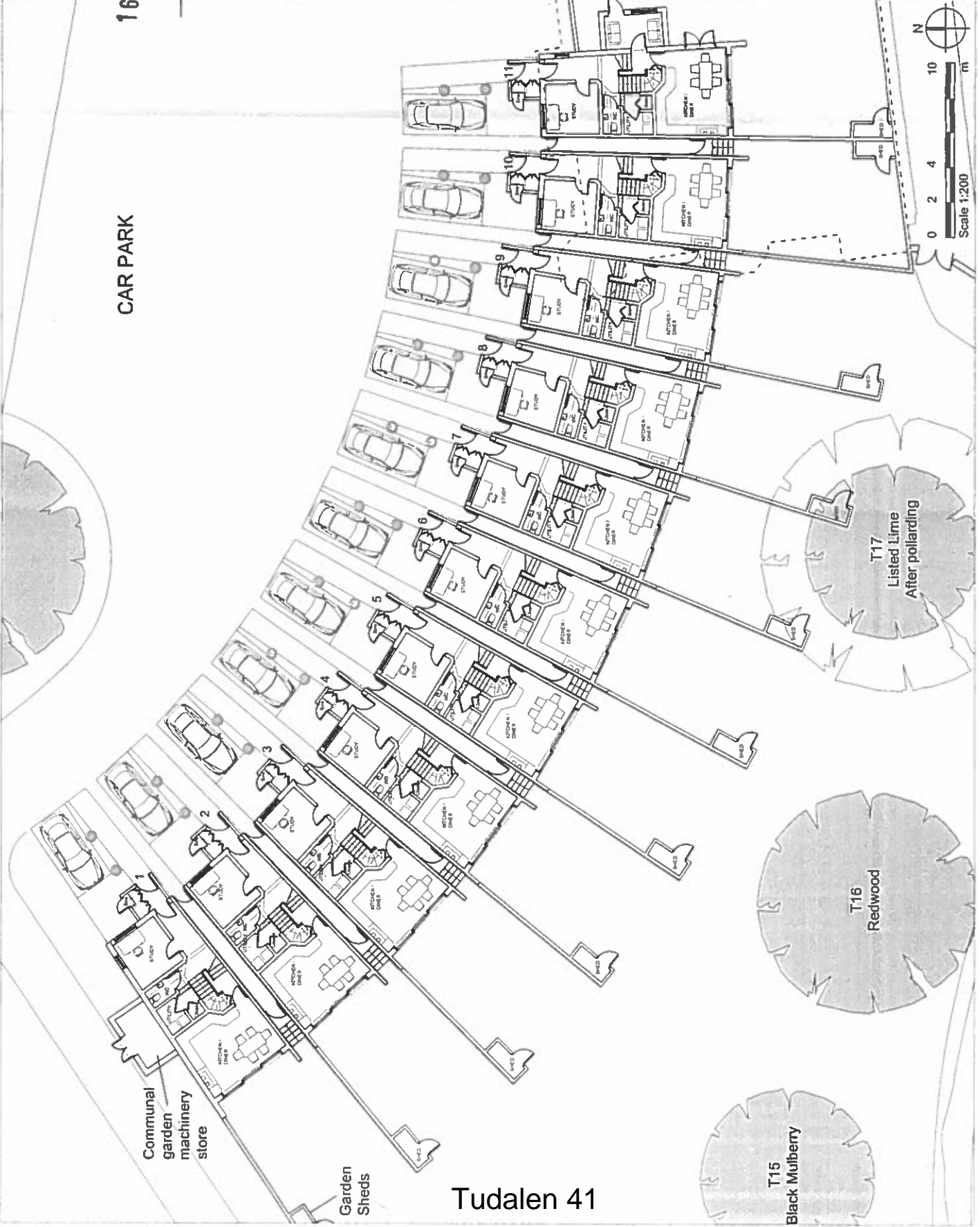
162 016 / 0545 / P F

Notes:
 1. Any other relevant drawings to be read only in conjunction with and as part of this drawing.
 2. All dimensions are to be checked on site by the contractor. Liability for dimensions and to be checked on site by the contractor. Liability for dimensions and to be checked on site by the contractor.
 3. Utility connections indicated, all dimensions are in millimetres.
 4. All dimensions are to be checked on site by the contractor. Liability for dimensions and to be checked on site by the contractor.
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 19. All dimensions are to be checked on site by the contractor. Liability for dimensions and to be checked on site by the contractor.
 20. All dimensions are to be checked on site by the contractor. Liability for dimensions and to be checked on site by the contractor.
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Donald Insall Associates
 Chartered Architects and Interior Building Consultants
 Registered Members of the Royal Institute of British Architects
 T: (+44) (0)1244 350 053 www.donaldinsall.co.uk

LLANBEDR HALL
 11 HOUSES
 GROUND FLOOR
 PLAN AS PROPOSED

Project	No	Year	Status	Rev
LHR.12	2001	2001		
Scale	1:210	0		
Author	1	2	1	0
Drawn				
Checked				
Approved				



CAR PARK

Communal garden machinery store

Garden Sheds

Tudalen 41

T15
Black Mulberry

T16
Redwood

T17
Listed Lime
After pollarding



WARD : Llanbedr Dyffryn Clwyd / Llangynhafal

WARD MEMBER(S): Cllr Huw O Williams (c)

APPLICATION NO: 16/2016/0545/ PF

PROPOSAL: Demolition of Llanbedr Hall and erection of 11 dwellings

LOCATION: Llanbedr Hall Llanbedr Dyffryn Clwyd Ruthin

APPLICANT: Mr Rod Cox

CONSTRAINTS: Tree Preservation Order
AONB

PUBLICITY UNDERTAKEN: Site Notice – Yes
Press Notice – Yes
Neighbour letters - Yes

REASON APPLICATION REPORTED TO COMMITTEE:

Scheme of Delegation Part 2

- Referral by Development Manager

CONSULTATION RESPONSES:

LLANBEDR DC COMMUNITY COUNCIL

'Please be informed that Llanbedr Dyffryn Clwyd Community Council has the following observations to the above planning application as following:-

1. The proposed site would cause disruption caused by construction traffic and increased traffic on Lon Y Mynydd and Lon Cae Glas during and following construction.
2. Concerns that the drains at Llanbedr Hall and whether the current system would be able to cope with the new housing and increased pressure.
3. The application site is outside the Local Development Plan for new buildings in Llanbedr Dyffryn Clwyd.
4. The building application is not on the current footprint, which it should be.
5. The application mentions many times about the new height lower than the existing hall, but the new application is actually 3 foot higher than the previous application for 9 houses that was given permission. When you see the image with the new hall superimposed on the old hall you also see how it will have a large expanse across the garden area.
6. The Design and Access statements have some misleading statements.
7. There should be provision for affordable housing as part of the planning application.'

NATURAL RESOURCES WALES

No objection subject to conditions.

DWR CYMRU / WELSH WATER

No objection. Suggest conditions.

CLWYD POWYS ARCHAEOLOGICAL TRUST

Suggest photographic survey and watching brief

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES
Highways Officer
No objection subject to condition

Ecologist
No objection. Suggest conditions.

RESPONSE TO PUBLICITY:

In objection

Representations received from:
Theresa Burling, 4 Bryn Coed, Llanbedr Hall, Llanbedr
R.G.Houghton, 4 Y Llys, Llanbedr DC

Summary of planning based representations in objection:
Principle - Lack of local services to support the development
Visual impact - Urbanisation of rural setting, impact on landscape, impact on AONB
Residential amenity - Increased noise and disturbance due to the number of residents
Highways safety - suitability of the local highways network

EXPIRY DATE OF APPLICATION: 25/07/2016

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The proposal is for the replacement of Llandedr Hall with a terrace of 11 dwellings.
- 1.1.2 The terrace would form a crescent of 3 storey dwellings immediately to the west of the current position of the hall.
- 1.1.3 Car parking for the dwellings is shown as one space to the front of each unit along with a larger central parking area to the north of the block. Access to the new units will utilise the existing driveways to the north west and north east.
- 1.1.4 In addition to the submitted plans, the application is accompanied by the following supporting documents:

Design and Access Statement
Historical Appraisal
Tree Report
Ecological Survey
Design, Landscape and Heritage Impact Assessment
Structural Inspection

1.2 Description of site and surroundings

- 1.2.1 Llanbedr Hall is a late Victorian building set in landscaped grounds. The front part of the hall is constructed in buff brick with red brick detailing and a steeply hipped slate roof, and incorporates a corner tower along with gabled and dormer features.
- 1.2.2 The rear part of the hall is a predominantly two storey rendered structure with slate pitched roof. The hall benefits from substantial formal landscape gardens to the front (west) with a coach yard and mix of dwelling types immediately to the rear (east). Other more isolated dwellings lie to the north and along the back drive to the main hall.
- 1.2.3 The main hall has been altered over the years with a number of developments taking place. There are a number of mature trees within the grounds which are protected by a Tree Preservation Order.

- 1.2.4 To the south-west of the main hall is a walled garden area containing a former boiler room and glass house which has recently gained permission to be converted into a dwelling (see planning history).
- 1.2.5 There are public footpaths which run through and adjoin the site, including one which runs past the listed building of the remains of St Peter's Church which lies to the west of the hall.
- 1.3 Relevant planning constraints/considerations
 - 1.3.1 The site lies outside of the development boundary for the village of Llanbedr DC and is set within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB) and the Vale of Clwyd Historic Landscape, but without any other specific designation in the Local Development Plan.
 - 1.3.2 Public Footpaths 14 and 37 run through and abut the site.
- 1.4 Relevant planning history
 - 1.4.1 There is a lengthy planning history on the site. The most relevant planning history for the assessment of this application is the extant permission for the erection of 9 dwellings as replacement for Llanbedr Hall under reference number 16/2014/1020, granted at Planning Committee in January 2015.
- 1.5 Developments/changes since the original submission
 - 1.5.1 None.
- 1.6 Other relevant background information
 - 1.6.1 Covered in the report.

2. DETAILS OF PLANNING HISTORY:

16/2004/1450/PF – Change of use from restaurant to 2 self-contained dwellings: Granted by Committee on 26 January 2005.

16/2006/0872/PF – Conversion and alterations of existing flats and restaurant to 20 self-contained flats and construction of associated parking areas: Granted by Committee on 10 October 2006.

Appeal 2042164/WF – Against Conditions 6 and 9 on the above permission: Allowed on 30 July 2007.

16/2007/1363/PO – Demolition of main hall (11 flats) and development of 0.33 ha of land by the erection of replacement building containing 11 flats and erection of 6 dwellings within grounds and alterations to existing vehicular access (outline – all matters reserved for further approval): Refused on 15 February 2012.

16/2011/0691 – Conversion and extension of the former garages into 1 dwelling with a designated bat roost in the roof void: Granted by Committee on 28 September 2011.

16/2009/0941/PF – Demolition of Llanbedr Hall and its replacement with 9 detached family houses set into the gardens, and the refurbishment, extension and change of use of the adjacent garages to provide 1 dwelling: Refused 15 February 2012.

16/2014/1020/PF - Demolition of Llanbedr Hall and erection of 9 three-storey dwellings, and associated works - Granted in 21 January 2015

16/2015/0271/PS - Removal of condition requiring provision of affordable housing - Allowed at appeal 21 December 2015

16/2015/1047 - Demolition of Llanbedr Hall and erection of 13 three-storey dwellings, and associated works - Refused 9 March 2016 (Currently subject of an appeal to the Planning Inspectorate)

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

Denbighshire Local Development Plan (adopted 4 June 2013)

Policy RD4 – Replacement of existing dwellings

Policy BSC3 – Securing infrastructure contributions from Development

Policy BSC4 – Affordable Housing

Policy VOE1 – Key areas of importance

Policy VOE2 – Area of Outstanding Natural Beauty and Area of Outstanding Beauty

Policy VOE5 – Conservation of natural resources

Policy ASA2 – Provision of sustainable transport facilities

Policy ASA3 – Parking standards

3.1 Government Policy / Guidance

Planning Policy Wales Edition 8

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 8, January 2016 (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (Section 3.1.2). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned., and that these can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Sections 3.1.3 and 3.1.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

- 4.1.1 Principle
- 4.1.2 Visual amenity
- 4.1.3 Residential amenity
- 4.1.4 Ecology
- 4.1.5 Highways (including access and parking)
- 4.1.6 Archaeology
- 4.1.7 Affordable Housing
- 4.1.8 Drainage (including flooding)

4.2 In relation to the main planning considerations:

4.2.1 Principle

The principle of the demolition of Llanbedr Hall and replaced by a terrace of dwellings has been established through the January 2015 permission, which is extant. This matter of principle cannot be re-visited. However the matter of principle in hand is whether 11 dwellings can be accepted. The previous permission allowed 9 dwellings on the basis of the compliance with Policy RD 4 - Replacement Dwellings.

It has been established within previous appeal proceedings that it is agreed that the existing hall has a lawful use for 11 dwellings.

It is therefore considered that the proposals to provide 11 units are in principle acceptable as replacements in accordance with Policy RD 4, having regard to the site history.

4.2.2 Visual amenity

PPW paragraph 4.11.9 states that the visual appearance and scale of development and its relationship to its surroundings and context are material planning considerations when assessing planning applications. Policy VOE 2 requires that development must not cause unacceptable harm to the character and appearance of the AONB.

The proposed development has the same footprint as the 2015 extant permission. The proposed ridge height of the terrace would be increased by 0.9m from the extant permission. There are objections based on the urbanisation of the rural setting.

Having regard to the extant permission it is not considered that the proposal would have an unacceptable visual impact in relation to the locality or the wider landscape, including the designated AONB, on top of that permitted by the 2015 permission.

4.2.3 Residential amenity

Paragraph 3.1.7 of PPW states that proposals should be considered in terms of their effect on the amenity and existing use of land and buildings in the public interest. It is also advised that the Courts have ruled that the individual interest is an aspect of the public interest, and it is therefore valid to consider the effect of a proposal on the amenity of neighbouring properties.

There are objections to the potential for increased noise and disturbance due to the number of residents.

Having regard to the extant permission and the relationship with nearby properties, it is not considered that the proposed development would give rise to additional impacts that would be unacceptable in relation to residential amenity.

4.2.4 Ecology

Policy VOE 5 requires due assessment of potential impacts on protected species or designated sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests. This reflects policy and guidance in Planning Policy Wales (Section 5.2), current legislation and SPG 18 – Nature Conservation and Species Protection, which stress the importance of the planning system in meeting biodiversity objectives through promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.

A protected species survey has been submitted and the biodiversity officer has raised no objections subject to the recommendations being followed.

The proposals are therefore considered acceptable in relation to impact on ecology subject to condition appropriate mitigation is provided.

4.2.5 Highways (including access and parking)

Local Development Plan Policy RD 1 tests (vii) and (viii) oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and consideration of the impact of development on the local highway network. Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards. These policies reflect general principles set out in Planning Policy Wales (Section 8) and TAN 18 – Transport, in support of sustainable development.

The Highways Officer has raised no objection. There are individual concerns over the suitability of the local highway network.

Having regards to the design, scale and location of the proposals, and having regard to the extant permission, it is considered that proposals would not have an

unacceptable impact on the local highway network, on top of that considered appropriate in granting the permission in 2015.

4.2.6 Archaeology

Local Development Plan Policy RD 1 test (iii) requires development to protect and where possible to enhance the local natural and historic environment. Planning Policy Wales (Section 6.5) sets out a range of considerations to be given to the assessment of archaeological issues, including approaches to recording and investigating potential remains in conjunction with new development. Welsh Office Circular 60/96.

CPAT have identified the site as being of potential significance in relation to archaeological remains and have suggested a watching brief condition.

Providing an appropriate watching brief is completed it is considered that the proposal would not have an unacceptable impact in relation to archaeology.

4.2.7 Affordable Housing

No affordable housing is proposed by the submission. An appeal decision in December 2015 relating to this confirmed that affordable housing cannot be required in relation to policy RD 4 - Replacement of Existing Dwellings. Officers would recommend strongly against seeking to impose an affordable housing requirement.

4.2.8 Drainage (including flooding)

Local Development Plan Policy RD 1 test (xi) requires that development satisfies physical or natural environmental considerations relating to drainage and liability to flooding. Planning Policy Wales Section 13.2 identifies flood risk as a material consideration in planning and along with TAN 15 – Development and Flood Risk, provides a detailed framework within which risks arising from different sources of flooding should be assessed.

The Community Council have advised that they are concerned about the suitability of drains to serve the development. Dwr Cymru/Welsh Water have not objected to the proposals on the basis of the existing system having insufficient capacity. In situations where the existing sewers network has insufficient capacity to deal with the additional output from a development, an objection would be raised. The site is not located within a flood zone.

Having regard to the above it is not considered that the proposal would be unacceptable in terms of drainage. It is proposed to control the final details of drainage through condition to ensure satisfactory surface water management measures are put in place.

5. SUMMARY AND CONCLUSIONS:

5.1 It is considered that the development is acceptable in principle having regard to the clear steer from previous appeal decisions over the number of lawful residential units in the existing hall. Having regard to the extant permission it is not considered that the proposed development would have any unacceptable impacts on top of which would arise from the implementation of the 2015 permission.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than 26th July 2021.
2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission
 - (i) Proposed north and south elevations (Drawing No. 2201) received 31 May 2016
 - (ii) Proposed east and west elevations (Drawing No. 2202) received 31 May 2016

- (iii) Proposed roof plan (Drawing No. 2005) received 31 May 2016
- (iv) Proposed sections (Drawing No. 2101) received 31 May 2016
- (v) Proposed ground floor plan (Drawing No. 2001) received 31 May 2016
- (vi) Proposed first floor plan (Drawing No. 2002) received 31 May 2016
- (vii) Proposed second floor plan (Drawing No. 2003) received 31 May 2016
- (viii) Proposed third floor plan (Drawing No. 2004) received 31 May 2016
- (ix) Proposed garden sheds (Drawing No. P3800) received 31 May 2016
- (x) Site plan as existing (Drawing No. P4003) received 31 May 2016
- (xi) Site plan as proposed (Drawing No. 4000) received 31 May 2016
- (xii) Topographical survey (Drawing No. 13591-5) received 31 May 2016
- (xiii) Proposed drainage site plan (Drawing No. P4004) received 31 May 2016
- (xiv) Existing location plan (Drawing No. P4000) received 31 May 2016
- (xv) Location plan (Drawing No. 4001) received 31 May 2016
- (xv) Review of ecological survey work dated 14 August 2014

3. PRE-COMMENCEMENT CONDITION

Development shall not begin until an appropriate photographic survey of the existing buildings on the site has been carried out in accordance with details to be submitted to, and approved in writing by the Local Planning Authority. The resulting photographs should be forwarded on a CD or DVD to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR. Tel. 01938 553670.

4. PRE-COMMENCEMENT CONDITION

No development shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority, a detailed scheme of hard and soft landscaping for the site, and such scheme shall include details of:

- (a) all existing trees, hedgerows and other vegetation on the land, details of any to be retained, and measures for their protection in the course of development;
- (b) proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers, and location and the proposed timing of the planting;
- (c) proposed materials to be used on the driveway(s), paths and other hard surfaced areas;
- (d) proposed earthworks, grading and mounding of land and changes in levels, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform;
- (e) Proposed positions, design, materials and type of boundary treatment.

5. All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the next planting and seeding season and any trees or plants which, within a period of five years of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

6. None of the trees or hedgerows shown on the approved plans as being retained shall be felled, lopped or topped without the prior written consent of the Local Planning Authority. Any trees or hedgerow plants which die or are severely damaged or become seriously diseased within five years of the completion of the development shall be replaced with trees or hedgerow plants of such size and species to be agreed in writing with the Local Planning Authority.

7. PRE-COMMENCEMENT CONDITION

No development shall take place until a scheme of foul drainage and surface water drainage has been submitted to, and approved by, the Local Planning Authority and the approved scheme shall be completed before the buildings are first occupied.

8. PRE-COMMENCEMENT CONDITION

Prior to the installation of any lighting an external lighting/internal light spillage scheme shall be submitted to and approved in writing by the Local Planning Authority and all lighting installed shall be in accordance with the approved details

9. PRE-COMMENCEMENT CONDITION

Prior to the commencement of development, a Biosecurity Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details at all times.

10. All groundworks shall be undertaken in the presence of a qualified archaeological contractor so that an archaeological watching brief can be conducted. The archaeological watching brief will be undertaken to the standards laid down by the Institute for Archaeologists. A copy of the watching brief report shall be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR tel: 01938 553670 within two months of the fieldwork being completed.

The reasons for the conditions are:-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure a satisfactory standard of development.
3. In the interests of investigation and recording of historic/listed buildings
4. In the interest of visual amenity.
5. In the interest of visual amenity.
6. In the interest of visual amenity.
7. In the interest of the management of flood risk.
8. In the interest of maintaining the favourable conservation status of protected species.
9. In the interest of the management of biosecurity risks.
10. In the interest of preservation of archaeological remains.

NOTES TO APPLICANT:

None

Eitem Agenda 7

WARD: Llandyrnog

AELOD(AU) WARD: Y Cyngorydd Merfyn Parry (c)

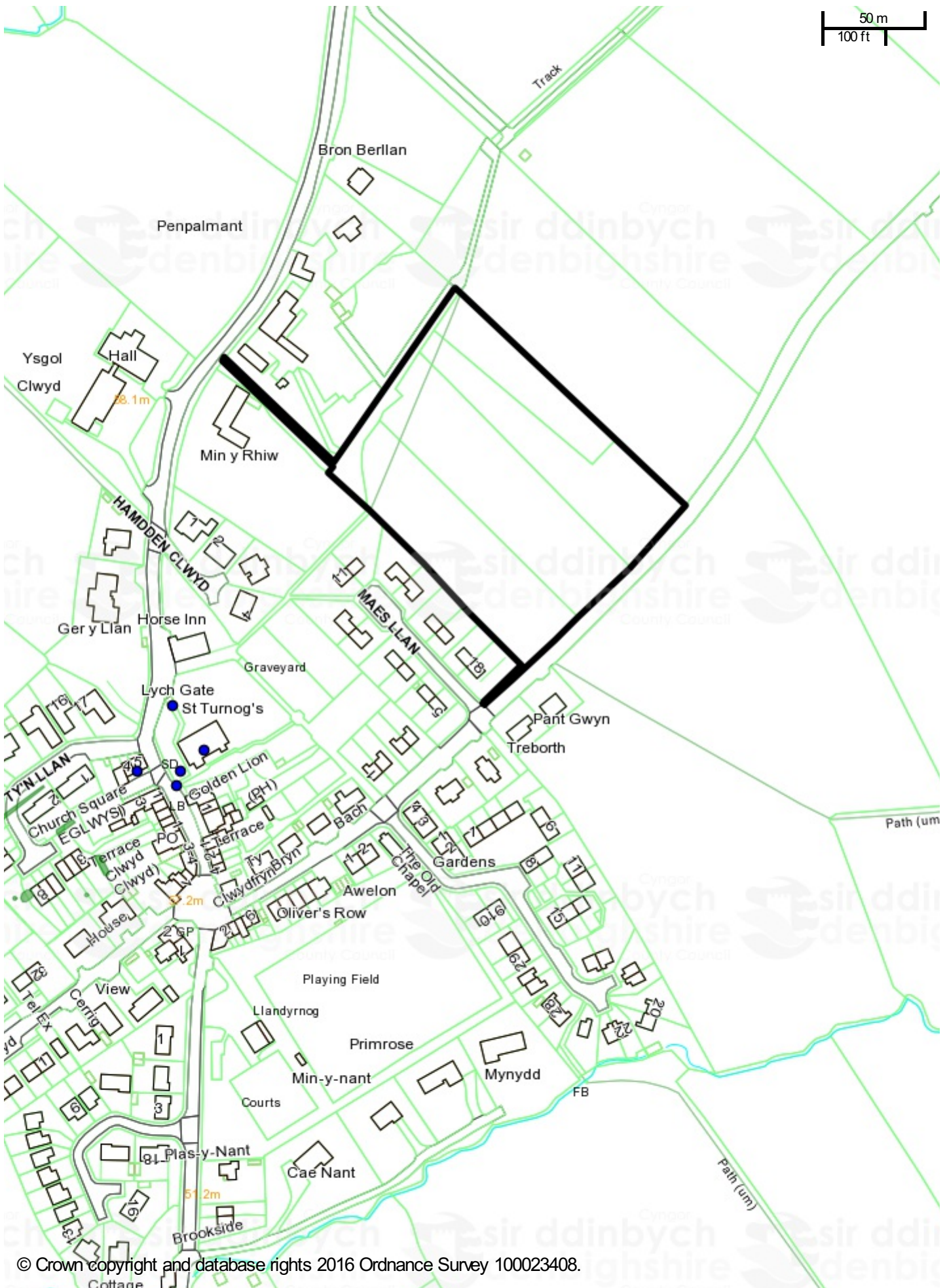
RHIF CAIS: 18/2016/0400/ PO

CYNNIG: Datblygu 1.74ha o dir drwy godi 40 annedd a gwaith cysylltiol
(cais amlinellol yn cynnwys mynediad a chynllun)

LLEOLIAD: Tir ger Maes Llan Llandyrnog Dinbych

Mae tudalen hwn yn fwriadol wag

50 m
100 ft



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18/2016/0400

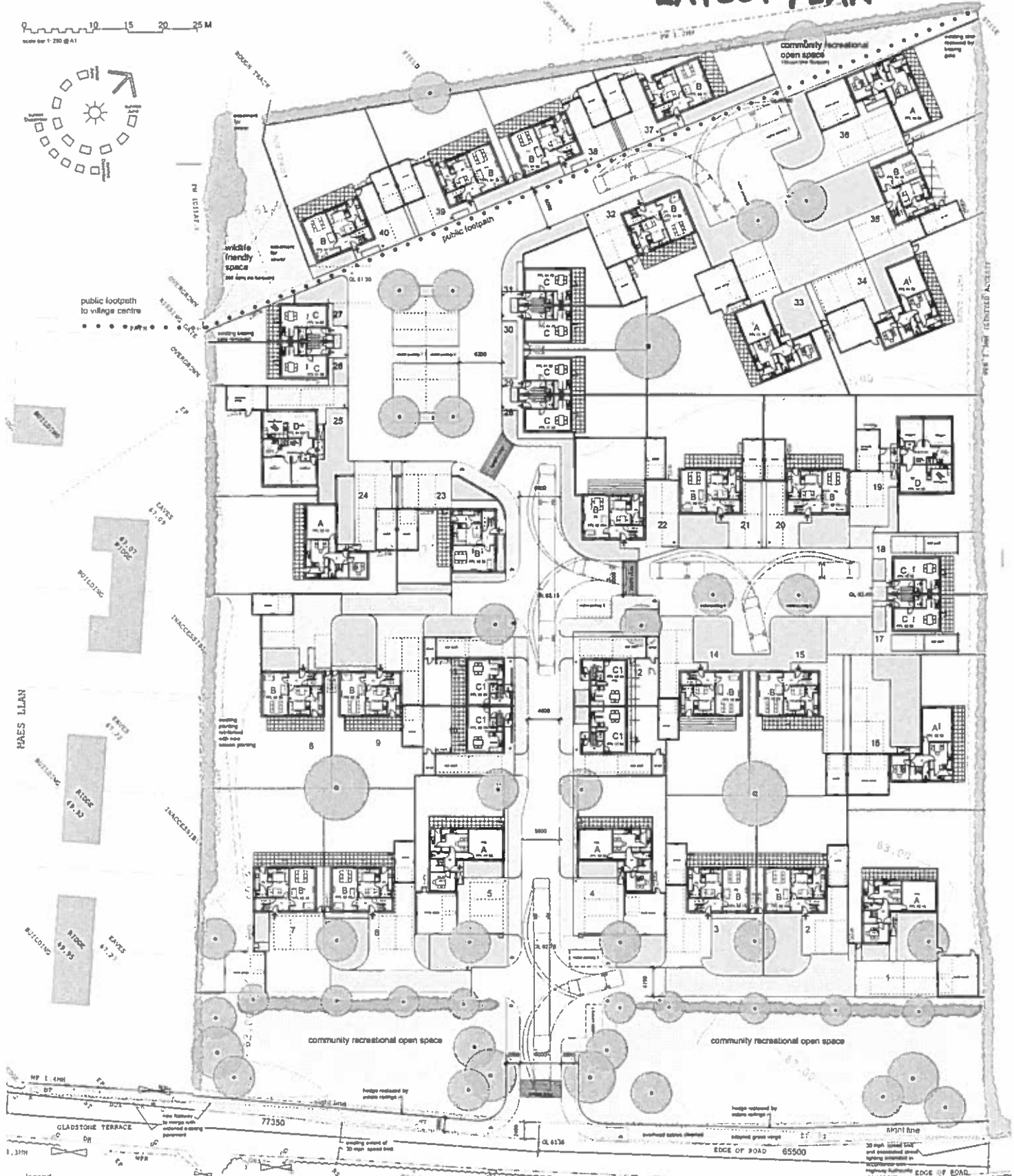
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Tudalen 53

LAYOUT PLAN

Scale for 1:250 @ A1
0 10 15 20 25 M



Legend

- permeable paving shared surface for adoption by highway authority
- permeable paving - private drives parking areas
- permeable paving shared drive
- permeable surfaced landscaped area
- permeable surfaced private amenity area
- permeable surfaced CROCS
- pedestrian kerbed footpath for adoption by highway authority
- parking space 4.8m x 2.4m min
- feature native tree planting
- existing hedgerows retained and reinforced with new native species planting as required and managed
- new hedgerow of native species
- new garden walls
- new screen fencing
- new estate railings
- dropped kerbs with tactile paving
- herbicide collection point for refuse collection within 30m of bin store
- bin storage for 1 x 240L, 1 x 180L, 1 x 140L wheeled bins
- existing public footpath
- 1 indicates plot number
- A indicates house type
- - - - - indicates finished ground floor level
- - - - - indicates new ground level
- 2m wide kerbside step in pavement provided to all pavements of adopted roads
- 3 part parking for standard refuse vehicle

Illustrated House Mix

- 2 Nr Type D wheelchair accessible 2 bedroom bungalows
- 8 Nr Type C 2 bedroom semi detached houses
- 4 Nr Type C1 2 bedroom semi detached houses
- 18 Nr Type B 3 bedroom detached houses
- 8 Nr Type A 4 bedroom detached houses

40 Nr Houses in Total

Schedule of building sizes

House Type	Max Length m	Max Width m	Max Height m	Max Height m (to ridge above FFL)	Gross Internal Floor Area m ² (net area)	Bedrooms	Bathrooms	Car parking Provision
A	11 to 10.7	19.8 to 8.7	17.2 to 7.4		120 to 28	4	2	2
B	19.8 to 9.1	16.7 to 8.8	16.8 to 7.7		191 to 88	3	2	1
C	15.8 to 5.3	17.1 to 6.9	16.3 to 8		84 to 68	2	2	1
C1	17.3 to 6.9	16.8 to 5.2	16.3 to 8		88 to 68	2	2	1
D	11.3 to 11	16.2 to 7.5	6 to 5.7		80 to 25	2	1	1
Garage								
Double	8.15 to 8.8	11.5 to 8.8	15.8 to 15.3 to 5.2					
Access	8.15 to 8.8	11.5 to 8.8	11.5 to 8.8					
Single	8.15 to 8.8	11.5 to 8.8	11.5 to 8.8					

Adrian Jones Associates

Proposed Housing Development
Penry Farm, Landyrog

Site Layout

Plan	21512
Scale	1:250 @ A1
Author	AL(p)03
Check	A
Drawn	A

WARD : Llandyrnog

WARD MEMBER(S): Cllr Merfyn Parry (c)

APPLICATION NO: 18/2016/0400/ PO

PROPOSAL: Development of 1.74ha of land by the erection of 40 no. dwellings and associated works (outline application including access and layout)

LOCATION: Land adjacent to Maes Llan Llandyrnog Denbigh

APPLICANT: M Hughes

CONSTRAINTS: None

PUBLICITY UNDERTAKEN: Site Notice – Yes
Press Notice – Yes
Neighbour letters - Yes

REASON(S) APPLICATION REPORTED TO COMMITTEE:
Scheme of Delegation Part 2

- Recommendation to grant / approve – 4 or more objections received
- Recommendation to grant / approve – Town / Community Council objection

CONSULTATION RESPONSES:

LLANDYRNOG COMMUNITY COUNCIL

“Whilst the Community Council accept that following a thorough consultation process this land has been earmarked for development within the LDP, the same LDP confirms on page 25 that the number of dwellings on this land should not exceed 25 – there are forty shown on the current application and the Community Council are unable to support the application as it has been presented because of the following reasons:

- Number of houses shown on the application far exceeds the aspirations of the Local Development Plan
- Open space as shown too near the main road and should be repositioned nearer the centre of any development
- No details provided of what commuted sums would be offered to upgrade existing play areas provided in the village
- The land has been earmarked for development – that is a matter of fact - however would the eventual developer consider phasing the development?
- There are concerns about traffic management during construction period however it is accepted that the matter can be dealt with by not starting any work until a traffic management plan has been approved”.

**CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY
JOINT ADVISORY COMMITTEE**

“The Joint Committee notes that this site is allocated for residential development in the LDP and therefore has no observations to make on the principle of development. Although approximately 1km outside the AONB the site is visible from the higher ground of the Clwydian Range to the east, and the committee would emphasise the need to ensure that the development blends into the Vale of Clwyd landscape.

The retention of existing trees and boundary hedges and supplementary planting of new native trees and hedges to enclose the site will assist in breaking up views of the site and help integrate the development into its rural setting. However, the committee is concerned that

existing tree group G.7 has not been plotted on the layout plan and may be detrimentally affected by the development. In addition, it is recommended that additional semi-mature native tree planting is undertaken along the AONB facing north-eastern boundary to supplement the existing hedge. This would better reflect the characteristic landscape of the Vale of Clwyd, which comprises hedges interspersed with hedgerow trees and small woodlands. In this context, the high density layout with dwellings very close to this boundary undermines such an approach, and the committee would suggest that a greater separation distance than that shown on the proposed layout between dwellings and the boundary hedge/trees is called for. The loss of a significant length of roadside hedgerow to facilitate highway visibility is regretted, and it is suggested that as much of this as possible is retained and a new native hedge and hedgerow trees planted behind the minimum required splay to maintain continuity of this landscape feature.

Finally, the Joint Committee supports the positive statements in the DAS and Community Linguistic Assessment relating to the provision of affordable housing for local people and the phasing of development in relation to local demand.”

NATURAL RESOURCES WALES

No objection subject to the inclusion of a condition requiring surface water details and light spillage details.

DWR CYMRU / WELSH WATER

No objection subject to the inclusion of a condition requiring a detailed drainage strategy

CLWYD POWYS ARCHAEOLOGICAL TRUST

No objection

FIRE AND RESCUE SERVICE

No objection

UTILITIES

Wales and West Utilities

No objection

Scottish Power

No objection

HEALTH BOARD

No objection

TREE CONSULTANT

No objection, a detailed landscaping and appropriate management scheme will be required at detailed stage.

CPRW

Express concerns relating to the loss of agricultural land

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Head of Highways and Infrastructure

- Highways Officer

No objection subject to the inclusion of standard conditions including a construction method statement and highway details including lighting and drainage details.

Archaeologist

No objection, there are no known archaeological sites in the vicinity.

RESPONSE TO PUBLICITY:

In objection

Representations received from:

John McQuire, Bodlondeb, Denbigh
David Childs, 5 Oliver's Row, Llandyrnog
Kathryn Morris, 5 Oliver's Row, Llandyrnog
Mrs J Standing, 7 Nant Glyd, Llandyrnog
Mr W Humphreys, 11 Maes Llan, Llandyrnog
Rachel Davies, 14 Maes Llan, Llandyrnog
Paul Davies, 14 Maes Llan, Llandyrnog
Dave Benton, 18 Maes Llan, Llandyrnog
Mrs Glenna Benton, 18 Maes Llan, Llandyrnog
Denise Buckland, 14 Nant Glyd, Llandyrnog
John Newcombe, 5 Nant Glyd, Llandyrnog
G.I Humphreys, 17 Maes Llan, Llandyrnog
Mrs Wilson, Monfa, Llandyrnog
G Jones, 11 Nant Glyd, Llandyrnog
Mark Humphreys, 10 Maes Llan, Llandyrnog
Carys Ward, 10 Nant Glyd, Llandyrnog
Liz Bennett, 9 Nant Glyd, Llandyrnog
John Ashton, 2 Hamdden Clwyd, Llandyrnog
P Chapman and R Jones, 1 Hamdden Clwyd, Llandyrnog
Michael Mitchell, 3 Bron Dyffryn Terrace, Llandyrnog
Mr and Mrs Harrison, 5 Gladstone Terrace, Llandyrnog
C Jones, 2 Nant Glyd, Llandyrnog
Vera Jones, 13 Nant Glyd, Llandyrnog
Emma Whelan, 1 Ty Nant Gardens, Llandyrnog
Mr and Mrs Murphy, Hideaway, 22 Church Street, Northwich
Mr and Mrs Cuddy, 1 Bryn Awelon, Llandyrnog
Sarah Vaughan, Dolerw, Llandyrnog
Carol Richards, 4 Olivers Row, Llandyrnog
Patricia Masters, 2 Olivers Row, Llandyrnog
Glesni Mair Edwards, Ty Gerddi, Llandyrnog
Mrs Griffiths, 8 Nant Glyd, Llandyrnog
LE Lookin, 2 Bryn Awelon, Llandyrnog
P. Williams, Bryn Siriol, Llandyrnog
E Padmore, 3 Maes Llan, Llandyrnog
J S Foulkes, 6 Gladstone Terrace, Llandyrnog
J Jones, 6 Nant Glyd, Llandyrnog
Sian Ifan, Fronhyfryd, Llandyrnog

Summary of planning based representations in objection:

Principle/Density: The density is too high a number in the region of 15 to 20 would be more suited; loss of green field;

Highways: The access would be better on the Pen Palmant side; the level of traffic generated will be too much; access has insufficient sight lines; footpath through the site should be protected;

Landscape/Ecology: Loss of hedge along the frontage will result in loss of birds; impact on area of outstanding natural beauty

Scale/appearance: Fewer houses, single storey would be better;

General Comments: The same points in a letter signed by a number of residents

Object on a number of grounds including:

The local development plan was not inclusive and truly representative of the local community.
The impact of the development on health and wellbeing

The impact of the development on the local community
The impact of the development on the Welsh language
The justification of the development is weak in relation to housing needs in the village
The environmental effects on the local community
The unsustainable infrastructure
The impact the development will have on an area of outstanding natural beauty
Loss of green field site
Increase of traffic through the village

EXPIRY DATE OF APPLICATION: 17/8/2016
PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

1.1.1 The application seeks outline planning permission for a residential development of 40 units on 1.74 hectares of land, including approval of the means of access and the layout. All other matters, including the appearance, landscaping, and scale of development would be the subject of a future detailed application.

1.1.2 The site is included within the development boundary of Llandyrnog village in the Local Development Plan, and lies to the north east of dwellings on the Maes Llan development, fronting the road to Llangwyfan.

1.1.3 The application documents include a proposed Site Plan illustrating –

- The layout of 40 dwellings consisting of 2no. 2 bed accessible bungalows, 12no 2 bed houses, 18no 3 bed houses and 8no 4 bed houses.
- Associated open space 3840sq m in total. The proposal illustrates 2363sqm of Community Recreational Open Space (CROS) to be located on site along the road frontage of the site and an area to the rear of the site with the balance proposed as a commuted sum.
- A 'Wildlife Friendly' space to be located to the rear of the site.
- The siting of an access to be located centrally along the site frontage of the village road to Llangwyfan
- The intention to remove the hedgerow along the highway frontage, other than at the point of the new access the intention to locate railings
- Retention of the public footpath through the site

The site plan is attached at the front of the report along with illustrative plans.

1.1.4 The application is accompanied by supporting documents which include:

- A Design and Access Statement
- A Community and Linguistic Impact Assessment
- An Ecological Appraisal
- An Arboricultural Assessment
- A Water Conservation Statement

The main points of relevance to the proposals in the supporting documents are –

In the Design and Access Statement

The site is allocated for housing in the Local Development Plan

It is currently grazing land in connection with the livery stables at Pen y Palmant.

The site topography has a general fall of about 1 in 60 from the south-easterly corner to the north-western corner with an average elevation of approx. 62m AOD.

The south eastern boundary of the site has a frontage of some 116m onto the unclassified road to Llangwyfan.

A footpath crosses the northern end of the site, this forms part of the 'Llwybr Tyrnog'.

The north-eastern boundary of the site is defined by stock fencing and mature hedgerows. The south-eastern boundary is defined by mature hedges, fences and walls to the rear gardens of the dwellings on Maes Llan

A development of 40 dwellings equates to a density of 23 dwellings to the hectare, which is considered a more efficient and sustainable use of the land than the 25 dwellings suggested in the Development plan (14 dwellings per hectare).

In relation to the open space, its siting has been designed to ensure that it is an *integral and positive part of the development and not just as an 'add on'*. It will be a positive part of the spatial form of the whole village, not just the development itself and will be an accessible and inclusive facility for the wider community. It is considered the siting of the CROS at the front of the site also ensures a rural aspect and character of the road is less effected. Siting dwellings closer to the road with individual accesses, front gardens and driveways would create a suburban ribbon development appearance to the detriment to the character of the area.

In relation to Planning policy and guidance:

In preparing the proposal, the policies of the development plan have been fully considered and taken into account.

The layout illustrates that the requirements of DCC's Residential Space Standards SPG can be achieved alongside the Parking Standards SPG.

In the Phase 1 habitat Survey

The site is considered to be of limited ecological interest

In the Arboricultural Assessment

This is a survey of all the trees within the site as well as those on the neighbouring properties that could potentially be affected by the development. This amounts to 7 trees, groups and hedges.

In the Community Linguistic Statement

The statement concludes that the proposals would have no negative impact on the needs and interests of the Welsh Language. The submitted assessment suggests a number of 'language and community measures' relating to the marketing of the development be carried out through local agents; bilingual sales media and staff coupled with local advertising and the placing of affordable housing with local housing associations; working closely with the local community council and other interested groups to develop distinctive identity in the design of the site, a suitable local name for the development.

In the Water Conservation Statement

The strategy for Water Management at this stage is that foul drainage from the site would be connected to the main gravity sewer serving the settlement. DCWW have confirmed that a potable water supply can be provided to the site from their existing water main system in the vicinity. The use of permeable paving for road and hard standings together with the use of soakaways will ensure that surface water run-off from the site will not exceed the existing rate.

1.2 Description of site and surroundings

- 1.2.1 The application site consists of 1.74ha of grazing land on the north east side of the village of Llandyrnog.
- 1.2.2 The site has a road frontage with the main village road running east to Llangwyfan.
- 1.2.3 It has a hedgerow running along the entire road frontage, with other hedgerows and fencing bounding the site.
- 1.2.4 To the south western boundary is the cul de sac 'Maes Llan' which consists of 2 storey semi detached properties. Along the northern boundary of the site is Pen y Palmant. The land is currently used for grazing in connection with the livery stables at Pen y Palmant.
- 1.2.5 The site is relatively flat grazing land.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is within the development boundary for Llandyrnog, which is identified as a village for the purposes of the Local Development Plan. It is annotated as a Housing Allocation on the Proposals Map, and under Policy BSC1 of the LDP, is referred to as 'Adj Maes Llan' with an indicative number of 25 dwellings in the table summarising table listing housing commitment and new allocations in villages.
- 1.3.2 Llandyrnog is within the Historic landscape of the Vale of Clwyd.

1.4 Relevant planning history

- 1.4.1 None.

1.5 Developments/changes since the original submission

- 1.5.1 The agent has submitted a brief note responding to some of the points raised by consultees.

2. DETAILS OF PLANNING HISTORY:

- 2.1 None of relevance other than the inclusion of the site within the development boundary of the village in the Local Development Plan.

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

- 3.1 Denbighshire Local Development Plan (adopted 4th June 2013)
 - Policy RD 1 – Sustainable Development and Good Standard Design
 - Policy RD 5 The Welsh Language and the social and cultural fabric of communities
 - Policy BSC 1 Growth Strategy for Denbighshire
 - Policy BSC 4 Affordable Housing
 - Policy BSC 11 Recreation and Open Space

Policy VOE 5 Conservation of natural resources
Policy VOE 6 Water Management
Policy ASA 2 Provision of sustainable transport facilities
Policy ASA 3 Parking Standards

- 3.2 Supplementary Planning Guidance
SPG Recreational Public Open Space
SPG Affordable Housing in New Developments
SPG Residential Development Design Guide
SPG Nature Conservation and Species Protection

3.3 Government Policy / Guidance

Planning Policy Wales Edition 8 January 2016
TAN 1 Joint Housing Land Availability Studies (2006)
TAN 5 Nature Conservation and Planning (2009)
TAN 12: Design (2016)
TAN 20: The Welsh language – Unitary Development Plans and Planning Control (2013)

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 6, 2014 (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (Section 3.1.2). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned., and that these can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Sections 3.1.3 and 3.1.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

- 4.1 The main land use planning issues in relation to the application are considered to be:

- 4.1.1 Principle
- 4.1.2 Density of development
- 4.1.3 Residential amenity
- 4.1.4 Ecology
- 4.1.5 Drainage
- 4.1.6 Highways (including access and parking)
- 4.1.7 Affordable Housing
- 4.1.8 Open Space
- 4.1.9 Impact on Welsh Language and Social and Cultural Fabric

- 4.2 In relation to the main planning considerations :

4.2.1 Principle

The main Local Development Plan Policy relevant to the principle of the development is Policy BSC 1. This policy seeks to make provision for new housing in a range of locations, concentrating development within development boundaries of towns and villages.

The site is located within the development boundary of Llandyrnog, which is designated as a village in the adopted Local Development Plan, and it is allocated as a housing site on the proposals map accompanying the Plan.

In relation to the loss of agricultural land raised by CPRW, the site is allocated within the adopted Local Development Plan for residential purposes and therefore this issue has already been considered at a strategic level during the preparation and adoption of the LDP. It would be considered inappropriate to question this at this stage.

The principle of residential development in this location is consistent with the Council's adopted plan, and this is now a significant consideration in relation to the application. Given this background, Officers would respectfully suggest the acceptability of the particular proposals therefore should rest on the specific impact assessments detailed in the following sections of the report.

4.2.2 Density of Development

Local Development Plan Policy RD1 test ii) seeks to ensure the most efficient use of land by achieving densities of a minimum of 35 dwellings per hectare, unless there are local circumstances that dictate a lower density.

There are a number of representations raising concerns over the number of dwellings proposed, drawing attention to the table in the Local Development Plan indicating a number of 25 for the site. The Community Council have also raised this issue, referring to the number of 25 units within the LDP.

Applying the density figure of 35dph referred to in Policy RD1 to the site area of 1.74ha would give a total of 60 dwellings. 40 dwellings are proposed, this would represent a density of 23 dwellings per hectare, well below the average figure in the policy.

The table in the Local Development Plan referring to 25 dwellings provides purely an indicative number for allocated sites and takes no account of detailed considerations to be applied to individual sites. In respecting local concerns, it is to be noted that the existing Maes Llan site immediately adjoining the site and has a density in the order of 21.5 dwellings to the hectare. Consequently, Officers do not believe the proposed density is inappropriate for a site on the edge of the village or that there is conflict with test ii) of the policy.

4.2.3 Visual amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which are matters relevant to the visual impact of development; test (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines; and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context.

There are objections to the proposal based on potential visual impacts arising from the density of development on the edge of the village.

Officers accept that there will inevitably be some visual amenity impact from housing development in this location, but in respecting the concerns expressed, it is not considered reasonable to oppose the application on this basis, given the recent allocation of the site for residential development. Whilst it is not possible to assess the detailed visual impact of the dwellings at this stage as the application is in outline form with no approval sought for details of appearance etc., it is not considered that the development proposed would give rise to visual impacts sufficient to merit a refusal of outline permission.

4.2.4 Residential amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which touch on the potential for impact on residential amenity; test (vi) sets the requirement to assess the impact of development on the amenities of local residents, other land and property users, or characteristics of the locality, in terms of increased activity, disturbance, noise, dust, fumes, litter, drainage, light pollution, etc.

There are no local concerns expressed over potential for loss of privacy, etc. from new development on the site.

The application contains an illustrative layout indicating a possible format for a development and there are some illustrative images of the development. However there are no detailed elevation details to allow assessment of the impact on adjacent properties and this would be a matter for assessment as part of any detailed reserved matters application.

In the absence of full details of the dwelling types, it is not possible or appropriate to consider specific residential amenity issues at this point. These would normally be dealt with at reserved matters stage, when the full impact of development, and proximity to existing property can be fully assessed.

4.2.5 Ecology

Local Development Plan Policy RD 1 test (iii) requires development to protect and where possible to enhance the local natural and historic environment. Policy VOE 5 requires due assessment of potential impacts on protected species or designated sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests. This reflects policy and guidance in Planning Policy Wales (Section 5.2) current legislation and SPG 18 – Nature Conservation and Species Protection, which stress the importance of the planning system in meeting biodiversity objectives through promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.

There are no objections expressed over the potential impact on ecology as a result of development. An Ecological Appraisal has been undertaken which concludes the site has low ecological value. It is intended to integrate wildlife friendly features in to final design of the site such as planting of native hedges, the provision of food sources, nesting and roosting opportunities for birds, bats and other wild animals in planting schemes within gardens.

Subject to the inclusion of suitable conditions on any permission, it is suggested ecological interests can be suitably protected in relation to a development on this site.

4.2.6 Drainage

Local Development Plan Policy RD 1 test (xi) requires that development satisfies physical or natural environmental considerations relating to drainage and liability to flooding. Planning Policy Wales Section 13.2 identifies flood risk as a material consideration in planning and along with TAN 15 – Development and Flood Risk, provides a detailed framework within which risks arising from different sources of flooding should be assessed.

Natural Resources Wales and Dwr Cymru Welsh Water have not raised any objections to the proposal subject to the inclusion of suitable conditions being imposed if planning permission is granted.

Given the comments of the technical consultees, it is considered that it is

reasonable to assume that an acceptable drainage scheme can be achieved on the site. It is considered appropriate to secure the provision of an appropriate drainage scheme through condition. The proposals are therefore considered acceptable in relation to drainage.

4.2.7 Highways (including access and parking)

Local Development Plan Policy RD 1 tests (vii) and (viii) oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and consideration of the impact of development on the local highway network Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards. These policies reflect general principles set out in Planning Policy Wales (Section 8) and TAN 18 – Transport, in support of sustainable development.

The means of access to the site is included for approval as part of this outline application.

There are objections raised by local residents in relation to highway safety in terms of the siting of the access and increased traffic in the village. The Highways Officer has no objections to the proposal and has no concerns in respect of the adequacy of the local highway network, subject to conditions.

It is not considered, with respect to objections raised, that there are any strong highway grounds to refuse permission here. The Highways Officer is satisfied at the proposals, including the position of the 30 mph restriction. In relation to the comments of the Community Council, appropriate controls over traffic management during the construction period can be included through planning conditions.

4.2.8 Affordable Housing

Local Development Plan Policy BSC 4 seeks to ensure, where relevant, 10% affordable housing either on site on developments of 10 or more residential units or by way of a financial contribution on development of less than 10 residential units.

The Council's Strategic Planning and Housing section has advised there is a significant identified need for affordable housing in the area. The application specifies that the proposal will meet the Council's Affordable Housing policy, the number and tenure of which would be agreed with the Council.

In accordance with current planning policy, it is now accepted practice on outline planning applications to use a 'standard' form of planning condition to require further approval of the arrangements for provision of Affordable Housing prior to the commencement of development. Officers suggest this approach to be appropriate in this instance.

4.2.9 Open Space

Local Development Plan Policy BSC 3 seeks to ensure, where relevant, infrastructure contributions from development. Policy BSC 11 requires proposals for all new residential development to make a contribution to recreation and open space either on site, or by provision of a commuted sum.

The Council's Open Space requirement for a development of 40 dwellings requires a total of 2208sqm comprising of 1472sqm of Community Recreation Open Space (CROS) and 736sqm of Children's Play Areas (CPA).

There are comments from local residents and the Community Council in relation to the location of the open space area and a question over the payment of a

commuted sum to upgrade play areas on the village.

The proposal is to site 2 areas of CROS on either side of the access to the site totalling approx. 1500sqm, and a small area is also shown to the rear of the site. The small area to the rear would be discounted as open space on site as it would not be considered to be a useable space with any natural surveillance.

Overall the approach to open space is considered acceptable. The amount of CROS exceeds the policy requirement and is to be provided on site in a location that is considered acceptable, which would not just benefit the development itself but will also be an accessible and inclusive facility for the wider community. It is also considered that this approach would ensure a rural feature and the character of the road is less affected. Given the proximity of the existing playground and recreation site, the offer of a commuted sum is considered acceptable in this instance and this can be covered by imposition of a planning condition requiring agreement to the mechanism for compliance with the open space requirement.

4.2.10 Impact on Welsh Language and Social and Cultural Fabric

The requirement to consider the needs and interests of the Welsh Language is set out in Policy RD 5 in the Local Development Plan.

The Community and Linguistic Impact Assessment concludes that the proposals would have no negative impact on the needs and interests of the Welsh Language. The Strategic Planning and Housing section are satisfied that the assessment has been undertaken to a satisfactory standard. The submitted assessment suggests a number of 'language and community measures' and these measures can reasonably be secured by the imposition of a planning condition..

In Officers' opinion a residential development on this site would not by virtue of its size, scale, and location give rise to significant harm to the character and language balance of the community.

4.2.11 Other matters

In relation to the query of the Community Council with regards the possibility of phasing the development, a condition is suggested requiring the submission of a phasing plan.

In relation to the concerns of some local residents with regards the amount of single storey properties compared to two storey properties, it is not considered appropriate to impose a condition in this respect however a note to applicant is suggested which seeks further consideration be given to providing a different mix of dwelling types.

SUMMARY AND CONCLUSIONS:

- 5.1 The site has been included as a housing allocation within the development boundary of Llandyrnog as part of the adopted Denbighshire Local Development Plan. This establishes the Council's acceptance of the principle of the development.
- 5.2 The report sets out the main planning issues which appear relevant to the consideration of the application. There are concerns raised over highway and density issues, but the proposals have been scrutinised by the Highways Officer, and it is not considered that there are any substantive grounds to resist the grant of outline permission.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. Approval of the details of the appearance of the building(s), landscaping and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before the commencement of any development.
2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 27th July 2019.
3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
4. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission
 - (i) Location plan (Drawing No. L.1287/2) received 26 October 2015
 - (ii) Extended phase one survey and planning application assessment (Job no. 0870) received 26 October 2015
 - (iii) Planning, Design and Access Statement: Section 4 - Community and Linguistic Impact Assessment received 26 October 2015

5. No development shall be permitted to commence until the formal written approval of the Local Planning Authority has been obtained to a detailed Construction Method Statement. The Statement shall provide details of:

- 1) Site compound location
- 2) Traffic management scheme
- 3) The parking of vehicles of site operatives and visitors;
- 4) Loading and unloading of plant and materials;
- 5) Storage of plant and materials used in constructing the development;
- 6) The management and operation of construction vehicles and the construction vehicle routes
- 7) wheel washing facilities;
- 8) Measures to control the emission of dust and dirt during construction;

The approved Statement shall be adhered to throughout the construction period.

6. No development shall be permitted to commence until the detailed layout, design, street lighting, signing, drainage and construction of the internal estate road, access to the site, footway adjacent to the existing highway and associated highway works shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall proceed in accordance with such approved details.
7. The visibility splays shown on the approved plans shall at all times be kept free of any planting, tree or shrub growth, or any other obstruction in excess of 0.6 metres above the level of the adjoining carriageway.
8. Facilities shall be provided and retained within the site for the parking and turning of vehicles in accordance with the approved plan and which shall be completed prior to the development being brought into use.
9. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the arrangements for securing compliance with the Council's Policies and Supplementary Planning Guidance in relation to Affordable Housing. The development shall proceed strictly in accordance with the approved arrangements.
10. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the details of proposals for the disposal of foul drainage and surface water drainage (including roofwater) in connection with the development. The scheme shall include details of the timing of implementation and the works shall be carried out strictly in accordance with the approved details.
11. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the arrangements for securing compliance with the Council's Policies and Supplementary Planning Guidance in relation to Open Space. The development shall proceed strictly in accordance with the approved arrangements.
12. All signage within the site shall be in both Welsh and English.

13. No development shall be permitted to commence until details of a light spillage scheme to ensure bats are not adversely affected shall be submitted to and approved in writing by the Local Planning authority. The development shall proceed in accordance with such approved details.
14. No development shall be permitted to commence until a phasing plan has been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with such approved details.

The reason(s) for the condition(s) is(are):-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
3. To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
4. For the avoidance of doubt and to ensure a satisfactory standard of development.
5. In the interest of the free and safe movement and traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
6. In the interest of the free and safe movement and traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
7. To ensure that adequate visibility is provided at the proposed point of access to the highway.
8. To provide for the parking of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
9. To ensure the development is in compliance with the Council's adopted affordable housing policies and guidance.
10. To ensure the development is served by a satisfactory drainage system.
11. To ensure the development is in compliance with the Council's adopted Open Space policies and guidance.
12. In the interest of protection of the Welsh language.
13. In the interests of nature conservation.
14. To enable the Local Planning Authority to control the level of development in the area.

NOTES TO APPLICANT:

DCWW Advisory Notes

You may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication ""Sewers for Adoption""- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

WATER SUPPLY

A water supply can be made available to serve this proposed development. The developer may be required to contribute, under Sections 40 - 41 of the Water Industry Act 1991, towards the provision of new off-site and/or on-site watermains and associated infrastructure. The level of contribution can be calculated upon receipt of detailed site layout plans which should be sent to the address above.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrwymru.com

Environmental Management

If during any construction/excavation works any contaminated material is revealed, then the movement of such material either on or off site should be done in consultation with Natural Resources Wales. Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with Section 33 and 34 of the Environmental Protection Act 1990. Carriers transporting waste from the site must be registered waste carriers and movement of any Hazardous Waste from the site must be accompanied by Hazardous waste consignment notes.

HIGHWAYS

Your attention is drawn to the attached Highway Supplementary Notes Nos. 1, 3, 4, 5 & 10.

Your attention is drawn to the attached Part N form (New Road and Street Works Act 1991).

Your attention is drawn to the attached County Council's specification for road construction, highway lighting installations, and traffic signs and road markings.

You are advised that a public right of way lies adjacent to the development. The right of way must not be disrupted during the duration of building works.

There is no diminution in the width of the right of way available for use by members of the public.

No building materials are stored on the right of way.

No damage or substantial alteration, either temporary or permanent, is caused to the surface of the right of way.

Vehicle movements are arranged so as not to interfere with the public's use of the way.

No additional barriers (e.g. gates) are placed across the right of way, of either a temporary or permanent nature.

No wildlife fencing or other ecological protection features associated with wildlife mitigation measures are placed across the right or allowed to interfere with the right of way.

The safety of members of the public using the right of way is ensured at all times.

If the applicant wishes to temporarily close the Path, he/she will need to apply for a temporary closure at least 6 weeks prior to the event. Please contact Paul Owen or Tania Evans on 01824 706872/2963 for further details.

The Local Planning Authority requires further consideration be given to providing a different mix of housing types, such as providing more single storey properties within the development.

Eitem Agenda 8

WARD: Llandyrnog

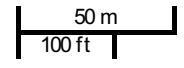
AELOD(AU) WARD: Y Cyng Mervyn Parry

RHIF CAIS: 18/2016/0599/PS

CYNNIG: Amrywio amod rhif 12 o god caniatâd cynllunio rhif 18/2012/1595 i ganiatáu mynedfeydd 'C' a 'D' i aros ar agor yn amodol ar fesurau lliniaru

LLEOLIAD: Highfield Park Llangwyfan Dinbych

Mae tudalen hwn yn fwriadol wag



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18/2016/0599

Scale: 1:2500

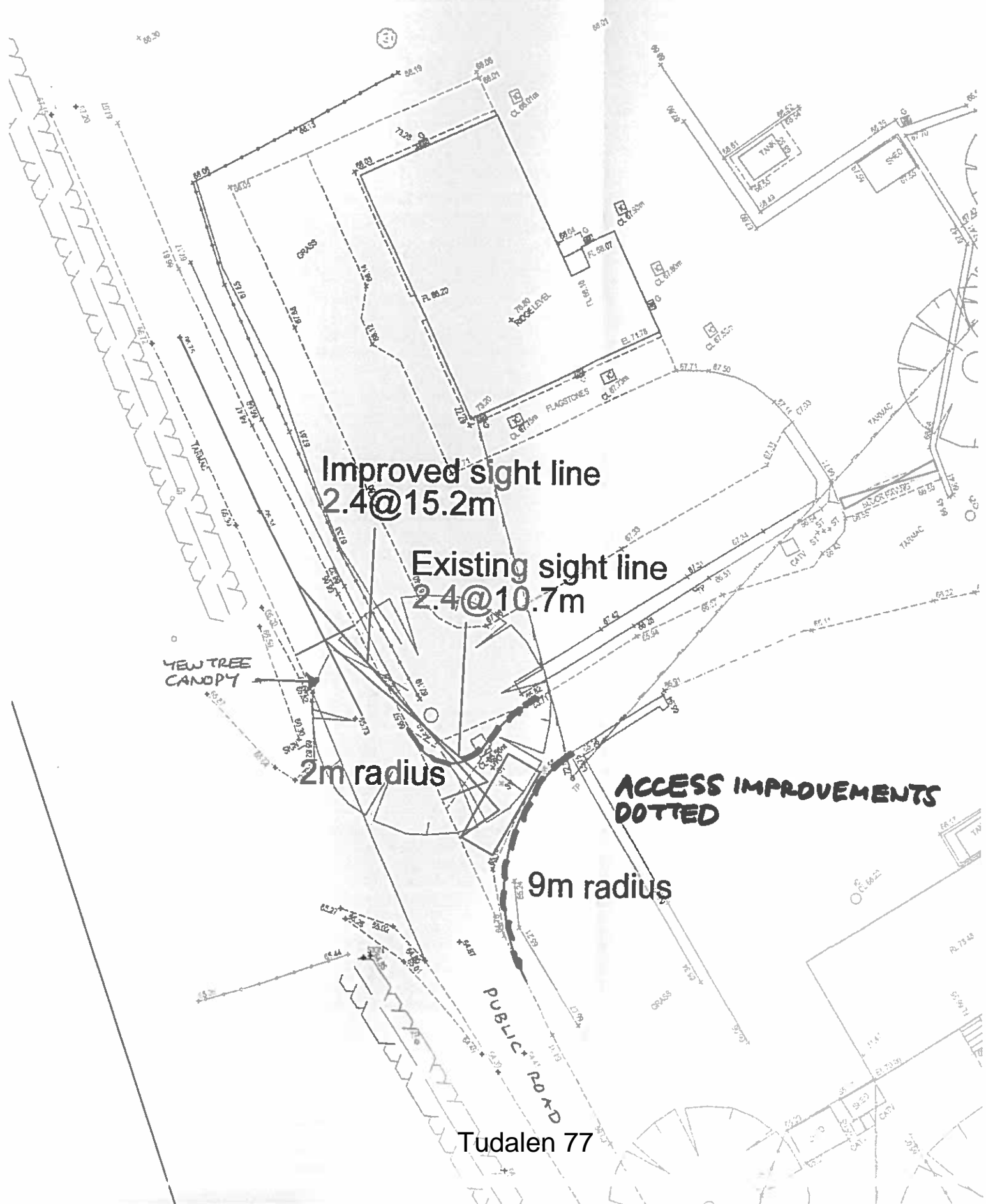
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Tudalen 73



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IMPROVEMENTS TO ACCESS 'C'



Improved sight line
2.4@15.2m

Existing sight line
2.4@10.7m

YEW TREE
CANOPY

2m radius

9m radius

ACCESS IMPROVEMENTS
DOTTED

Tudalen 77

WARD : Llandyrnog

WARD MEMBER(S): Cllr Mervyn Parry

APPLICATION NO: 18/2016/0599/PS

PROPOSAL: Variation of condition no. 12 of planning permission code no. 18/2012/1595 to allow accesses 'C' and 'D' to remain open subject to mitigation measures

LOCATION: Highfield Park Llangwyfan Denbigh

APPLICANT: MHC Highfield Park Ltd.

CONSTRAINTS: AONB

PUBLICITY UNDERTAKEN: Site Notice – Yes
Press Notice – No
Neighbour letters - Yes

REASON(S) APPLICATION REPORTED TO COMMITTEE:
Scheme of Delegation Part 2

- Referral by Development Manager

CONSULTATION RESPONSES:

LLANDYRNOG COMMUNITY COUNCIL
Response awaited

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –
Head of Highways and Infrastructure
Highways Officer
Advises that there are no objections to the proposals.

RESPONSE TO PUBLICITY:

Representations received from:
R., G., J., H., and A. Ashcroft, Fron Yw Manor, Llangwyfan

Main points in objection to the application:

Highway safety concerns

Single track road cannot be used safely by existing users and a business operating 24 hours a day, 7 days a week / dangers from speed of traffic, blind corners, one pull in not adequate / accident has occurred recently / danger to pedestrians, cyclists, horse riders / popular tourist route / existing main access to Highfield Park is more than able to take all the traffic

EXPIRY DATE OF APPLICATION: 17/08/2016

REASONS FOR DELAY IN DECISION:

- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application relates to a condition imposed on a 2013 planning permission for the development of additional accommodation units and a car park at Highfield Park,

which set out restrictions on the use of two of the four access points onto the public highway from the complex.

- 1.1.2 There have been two previous applications seeking to vary the terms of condition 12, one refused at Planning Committee in September 2015, and a second was withdrawn before consideration in February 2016.
- 1.1.3 The applicants have lodged an appeal against the refusal decision and this is due to be dealt with at a Public Inquiry in September 2016.
- 1.1.4 Without prejudice to the respective cases in the event of the Inquiry taking place, the applicants and officers have engaged in dialogue over alternative ideas to mitigate local concerns over the access arrangements. This has resulted in the submission of the current application.
- 1.1.5 Factually, the planning permission granted under code no. 18/2012/1595/PF contained a number of conditions, including ones relating to parking, access and highway matters. Condition 12 imposed on the permission was worded as follows :

Vehicular access/egress to the adjoining highway shall be limited to the existing main entrance and access adjacent to Alexandra House, as shown on the approved plan. The existing 2 access points to the north of the site shall be permanently closed in accordance with details to be submitted to an approved in writing by the Local Planning Authority before the development is brought into use. The development shall proceed strictly in accordance with such approved details.

The reason for the condition was:

In the interest of the free and safe movement of traffic on the adjacent highway and in the interests of highway safety.

- 1.1.6 Condition 12 was imposed on the 2013 permission on the recommendation of the County Council's Highway Officer, having regard to the contents of the submission and representations from the local Community Council and private individuals.
- 1.1.7 The current application is accompanied by a Planning Statement and a Transport Statement explaining the basis of the proposed variation to Condition 12, including additional mitigation measures. Reference should be made to the plan at the front of the report which annotates the access points referred to and the location of buildings, parking etc within the site.

The Planning Statement sets out the history of developments at the site and explains the detailed proposals attempt to address previous concerns from the Council and local residents. The application seeks to permit:

- the use of access C for the purpose of providing access and egress to staff / visitors / deliveries etc. to Rose Cottage and Pine Cottage together with emergency access / egress; and

- the use of access D for maintenance/estate vehicles together with emergency access / egress.

The following additional measures are proposed to further improve the operational efficiency of the Site:-

- additional directional signage for visitors to the Site, to alert users of Satellite Navigation systems to follow signs for Highfield Park, and to separately sign Rose and Pine Cottage;

- an additional sign near access C indicating it is to provide access/parking for Pine Cottage and Rose Cottage;

Details of the above are contained in the transport statement submitted with the

Application.

- minor revisions to the configuration of access C. This will entail some minor resurfacing, minor reconfiguration of the highway verge to the left of the access and some directional painting on the access.

Details are set out in a drawing accompanying the Application. The purpose of these minor improvements is to encourage vehicles exiting access C to position themselves turning left thereby improving their visibility. It is stated that should the Application be approved, these minor improvements would supersede the previous improvements proposed to access C in the Appeal scheme which would involve the removal of the yew tree and the demolition and reconfiguring of the stone wall adjacent to the access.

As part of the Application, a plan has been submitted indicating possible areas on the Site available for overspill parking at peak times. This is contained in the transport statement. The purpose of this plan is to demonstrate that additional overspill parking is available for 31 vehicles at times of peak demand thereby demonstrating that there will be less pressure for the parking at Rose Cottage and Pine Cottage to be used for this overspill parking.

- 1.1.8 In terms of the other accesses into the site, Access A would remain as the Main Estate Access, to provide access/egress for the majority of the Highfield Park Estate, and Access B is shown as 'generally egress for Alexander House and Beech'.

1.2 Description of site and surroundings

- 1.2.1 Highfield Park has been run for many years as a residential support and mental care facility. Historically, it has been in use as a T.B. Hospital (known as Llangwyfan Hospital) and subsequently as a sanatorium until closure in the early 1980's, when it was acquired by Mental Health Care Limited.
- 1.2.2 The site is located in open countryside, within the Clwydian Range and Dee Valley AONB, some 2km from the village of Llandyrnog, and 9km from the town of Denbigh, which lies to the west.
- 1.2.3 The site is accessed primarily from the west via a classified road running from Llandyrnog village through the Clwydian hills to Nannerch. Vehicles seeking to enter Highfield Park have to turn north off this road onto a country lane which serves the four access points into the site, and is the sole public highway serving Llangwyfan Farm, nos. 1-4 Tan y Ffordd Cottages, St Gwyfan's Church, the cottages at Fron Yw and Fron Yw itself.
- 1.2.4 The plan at the front of the report shows the relationship of Highfield Park to surrounding development, and identifies the four access points into the site referred to in the application documents. Access A is used as the main vehicular entrance to the site. It is understood Access B is used in connection with Alexander House (the main Admin. Block); Access C has been used in connection with Pine Cottage and Rose House, and Access D has been used by maintenance vehicles in connection with workshops in that area.
- 1.2.5 The public highway providing access to entrance A is capable of allowing two vehicles to pass, but beyond that point it is of single vehicle width with passing places. There is no pedestrian footway along the highway.
- 1.2.6 The highway has high grass verges and hedgerows along much of its length along the site boundary beyond Access A, and there are a number of significant trees close to the road both within the grounds of Highfield Park and on the south western side

abutting agricultural land.

1.2.7 There is a network of public footpaths in the immediate vicinity of the appeal site.

1.3 Relevant planning constraints/considerations

1.3.1 The site is in open countryside, outside of any development boundary identified in the Local Development Plan.

1.3.2 The site is within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty.

1.4 Relevant planning history

1.4.1 The detailed history of relevance to the current application is listed in section 2 of the report.

1.4.2 The main applications concerning the use of the accesses onto the lane running along the western boundary of the site are the one granted permission in June 2013 for the 3 units of accommodation and the main car park (which contained condition 12, the subject of the variation application), and the two subsequent applications to vary the condition, in 2014 and 2015.

1.5 Developments/changes since the original submission

1.5.1 None.

1.6 Other relevant background information

1.6.1 The 2013 permission for the additional units of accommodation and the main car park has been implemented and construction work on these developments has been completed.

2. DETAILS OF PLANNING HISTORY:

Recent history

18/2006/0784

Demolition of existing 'Sycamore' building, erection of 3 no. eight bedded 'bungalow style' buildings and construction of associated car parks

Granted 08/11/2006

Permission not taken up.

18/2012/1595

Demolition of existing 'Sycamore' building, gardeners store and maintenance building, erection of 3 no. eight bed roomed residential health care facilities and construction of associated car park

Granted 19/06/2013

Permission implemented.

Condition 12 reads as follows:

Vehicular access/egress to the adjoining highway shall be limited to the existing main entrance and access adjacent to Alexandra House, as shown on the approved plan. The existing 2 access points to the north of the site shall be permanently closed in accordance with details to be submitted to an approved in writing by the Local Planning Authority before the development is brought into use. The development shall proceed strictly in accordance with such approved details.

Reason: In the interest of the free and safe movement of traffic on the adjacent highway and in the interests of highway safety.

18/2014/1164

Variation of Condition 12 of planning permission code no. 18/2012/1595 to allow 2no. access points to remain open
(including layout changes to Access C)

The original submission included a proposal to create an additional passing place between access C and D, but the application was revised in February 2015, to exclude this feature.

Refused 08/10/2015

Reasons:

1. It is the opinion of the Local Planning Authority that the continuation of the use of Access C and Access D would have an adverse impact on the safe and free flow of traffic on nearby County roads. This is considered to be directly linked to the increased intensity of use of the accesses associated with the development allowed by planning permission 18/2012/1595.

2. It is the opinion of the Local Planning Authority that the works proposed in association with the continuation of the use of the accesses, including increased visibility splays and the loss of a mature Yew Tree, would lead to an urbanisation of the locality and in turn have an adverse impact on the character and appearance of the locality. The proposals are therefore contrary to advice contained within chapter 3 of Planning Policy Wales Edition 7.

18/2015/1146

Variation of Condition 12 of planning permission code no. 18/2012/1595 to allow 2no. access points to remain open
(including layout changes to Access C)

This was a resubmission of application 18/2014/1164, but was withdrawn by the applicants before consideration at Planning Committee in February 2016.

18/2016/0237

Details for permanently closing off the 2 no. northern access points, submitted in accordance with condition number 12 of planning permission code no. 18/2012/1595/PF

Approved 26/04/2016

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:
Denbighshire Local Development Plan (adopted 4th June 2013)
Policy PSE 5 Rural Economy
Policy VOE 2 Area of Outstanding Natural Beauty and Area of Outstanding Beauty
Policy ASA 3 Parking Standards

3.1 Government Policy / Guidance

Planning Policy Wales Edition 8, January 2016.
Technical Advice Note 18 - Transport

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 8 (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (Section 3.1.2). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned., and that these can include the number, size, layout, design and appearance of buildings, the means of access,

landscaping, service availability and the impact on the neighbourhood and on the environment (Sections 3.1.3 and 3.1.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

- 4.1.1 Highways (including access and parking)
- 4.1.2 Visual Amenity

4.2 In relation to the main planning considerations:

- 4.2.1 Highways (including access and parking)

Local Development Plan Policy RD 1 tests (vii) and (viii) oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and consideration of the impact of development on the local highway network Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards. These policies reflect general principles set out in Planning Policy Wales Sections 3.1.3 and 3.1.4 and Chapter 8 – Transport, and TAN 18 – Transport, in support of sustainable development.

There is a relevant recent history of applications in relation to the use of the accesses into Highfield Park.

The 2013 permission is the key starting point as it permitted the development of additional accommodation units and a significant central car park within Highfield Park, and established that the use of Access points A and B were acceptable to serve the majority of the complex. The requirement to permanently close off access C and D in condition 12 was considered necessary at that time, having regard to the proposals in front of the Council, to prevent use of those access points in the interests of the free flow and safety of traffic on the adjacent highway.

The 2014 application to vary Condition 12 included for the provision of additional passing bays along the highway and sought the use of access C for use by Rose House and Pine Cottages, and for emergency access and egress; and the use of access D by maintenance and service vehicles, and for emergency access and egress. The application was recommended for approval by officers, but was refused at Committee on highway safety and visual amenity grounds. This is the subject of the current appeal and Public Inquiry.

The current application for the variation of condition 12 includes for a number of additional measures, set out in section 1.1.7 of the report, as an attempt to address local concerns over the use of accesses C and D. This includes additional directional signage at access A for visitors to the Site, an additional sign near access C indicating it is to provide access/parking for Pine Cottage and Rose Cottage, revisions to the configuration of access C (minor resurfacing and reconfiguration of the highway verge to the left of the access, and some directional painting on the access, avoiding the need to remove the Yew tree and extensive visibility works), and additional overspill parking for 31 vehicles at times of peak demand, to demonstrate that there will be less pressure for the parking at Rose Cottage and Pine Cottage to be used for this overspill parking.

There are objections from local residents at the latest proposals, which repeat previous concerns over the use of the highway network beyond the main access into Highfield Park (Access A). The Highways Officer has assessed the application and all the information contained within the updated Highways Statement submitted by the

applicant and with regard to the specific details, has no objection to the proposals to allow access C and D to remain open, subject to the proposed mitigation measures being implemented.

In acknowledging the background history and local reservations, Officers are of the view that the use of accesses C and D as proposed are acceptable having regard to the mitigation now proposed and the likely nature and scale of use. The use of access C would be limited to vehicles associated with Pine Cottage and Rose Cottage and allow for emergency access. Access D would be used (as it has been historically) by maintenance vehicles and for emergencies. Access A would operate as the main access in and out of the site for the majority of traffic associated with the Highfield Park complex. It is considered that the revised proposals contained in the application to vary condition 12 are reasonable on highway grounds.

4.2.2 Visual Amenity

In referring to what may be regarded as material considerations, Planning Policy Wales 3.1.4 refers to the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment. The impact of a development on visual amenity is therefore a relevant test on planning applications. This is emphasised in Paragraph 3.1.7, which states that proposals should be considered in terms of their effect on the amenity and existing use of land and buildings in the public interest. As the Courts have ruled that the individual interest is an aspect of the public interest, it is therefore valid to consider the effect of a proposal on the amenity of neighbouring properties.

The previous concerns over the visual impact of the proposal to vary condition 12 are addressed in the current submission as the proposals no longer involve the removal of a Yew tree close to the highway at access C, and extensive ground works to improve visibility. Local residents had previously raised concerns relating to the loss of the tree in order to facilitate improvements to access C.

5. SUMMARY AND CONCLUSIONS:

5.1 In Officers' opinion, the revised proposals to vary condition 12 address issues which led to the refusal of the previous application. It is not considered that the variation would give rise to adverse impact on highway safety or visual amenity, and it is recommended that the application is approved.

RECOMMENDATION: APPROVE- subject to the following conditions:-

1. The approved plans and documents are
 - (i) Sight line and access (Drawing No. J305/sight line/Fig1) received 23 June 2016
 - (ii) Highfield Park Access / Egress Strategy plan ref 13-130-16A received 23 June 2016
 - (iii) Location plan (Drawing No. 13-130-100) received 23 June 2016
 - (iv) Planning Statement received 23 June 2016
 - (v) Transport Statement received 23 June 2016
2. The signage and access C reconfiguration measures outlined in the application documents shall be implemented no later than the 31st December 2016 and shall be retained at all times.
3. No overspill parking areas shall be permitted to be developed until the written approval of the Local Planning authority has been obtained to the detailing thereof, and the areas shall be laid out strictly in accordance with the approved details.

The reason(s) for the condition(s) is(are):-

1. For the avoidance of doubt
2. In the interests of all users of the highway.
3. To ensure the location and detailing of the parking areas are acceptable.

NOTES TO APPLICANT:

You should contact the Highway Section of the Council prior to the carrying out of the improvements to access C to clarify the need for formal consent for works on or adjacent to the highway.

Adroddiad i'r:	Pwyllgor Cynllunio
Dyddiad y Cyfarfod:	27 Gorffennaf 2016.
Aelod / Swyddog Arweiniol:	Cyng. David Smith, Parth y Cyhoedd Angela Loftus, Rheolwr Cynllunio Strategol a Thai
Awdur yr Adroddiad:	Lara Griffiths, Uwch Swyddog Cynllunio
Teitl:	Canllaw Cynllunio Atodol Coed a Thirlunio - Mabwysiadu'r Ddogfen Derfynol

1. Am beth mae'r adroddiad yn sôn?

- 1.1. Mae'r adroddiad yn crynhoi'r ymatebion o'r ymgynghoriad diweddar ar ddrafft Canllaw Cynllunio Atodol Coed a Thirlunio ac yn argymhell mabwysiadu gydag addasiadau er mwyn gallu defnyddio'r canllaw i benderfynu ar geisiadau cynllunio.

2. Beth yw'r rheswm dros lunio'r adroddiad hwn?

- 2.1. Ar ôl mabwysiadu Cynllun Datblygu Lleol (CDLI) Sir Ddinbych, mae angen CCA diwygiedig ar Goed a Thirlunio er mwyn cynnig arweiniad pellach i ddatblygwyr, Swyddogion ac Aelodau. Mae copi terfynol o'r CCA ynghlwm i'r adroddiad hwn. Atodiad A

3. Beth yw'r argymhellion?

- 3.1. Bod yr Aelodau'n mabwysiadu'r Canllaw Cynllunio Atodol terfynol ar Goed a Thirlunio i'w ddefnyddio wrth benderfynu ar geisiadau cynllunio.

4. Manylion yr Adroddiad

- 4.1. Ar ôl mabwysiadu'r CDLI ar 4 Mehefin 2013, cytunodd y Cyngor i ddwyn ymlaen y gyfres bresennol o Ganllawiau Cynllunio Atodol, gan gynnwys CCA 2 – Tirlunio mewn Datblygiadau Newydd a CCA 6 – Coed a Datblygu. Yn dilyn hyn mae'r CCA wedi cael ei ddiwygio i ddiweddarau'r canllawiau o ganlyniad i gyflwyno Safon Brydeinig newydd, wedi ei wneud yn gliriach a darparu deunydd enghreifftiol gwell. Pan gaiff ei fabwysiadu, bydd y CCA yn ystyriaeth cynllunio perthnasol wrth asesu ceisiadau cynllunio.
- 4.2. Mae'r CCA yn ategu at y polisiâu a rheoliadau cenedlaethol mewn perthynas â choed a thirlunio a Pholisi RD1 y CDLI drwy ddarparu manylion ac arweiniad pellach ar y lefel o wybodaeth sy'n briodol i wahanol fathau o geisiadau gan gynnwys arolygon coed, cynlluniau plannu a mesurau diogelu coed.

4.3. Roedd y CCA yn destun ymgynghoriad cyhoeddus am 8 wythnos rhwng 3 Mai 2016 a 30 Mehefin 2016. Mae adroddiad ymgynghori yn nodi canlyniadau'r ymgynghoriad a'r ymatebion a gafwyd ynghlwm fel Atodiad B i'r adroddiad hwn. Ni chodwyd unrhyw faterion mawr ond cynigir mân newidiadau gan gynnwys cyfeiriadau at yr AHNE. Mae'r newidiadau arfaethedig yn cael eu dangos drwy **amlygu** r testun neu â ~~linell~~ drwy'r testun yn y CCA diwygiedig ynghlwm yn Atodiad A. Adroddwyd canlyniadau'r ymgynghoriad i Grŵp Llywio Aelodau'r CDLI ar 20 Gorffennaf 2016.

5. Sut mae'r penderfyniad yn cyfrannu at y Blaenoriaethau Corfforaethol?

5.1. Nid yw'r CCA yn cyfrannu'n uniongyrchol at y blaenoriaethau corfforaethol ond bydd yn cael ei ddefnyddio i sicrhau bod datblygiadau wedi'u cynllunio'n dda ac yn darparu amwynder gwell i drigolion ac ymwelwyr â Sir Ddinbych, gan gyfrannu at fentrau lles y Cyngor.

6. Faint fydd hyn yn ei gostio a sut y bydd yn effeithio ar wasanaethau eraill?

6.1. Ni ragwelir y bydd cytuno i fabwysiadu'r CCA yn creu unrhyw gost ychwanegol.

7. Beth yw prif gasgliadau'r Asesiad o Effaith ar Gydraddoldeb (AEG) a gynhaliwyd ar y penderfyniad? Dylai'r templed AEG wedi'i lenwi gael ei atodi fel atodiad i'r adroddiad.

7.1 Ni chredir bod angen Asesiad o Effaith ar Gydraddoldeb ar gyfer y penderfyniad hwn. Mae'r egwyddor o angen asesiad o effaith y datblygiad ar Goed a Thirlunio wedi ei sefydlu trwy fabwysiadu'r CDLI. Mae'r CCA yn rhoi arweiniad pellach ar hyn. Cynhaliwyd Asesiad o Effaith ar Gydraddoldeb llawn ar y CDLI ym mis Mai 2011.

8. Pa ymgynghoriadau a gynhaliwyd gyda'r Pwyllgorau Archwilio ac eraill?

8.1 Ni chynhaliwyd unrhyw ymgynghoriad ffurfiol, ond cynhaliwyd ymgynghoriad mewnol gyda Grŵp Llywio Aelodau'r CDLI a swyddogion yn yr Adran Rheoli Datblygu.

8.2 Mae mewnbwn ar gynnwys y CCA hefyd wedi cael ei ddarparu drwy gyfrwng gweithdy a gynhaliwyd gyda Grŵp Llywio Aelodau'r CDLI. Ymgynghorwyd ar y ddogfen ddrafft gydag ystod o fudd-ddeiliaid gan gynnwys yr holl Gynghorau Dinas, Tref a Chymuned, a'r cyhoedd yn gyffredinol fel y nodwyd yn yr adroddiad ymgynghori yn Atodiad B.

9. Datganiad y Prif Swyddog Cyllid

9.1 Ni ragwelir y bydd cytuno i fabwysiadu'r CCA yn creu unrhyw gost ychwanegol. Os bydd unrhyw gostau yn codi bydd angen eu cynnwys o fewn y cyllidebau refeniw presennol ar gyfer y gwasanaeth.

10. Pa risgiau sydd ac a oes unrhyw beth y gallwn ei wneud i'w lleihau?

10.1 Yn absenoldeb canllawiau cyfoes, mae perygl y gall datblygwyr gyflwyno cynlluniau amhriodol a fydd yn niweidiol i'r strydlun ac amwynder defnyddwyr datblygiadau yn y dyfodol.

11. Pŵer i wneud Penderfyniad

11.1 Deddf Cynllunio a Phrynu Gorfodol (2004).

Mae tudalen hwn yn fwriadol wag

Nodyn Canllaw Cynllunio

Atodol

DRAFFT

Coed a Thirlunio



DYDDIAD: **March** Gorffennaf 2016



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Mae'r ddogfen hon hefyd ar gael yn Saesneg

1. Cyflwyniad

- 1.1 Mae'r Nodyn hwn yn un o gyfres o Nodiadau Canllawiau Cynllunio Atodol (CCA), sy'n ymhelaethu ar bolisiau'r cynllun datblygu a materion eraill mewn ffordd glir a chryno gyda'r nod o wella dyluniad ac ansawdd datblygiadau newydd. Bwriad y Nodiadau yw cynnig canllawiau bras a fydd o gymorth i aelodau'r cyhoedd a swyddogion mewn trafodaethau cyn cyflwyno ceisiadau cynllunio ac o gymorth i swyddogion wrth drin ac aelodau wrth benderfynu ar geisiadau cynllunio.

2. Statws a Chyfnodau Paratoi

- 2.1 Nid yw CCA y Cyngor yn rhan o'r cynllun datblygu a fabwysiadwyd. Mae Llywodraeth Cymru wedi cadarnhau, yn dilyn ymgynghoriad cyhoeddus a chymeradwyaeth ddilynol yr Awdurdod Cynllunio Lleol (ACLI), gellir trin y CCA fel ystyriaeth gynllunio berthnasol pan fydd ACLI, Arolygwyr Cynllunio a Llywodraeth Cymru yn penderfynu ar geisiadau cynllunio ac apeliadau. Cafodd y ddogfen CCA hon ei mabwysiadu'n ffurfiol hon ei chymeradwyo ar gyfer ymgynghori gan Bwyllgor Cynllunio Cyngor Sir Ddinbych ar 16 Mawrth 27 Gorffennaf 2016.

- 2.2 Paratowyd y ddogfen hon yn unol â'r polisi cynllunio ym Mholisi Cynllunio Cymru (Argraffiad 8), Cynlluniau Datblygu Lleol Cymru (2015); a Nodiadau Cyngor Technegol Llywodraeth Cymru.

3. Cefndir

- 3.1 Mae coed a gwrychoedd yn rhan bwysig o'n hamgylchedd ac wrth gyflenwi datblygu cynaliadwy, mae cadw a phlannu coed a gwrychoedd newydd yn hanfodol.

Mae coed yn cyfrannu'n sylweddol at amwynder y dirwedd a'r strydwedd, yn ychwanegu aeddfedrwydd at ddatblygiadau newydd, gwneud lleoedd yn fwy deniadol, ac yn helpu i leddfu'r amgylchedd adeiledig drwy wella golygfeydd dymunol, trwy dorri

llinellau gweld a drwy sgrinio adeiladau hyll a golygfeydd annymunol. Gallant liniaru unrhyw effaith ar y dirwedd, yn enwedig o ran datblygiadau o fewn neu tu fewn i leoliadau gwarchodedig megis AHNE Bryniau Clwyd a Dyffryn Dyfrdwy a Thraphont Ddŵr Pontcysyllte a Safle Camlas Treftadaeth y Byd. Maent yn cyfrannu at ansawdd bywyd pobl ac ymdeimlad o les ac yn cynhyrchu ocsigen, yn storio carbon, rhyng-gipio ac yn amsugno glaw a thrwy hynny yn lleihau'r risg o lifogydd, yn amsugno llygryddion sy'n helpu i leihau'r achosion o salwch resbiradol, hidlo sŵn, darparu lloches a chysgod a darparu cynefin i fywyd gwylt.

4. Polisi a Rheoliadau Cynllunio

- 4.1 Mae Polisi Cynllunio Cymru yn ei gwneud yn glir bod "*Coed, coetiroedd a gwrychoedd yn bwysig iawn, fel cynefinoedd bywyd gwylt ac o ran eu cyfraniad at gymeriad y dirwedd a harddwch. Maent hefyd yn chwarae rhan wrth fynd i'r afael â newid yn yr hinsawdd trwy ddal carbon ac maent yn gallu darparu ffynhonnell ynni cynaliadwy. Dylai awdurdodau cynllunio lleol geisio diogelu coed, grwpiau o goed ac ardaloedd o goetir lle mae ganddynt werth treftadaeth naturiol neu yn cyfrannu at gymeriad neu amwynder lleoliad penodol. Mae coetir hynafol a lled naturiol yn gynefinoedd anhepgor o werth bioamrywiaeth uchel y dylid eu gwarchod rhag datblygiad a fyddai'n arwain at ddifrod sylweddol* (Polisi Cynllunio Cymru Rhifyn 8, para 5.2.9).



- 4.2 Mae Nodyn Cyngor Technegol (TAN) 10: Gorchmynion Diogelu Coed 1997 yn rhoi cyngor mwy manwl i awdurdodau lleol ar wneud GDC a'r dull ar gyfer gwneud gwaith i ddiogelu coed.

- 4.3 Mae Polisi RD1 o Gynllun Datblygu Lleol (CDLI) Sir Ddinbych a fabwysiadwyd yn nodi'r gofyniad bod nodweddion tirwedd presennol yn cael eu hymgorffori mewn datblygiadau newydd a bod tirlunio addas yn cael ei gynnwys ym mhob datblygiad newydd.

5. Canllawiau

- 5.1 Mae'r egwyddorion canlynol yn berthnasol:

Cyffredinol

Ni fydd datblygiad a fyddai'n arwain at ddifrod a/neu dorri coed sylweddol yn amhriodol (hy coed BS 5837 Categori A a B) a gwrychoedd fel arfer yn cael eu caniatáu. Defnyddir amodau cynllunio a Gorchmynion Diogelu Coed i ddiogelu coed mewn achosion priodol.

Mae'r Safon Brydeinig yn darparu siart llif sy'n manylu ar y camau angenrheidiol i'w cymryd yn ystod pob cam o'r broses ddatblygu. Mae'r siart yn Atodiad 1 o'r Nodyn Canllawiau hwn.

Mae'r math a'r lefel o wybodaeth coedyddiaeth i'w chyflwyno gyda'ch cais (✓) a lle efallai y bydd angen gwybodaeth ychwanegol (*) yn dibynnu ar faint a math y datblygiad arfaethedig. (Crynohir hyn yn y tabl isod).

i) Ar gyfer ceisiadau gan **ddeiliaid tai** (e.e. yr holl waith ar annedd sengl, ac eithrio adeiladu tŷ) dylai'r holl goed (coesynnau a lledaeniad canopi) a gwrychoedd ar y safle neu o fewn pellter dylanwadu gael eu plotio'n gywir ar gynllun bloc. Dylech gynnwys manylion pa goed sydd i'w cadw, eu tynnu a'u tocio.

ii) Ar gyfer **ceisiadau ar raddfa fach** (e.e. pedair annedd neu lai, arwynebedd llawr llai na 1000m², neu geisiadau amlinellol llai na 0.5Ha) lle mae coed ar neu o fewn pellter dylanwadu i'r safle datblygu arfaethedig, bydd arolwg tir, arolwg coed BS 5837 a Chynllun Amddiffyn Coed yn ofynnol. Dylid cynnwys manylion pa goed sy'n cael eu cadw, eu codi a'u tocio.

iii) Ar gyfer ceisiadau **ar raddfa fawr** (e.e. pum annedd neu fwy, arwynebedd llawr mwy na 1000m², neu geisiadau amlinellol o fwy na 0.5 Ha a gweithfeydd mwynau a chynigion datblygu gwastraff) lle mae coed ar neu o fewn pellter dylanwadu i'r safle datblygu arfaethedig, dylai arolwg tir, arolwg coed BS 5837, Cynllun Amddiffyn Coed, Asesiad Goblygiadau Coedyddiaeth a Datganiad Dull Coedyddiaeth gael ei gyflwyno gyda'ch cais.

iv) Pan fo coed arwyddocaol (coed Categori A a B BS 5837) yn bresennol ar neu ger safleoedd ceisiadau graddfa bach a chan ddeiliaid tai gallai'r rhain gael eu heffeithio gan y datblygiad arfaethedig, efallai y bydd angen gwybodaeth ychwanegol, megis arolwg coed BS5837 ac Asesiad Goblygiadau Coedyddiaeth.

v) Bydd ymgynghorydd coedyddiaeth yn gallu rhoi cyngor pellach i chi ar y gofynion uchod.

5.2

	Deiliaid Tŷ Ceisiadau	Ceisiadau Graddfa Bach	Ceisiadau Graddfa Mawr
Coed a gwrychoedd wedi eu plotio ar Gynllun Bloc	✓	*	*
Arolwg Tir	*	✓	✓
Arolwg Coed BS 5837	*	✓	✓
Asesiad Goblygiadau Coedyddiaeth	*	*	✓
Cynllun Amddiffyn Coed	*	✓	✓
Datganiad Dull Coedyddiaeth (DDC)	*	*	✓

Tabl 1: Gwybodaeth Coedyddiaeth sy'n ofynnol yn ôl Graddfa Datblygu

6. Dylunio

6.1

Mae plannu coed newydd, gan gynnwys y dewis o rywogaethau, lleoliadau plannu ac anghenion cynnal a chadw yn y dyfodol ac integreiddio coed a gwrychoedd presennol o ansawdd da yn rhan annatod o'r broses ddylunio. Fel arfer, dylai stoc planhigion gynnwys rhywogaethau lleol cynhenid, a ddylai yn ddelfrydol eu tyfu yn lleol er mwyn sicrhau parhad y gronfa genynnau yn lleol a lleihau methiannau planhigion. Mae'n rhaid i ddatblygu gael ei gynllunio o amgylch coed a gwrychoedd arwyddocaol a lle y bo'n briodol, er mwyn cynyddu gorchudd coed gyda phlannu newydd, a thrwy hynny yn gwella amwynder lleol. Er enghraifft, nid yw coed a gwrychoedd sydd wedi eu plannu ers blynyddoedd, amwynder gweledol, a gwerth ecolegol neu hanesyddol yn cael eu disodli yn hawdd a dylid eu cadw a'u diogelu.

Lle bydd datblygiad yn arwain at golli coed a gwrychoedd, bydd plannu coed a gwrychoedd newydd o leiaf yr un rhif neu orchudd canopi i'r rhai a gollwyd fel arfer yn ofynnol i liniaru'r golled.



6.2

Lle mae gofod yn caniatáu, bydd yn ofynnol defnyddio coed canopi mawr er mwyn darparu strwythur i'r datblygiad a'r dirwedd o amgylch a strydwedd. Dylid plannu coed aeddfed i ddarparu sgrinio uniongyrchol a thirweddu pryd bynnag y bo modd. Ar safleoedd datblygu mawr, dylid ystyried defnyddio plannu strwythurol o flaen llaw er mwyn darparu sgrinio priodol.

6.3

Rhaid i ddylunio datblygiad sicrhau nad yw coed sy'n cael eu cadw a'u plannu yn

achosi niwsans afresymol neu anghyfleustra. Ni fydd cynigion a fyddai'n arwain at goed sy'n achosi cysgodi gormodol neu yn rhy ddominyddol neu ormesol, a/ neu'n ymyrryd yn ormodol ar fannau amwynder preifat neu dros eiddo preswyl, fel arfer yn cael eu caniatáu. Dylai disodli unrhyw goed sy'n cael eu codi gyda rhai o faint neu rywogaethau mwy priodol gael ei gynnwys mewn unrhyw gynigion tirweddu ar gyfer safle.

- 6.4 Dylai gwasanaethau cyfleustodau newydd gael eu lleoli'n ddigon pell oddi wrth goed presennol ac arfaethedig i atal difrod i'r coed trwy osod a chynnal a chadw, ac i osgoi difrod posibl i'r cyfarpar. Lle bo modd, dylai pob cyfarpar cyfleustod gael eu cludo a'u gosod "mewn coridorau." Lle mae'n rhaid i wasanaethau dan y ddaear gael eu lleoli o fewn ardaloedd diogelu gwreiddiau coed, dylid gosod a chynnal a chadw yn unol ag arfer gorau'r diwydiant, Cyd-Grŵp Cenedlaethol Cyfleustodau (NJUG) Cyfrol 4 (Gweler Atodiad 3). Dylai turio ymwithiol neu ddefnyddio rhawiau aer ar gyfer gosod gwasanaethau tanddaearol gael eu hystyried, gan y bydd y dulliau hyn yn cyfyngu ar ddifrod posibl i'r gwreiddiau.

6.5 Diogelu Coed

- 6.6 Mae'r math a'r lefel o ddiogelwch sy'n ofynnol ar gyfer coed a gedwir ac ar gyfer ardaloedd sydd i'w plannu yn dibynnu ar faint a math y datblygiad. Yn y mwyafrif helaeth o achosion, dylai coed cadw gael eu diogelu gan rwyll wedi'i weldio e.e Herras neu ffensys astellog agos. Mae manylion pellach i'w gweld yn BS5837.



- 6.7 Dylai'r Parth Gwahardd Adeiladu ar gyfer coed arwyddocaol hynafol, hen a/ neu hanesyddol (Coed Categori A3 BS 5837) fod yn seiliedig ar ardal gyda radiws sydd 15 gwaith diamedr coesyn y goeden (wedi'i fesur 1.5 metr o lefel y ddaear) neu ar bellter o 2 fetr y tu hwnt i ledaeniad corun, p'un bynnag yw'r mwyaf.

6.8 Plannu

- 6.9 Bydd angen plannu coed a gwrychoedd newydd, ymysg cynigion tirlunio eraill, ar safleoedd datblygu er mwyn gwella amwynder a lliniaru am gollu unrhyw orchudd canopi o ganlyniad i dorri coed. Dylai datblygiadau ddarparu ar gyfer plannu coed ar hyd prif ffryntiadau a llwybrau mynediad. Ar gyfer datblygiad preswyl o ddeg eiddo neu fwy, bydd angen plannu coed rhodfa fel arfer ar brif llwybrau o fewn y safle a bydd angen plannu coed stryd unigol ar ffyrdd mewol eraill. Lle nad oes modd lliniaru colli coed yn ddigonol drwy blannu coed newydd o fewn y cynllun, bydd y Cyngor yn disgwyl i ddatblygwyr ddarparu ar gyfer plannu coed newydd digonol oddi ar y safle, drwy ddefnyddio cytundebau Adran 106.



- 6.10 Dylai'r dewis o goed i'w plannu gymryd i ystyriaeth y gosodiad a dyluniad y safle, defnydd yn y dyfodol, pridd ac amodau hinsoddol, cymeriad tirwedd lleol ac amgylchoedd cyd-destunol a dylai digon o le gael ei gynllunio o fewn y cynllun er mwyn caniatáu coed i gyrraedd eu maint aeddfed.
- 6.11 Dylai coed a blannwyd fod o rywogaeth sydd ar aeddfedrwydd yn cyflawni maint a ffurf sy'n gydnaws â graddfa a strwythur y datblygiad.
- 6.12 Lle bwriedir plannu coed o fewn ardaloedd â wyneb caled (ee ardaloedd parcio a llwybrau troed) dylai maint y tyllau plannu fod yn ddigonol i ddarparu cyfaint digonol o bridd i gefnogi maint y goeden (coed) a blannwyd (Gellir dod o hyd i ragor o gyngor am gyfrolau gwreiddio coed o dan y teitlau wedi eu marcio â * yn Atodiad 3).

7. Prosesau a Gwybodaeth

7.1 Y Cyfnod Arolwg

Ar gyfer y rhan fwyaf o fathau o geisiadau lle mae coed yn bresennol ar neu gerllaw safleoedd datblygu arfaethedig, bydd arolygon tir a choed yn ofynnol.

- 7.2 **Arolwg Tir** - cofnodi lleoliad pob coeden (gyda diamedr coesyn o 75mm neu fwy), gan gynnwys eu coesau a lledaenu canopi ac unrhyw lwyni arwyddocaol a gwrychoedd o fewn y safle a choed ar dir cyfagos sydd o fewn pellter dylanwadu i'r safle datblygu (cyfeiriwch at BS 5837 adran 4.1). Lle nad yw'r datblygiad yn amharu ar ardaloedd

coediog, dim ond y coed ymyl sydd angen cael eu cofnodi. Mae coed o fewn pellter dylanwadu yn cynnwys y rhai ar neu o fewn pellter cyfartal i 12 gwaith eu diamedr coesyn (fesur 1.5m o lefel y ddaear), y rhai hynny lle mae'r canopïau yn hongian uwchben y safle datblygu, a/neu'n taflu lefelau gormodol o gysgod ar yr eiddo preswyl a gerddi arfaethedig.

7.3 **Arolwg Coed** - nodi'r priodoleddau, ansawdd a gwerth yr holl goed ar y safle a'r rhai o fewn pellter dylanwadu e.e. cyfeirnod, rhywogaethau, uchder, coesyn diamedr, oedran, cyflwr, amcangyfrifir hyd oes, ac ati (cyfeiriwch at BS 5837 adran 4.4.2.5 a Thabl 1), y rhai a gynigir ar gyfer tynnu a chadw ac yn cynnwys amserlen waith a argymhellir. Dylai'r arolwg coed gael ei gynnal, yn annibynnol, ac yn ddelfrydol, cyn i gynigion dylunio gael eu llunio.

7.4 Efallai y bydd angen cynnal arolygon pellach hefyd lle mae nodweddion ar neu ger y safle yn ffafriol i rywogaethau a warchodir. Gall coed gynnwys safleoedd clwydo a bridio ar gyfer ystlumod, rhywogaeth Ewropeaidd a ddiogelir, ac adar, tra gall gwrychoedd a rhesi o goed ddarparu swyddogaeth coridor bywyd gwyllt pwysig. Cysylltwch ag Ecolegydd y Cyngor neu Gyfoeth Naturiol Cymru am gyngor ar y mater hwn.



7.5 Mae gwrychoedd brodorol yn cael eu gwarchod o dan Reoliadau Gwrychoedd 1997 a dylid eu hasesu i benderfynu a ydynt yn 'bwysig' o fewn ystyr y Rheoliadau. Ceir arweiniad pellach ar hyn yn y llyfryn canllawiau DETR a gyhoeddwyd "Rheoliadau Gwrychoedd 1997: Arweiniad i'r gyfraith ac arfer da".

7.6 **Y Cam Dylunio**

- 7.7 Dylai dylunio datblygu gymryd i ystyriaeth y cyfyngiadau a'r cyfleoedd a ddaw yn sgil coed ansawdd sy'n bodoli eisoes, coetiroedd a gwrychoedd a darparu gofod digonol ar gyfer plannu coed newydd.
- 7.8 Lle y bo'n briodol bydd y wybodaeth ganlynol yn ofynnol er mwyn asesu effaith y datblygiad arfaethedig ar goed a gwrychoedd:
- 7.9 **Asesu Goblygiadau Coedyddiaeth (AGC)** nodi a gwerthuso effeithiau uniongyrchol ac anuniongyrchol y datblygiad ar goed a rhoi cyngor ar fesurau lliniaru dilynol (e.e. mesurau peirianeg a diogelu coed arbennig a manylion ailblannu lle nad oes modd osgoi colli coeden). Dylai'r asesiad gynnwys data amserlen arolwg coed, cynllun arolwg coed, cynllun cadw/ torri coed, cynllun amddiffyn coed, a lle y bo angen cynigion ar gyfer plannu coed newydd, dadansoddi cysgod a Datganiadau Dull Coedyddiaeth dangosol.
- 7.10 **Cynllun Amddiffyn Coed (CAC)** - yn dynodi mesurau diogelu coed ac yn dangos:
- i) **Ardal Gwarchod Gwreiddiau** - ardal o amgylch coeden sydd yn arwydd o leiafswm maint gwreiddio (lledaeniad gwreiddiau a phridd) y mae'r goeden ei angen i oroesi ac y mae'n rhaid ei diogelu yn ystod y datblygiad. Mae hyn yn cael ei bennu gan ddiamedr boncyff y goeden e.e. ar gyfer coed un coesyn mae'r diamedr (1.5 metr o lefel y ddaear) yn cael ei luosi gyda 12, ar gyfer coed categori A3 mae diamedr coesyn yn cael ei luosi gyda 15. Ar gyfer coed amlgoesyn dylid cyfeirio at BS 5837:2012 adran 4.6.1. a) a b). Yna mae'r ffigurau hyn yn cael eu trosi gan dyfwr coed i mewn i ardal (mewn m²) o gwmpas pob coeden, gan ystyried unrhyw gyfyngiadau ar dwf gwreiddiau fel sylfeini, ffyrdd, ac ati.
 - ii) **Parth Eithrio Adeiladu (PEA)** - ardal o amgylch coed cadw y mae'n rhaid eu diogelu yn ystod datblygu, gan gynnwys newidiadau ar lefel y tir, dymchwel ac adeiladu. Mae hyn yn seiliedig ar Ardal Gwarchod Gwreiddiau coeden (mewn m²) a lledaenu canopi, gyda'r Parth Gwahardd Adeiladu yn ymestyn at ymyl canopi'r goeden neu Ardal Gwarchodaeth Gwreiddiau, yn dibynnu ar ba un bynnag yw'r mwyaf. Ar gyfer coed eithriadol hynafol, hen a hanesyddol arwyddocaol, bydd y Cyngor yn disgwyl i'r Parth Gwahardd Adeiladu gael ei gynyddu yn unol ag adran 6.7 o'r nodyn cyfarwyddyd hwn.



- 7.11 Dylai'r Cynllun Amddiffyn Coed hefyd ddangos yr holl goed, gwrychoedd a llwyni sylweddol mawr sydd i'w cadw a chael gwared arnynt, lleoliad ffensys diogelu a mesurau amddiffyn y tir, gan gynnwys manylebau, ac ardaloedd ar gyfer plannu coed arfaethedig (gweler Atodiad 2).

8. Y Cam Adeiladu/Ôl-ofal

- 8.1 Gall caniatâd cynllunio gynnwys amodau sy'n ymwneud â:
- 8.2 **Datganiad Dull Coedyddiaeth (AMS)** - pennu arferion gwaith sy'n ymwneud ag unrhyw weithrediadau sy'n agos at goed a gedwir a dylai gynnwys manylion y gwaith trin coed, mesurau diogelu coed, gwaith o fewn Ardaloedd Gwarchod Gwreiddiau coed a Pharthau Gwahardd Adeiladu, goruchwyliaeth coedyddiaeth, cynlluniau wrth gefn, tirlunio arfaethedig yn agos at goed a gedwir a manylion cyswllt.
- 8.3 **Gwaith ar Goed a Gwrychoedd** - yn unol â'r arolwg coed cymeradwy gwaith yn cael ei drefnu a'i gynnal yn unol â Safon Brydeinig 3998: 2010.



- 8.4 **Mesurau gwarchod coed a thirlunio meddal** - yn unol â'r cynllun diogelu coed, dylid gosod mesurau cyn bod yr holl waith datblygu (yn cynnwys dymchwel, stripio pridd a/ neu waith ail-graddio'r tir) yn dechrau. Bydd y math o ffensys diogelu coed a ddefnyddir yn dibynnu ar faint a math y datblygiad. Dylai mesurau diogelu gael eu harolygu yn dilyn gosod ac ar ôl hynny yn rheolaidd nes bod y datblygiad yn cael ei gwblhau'n foddhaol.
- 8.5 **Cynllun tirlunio** - yn egluro'r lleoliad, math a safonau ar gyfer y gwaith plannu a dylai gynnwys manyleb a chynllun plannu. Dylai'r fanyleb blannu gynnwys rhywogaethau planhigion, math o stoc a maint, yr angen am bolion/rhaffau dan y ddaear, tiwbiau dŵr/awyru, cysgodfeydd coed/gwarchodwyr cwningen/gwarchodwyr strimiwr, dimensiynau twll coed a pharatoi ac unrhyw ofynion ar gyfer gwellhad gwrteithiau/pridd.
- 8.6 **Cyfnod cynnal a chadw** - lle mae datblygiad yn cynnwys plannu coed, bydd angen amserlen cynnal a chadw am o leiaf pum mlynedd. Bydd yn ofynnol cynnal a chadw coed a blannwyd, yn cynnwys dyfrio, rheoli chwyn, gwirio ac addasu clymau coed yn rheolaidd a chael gwared ar bolion coed a rhwymau ar ôl 2- 3 blynedd er mwyn sicrhau eu bod wedi sefydlu'n llwyddiannus.

8.7 **Goruchwyliaeth coedyddiaeth** - archwiliadau rheolaidd gan dyfwr coed o:

- i) Mesurau amddiffyn coed a gwrychoedd (amddiffyn ffensys a thir).
- ii) Gweithio o fewn Ardaloedd Gwarchod Gwreiddiau coed a/neu Barthau Gwahardd Adeiladu.

9. **Diogelu Statudol**

9.1 Gall coed ar neu ger datblygiad a safleoedd wedi'u neilltuo gael eu diogelu gan amodau cynllunio, neu am eu bod wedi eu lleoli o fewn Ardaloedd Cadwraeth neu oherwydd eu bod yn destun Gorchmynion Diogelu Coed, gyda'r tri yn cael ei gweinyddu gan y Cyngor. Mae gan yr holl goed mewn Ardaloedd Cadwraeth gyda diamedr coesyn o 75 mm neu fwy (yn mesur 1.5 metr o lefel y ddaear) yr un lefel o amddiffyniad â Gorchymyn Diogelu Coed. Mae'n drosedd, heb ganiatâd cynllunio, yn amodol ar rai eithriadau, i docio neu dorri coeden sydd wedi ei diogelu gan statws Gorchymyn Diogelu Coed neu Ardal Gadwraeth. Yn ogystal, mae gan Adnoddau Naturiol Cymru ddyletswydd statudol i reoleiddio torri coed trwy roi trwyddedau torri coed. Lle mae coed a gwrychoedd yn cynnwys rhywogaethau a warchodir (e.e. ystlumod, pathewod) mae gwaith a wneir ar goed angen trwydded hefyd gan Gyfoeth Naturiol Cymru.

9.2 Bydd y Cyngor yn ymarfer ei bwerau gorfodi lle nad yw datblygiad yn cael ei wneud yn unol â chynlluniau cymeradwy neu lle na chedwir at amodau cynllunio. Lle mae yna achosion o dorri Gorchmynion Diogelu Coed a/neu ddeddfwriaeth coed Ardal Gadwraeth yn digwydd, bydd y Cyngor fel arfer yn cychwyn achos erlyn, pan fydd coed a ddiogelir yn cael eu difrodi neu eu dinistrio.

10. **Cysylltiadau**

Cysylltiadau:

Cyngor Sir Ddinbych
Tîm Rheoli Datblygu

Cyngor Sir Ddinbych
Cynllunio Strategol a Thai
Caledfryn

Caledfryn
Ffordd y Ffair
Dinbych
LL16 3RJ

Rhif ffôn: 01824 706727

E-bost: cynllunio@sirddinbych.gov.uk

Ffordd y Ffair
Dinbych
LL16 3RJ

Rhif ffôn: 01824 706916

E-bost: cdll@sirddinbych.gov.uk

Cymdeithas Coedyddiaeth

The Malthouse,
Stroud Green,
Standish,
Stonehouse,
Swydd Gaerloyw
G40 3DL

Ffôn: 0 1242 522152

E-bost: admin@trees.org.uk

Gwe: www.trees.org.uk

Cyfoeth Naturiol Cymru

Cyfoeth Naturiol Cymru
d/o Canolfan Gofal Cwsmeriaid
Tŷ Cambria
29 Ffordd Casnewydd
Caerdydd CF24 0TP

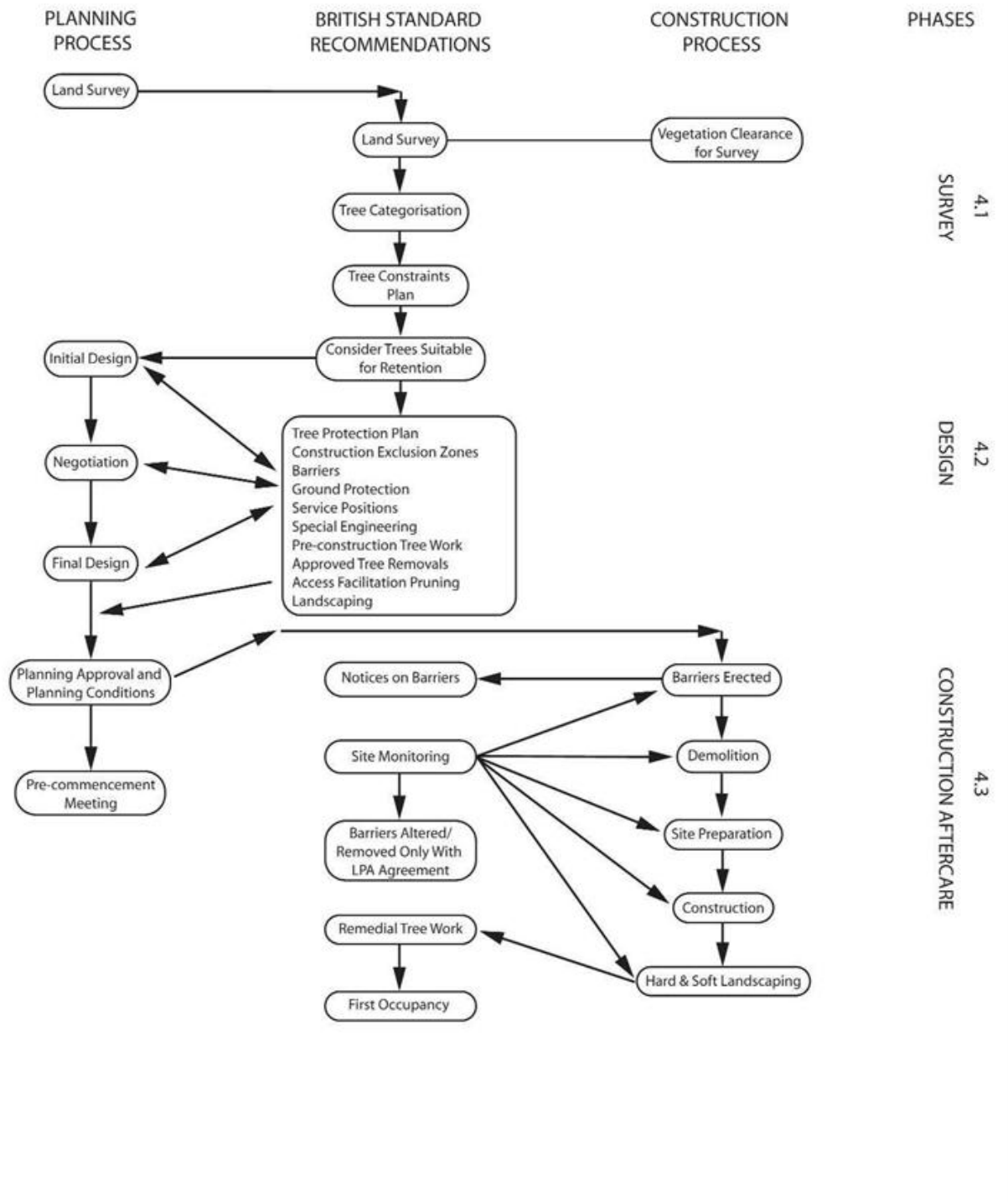
Ffôn: 0300 065 3000

E-bost:

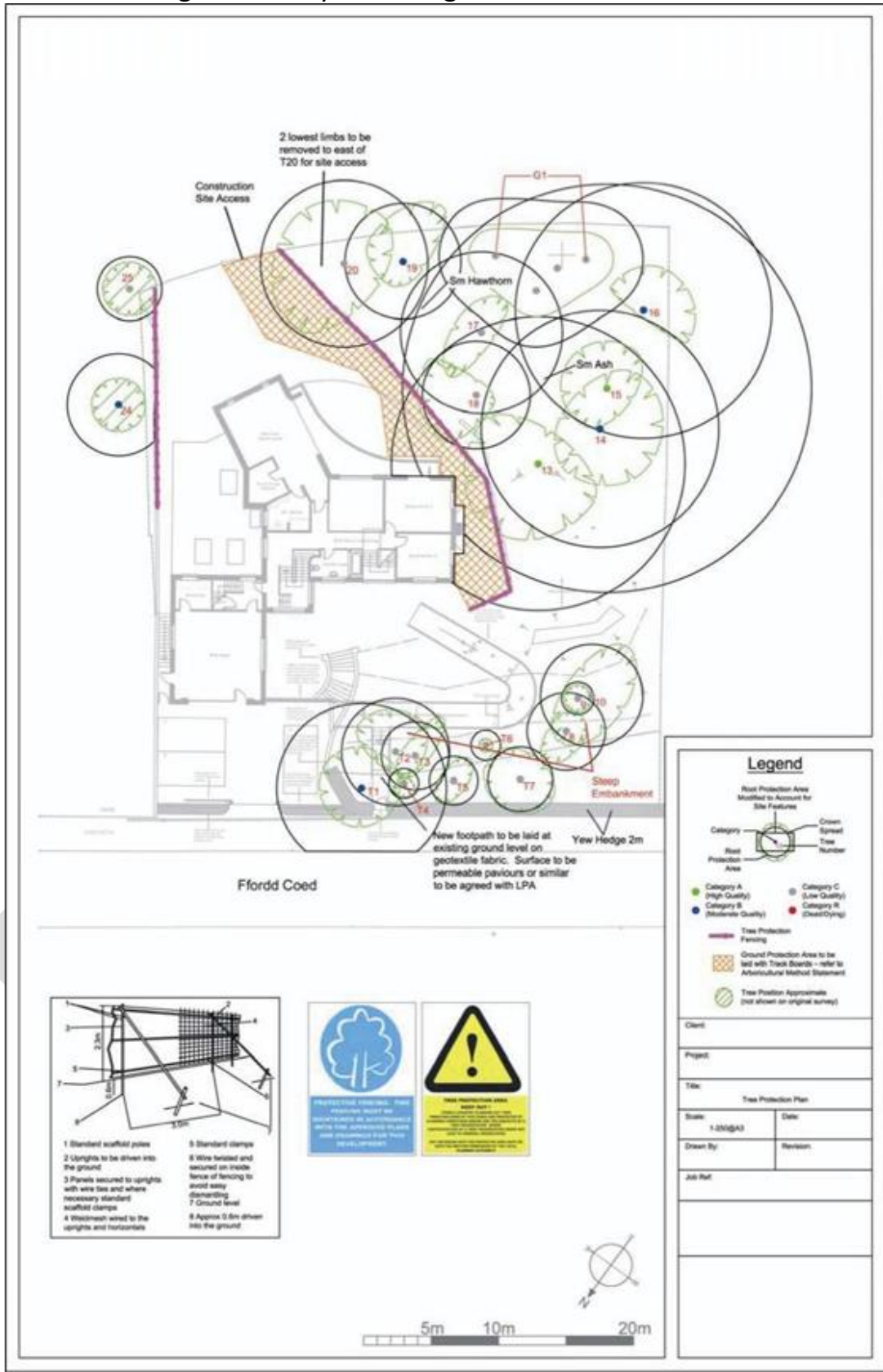
enquiries@naturalresourceswales.gov.uk

Cyngor ar goed ac yn cynhyrchu cyfeirlyfr blynyddol o dyfwyr coed Cymdeithas Coedyddiaeth cofrestredig (Ymgynghorwyr Coed) a chontractwyr (Meddygon Coed).

Atodiad 1: Cynllunio ar gyfer Coed ar Safleoedd Datblygu - Diagram Llif



Atodiad 2 - Enghraifft o Gynllun Diogelu Coed



Cydnabyddiaeth Cafodd y Cynllun Amddiffyn Coed ei ddarparu gan Tree Solutions Arboricultural Consultancy

Atodiad 3 - Gwybodaeth Ychwanegol

Mae'r nodiadau canllawiau a llyfrau Safonau Prydeinig canlynol yn cynnig canllawiau pellach ar ddatblygu a choed.

- Safonau Prydeinig 5837: (2012):
Coed mewn perthynas â dylunio, dymchwel ac adeiladu - Argymhellion.
- Safon Brydeinig 1192: Rhan 4: (1984): Lluniau Adeiladu - Argymhellion ar gyfer Lluniau Tirlunio.
- Safon Brydeinig 3882 (2007): Manyleb ar gyfer Uwchbridd a gofynion ar gyfer defnydd.
- Safon Brydeinig 3936: (1992): Manyleb ar gyfer Stoc Planhigfa.
- Safon Brydeinig 3998 (2010) Gwaith Coed - Argymhellion
- Safonau Prydeinig 4043:
(1989): Trawsblannu Coed Gwreiddbelen.
- Safonau Prydeinig 4428:
(1989): Cod Ymarfer ar gyfer Gweithrediadau Tirlunio Cyffredinol.

Safonau Prydeinig ar gael o www.bsi-global.com
- Sefydliad Ymchwil Adeiladu (BRE) - Sylfeini Adeiladu Isel: Dylanwad coed ar Briddoedd Clai (1999). Ar gael o www.brebookshop.com
- Canllawiau Coed Hynafol Rhif 3: Coed a Datblygiad.
Ar gael o www.woodlandtrust.org.uk
- Adran yr Amgylchedd a thrafnidiaeth (DETR) - Rheoliadau Gwrychoedd 1997: Canllaw ar y Gyfraith ac Arfer Da. Ar gael o www.hedgelinek.org.uk
- Adran Cymunedau a Llywodraeth Leol (DCLG) Tree Roots in the Built Environment (2006). Ar gael gan y rhan fwyaf o siopau llyfrau.

- Cyd-Grŵp Cenedlaethol Cyfleustodau (NJUG) Cyfrol 4 - Canllawiau ar gyfer Cynllunio, Gosod a Chynnal a Chadw Offer Cyfleustodau sy'n Agos at Goed (2007). Ar gael o www.njug.org.uk
- Safonau Cyngor Adeiladu Tai Cenedlaethol (NHBC) - Adeiladu Ger Coed: Pennod 4.2 (Diwygiedig 2003). Ar gael o www.nhbc.co.uk neu drwy ffonio: 0844 633 1000.
- * Coed yn y Tirlun Trefol - Asesu Safleoedd, Dylunio a Gosod (Wiley) (2004). Ar gael o'r rhan fwyaf o siopau llyfrau.
- * Up by Roots - Priddoedd Iach a Choed yn yr Amgylchedd Adeiledig (ISA) (2008). Ar gael o www.isaarboriculture.org

DRAFT

Denbighshire County Council

Draft Supplementary Planning Guidance: Trees and Landscaping

Consultation Report

DRAFT SUPPLEMENTARY PLANNING GUIDANCE: Trees and Landscaping

CONSULTATION REPORT July 2016

1. CONSULTATION UNDERTAKEN

1.1 Consultation on the draft supplementary planning guidance: Trees and Landscaping ran for 8 weeks up to 30th June 2016. This was a public consultation and was open for anyone to respond. The consultation included the following:

- Letters / emails were sent to contacts on the LDP database; public bodies; statutory consultees; local, regional and national organisations with an interest in the LDP; plus agents /developers, registered social landlords, statutory consultees (eg NRW, WG), relevant landowners and others with an interest in the site.
- All County Councillors notified
- All Denbighshire City, Town & Community Councils notified, together with neighbouring Counties, Town & Community Councils
- Council libraries and One-Stop-Shops also received hard copies of the consultation documents and response forms
- The draft supplementary planning guidance was published on the Council's website, with electronic versions of the response form available to download
- A press release was issued before and during the consultation period

1.2 5 organisations and 4 individuals responded to the consultation. Detailed consultation responses are included in Table A

Organisation	Comment (summary)	Council's response	Changes proposed
Canal & River Trust	Production of document is welcomed and supported as they broadly encourage policies which protect and safeguard the environment against inappropriate development.	Support welcomed, no change required.	None
AONB Interim Joint Advisory Committee	Trees and hedges are important landscape features which are integral to the character of much of the AONB. The Joint Committee welcomes recognition of their importance by the planning authority, and fully supports the adoption of an SPG to provide further advice and guidance in this regard.	Support welcomed, no change required.	
	The background section (para 3.1) describing the role of trees and landscaping should also include reference to their function in mitigating adverse landscape impacts, notably in relation to development in or within the setting of the nationally protected landscape of the AONB.	Agreed Para 3.1 to be amended.	<p>Amended para 3.1 Trees and hedgerows form an important part of our environment and in the delivery of sustainable development, the retention and the planting of new trees and hedges is crucial.</p> <p>Trees contribute considerably to the amenity of the landscape and streetscene, add maturity to new developments, make places more attractive, and help soften the built environment by enhancing pleasant views, by breaking up view lines and by screening unattractive buildings and undesirable views. They can mitigate landscape impacts, notably in relation to developments in or within the setting of protected landscapes such as the Clwydian Range and Dee Valley AONB and the Pontcysyllte Aqueduct and Canal World Heritage Site.</p>
	The document should emphasise that tree,	Agreed para 6.1 to be amended.	Amended para 6.1

Organisation	Comment (summary)	Council's response	Changes proposed
	hedge and landscape plant stock should normally comprise native local species, which should ideally be locally grown to ensure continuity of the local gene pool and reduce plant failures.		The planting of new trees, including the choice of species, planting locations and future maintenance needs and the integration of good quality existing trees and hedgerows is an integral part of the design process. Plant stock should normally comprise native local species, which should ideally be locally grown to ensure continuity of the local gene pool and reduce plant failures.
	The advantages of using semi-mature tree stock where appropriate to secure more rapid integration into the landscape should also be referred to, along with the need for advance structural planting on larger sites which will be developed over a number of years.	Agreed para 6.2 to be amended.	Para 6.2 refers to the use of mature planting. Additional text added to include reference to advance structural planting. Where space permits, the use of large canopy trees will be required in order to provide structure to the development and surrounding landscape and streetscene. The use of mature planting to provide immediate screening and landscaping should be used whenever possible. On large development sites the use of advance structural planting should be considered to provide appropriate screening.
Council for the Protection of Rural Wales (CPRW)	No Comment	Noted	None
National Grid	No Comment	Noted	None
Network Rail	No Comment	Noted	None

Organisation	Comment (summary)	Council's response	Changes proposed
Mr & Mrs Evans Faenol Bropor, Bodelwyddan (2 responses)	Ystyried anghenion lleol ardaloedd. Oes angen y cynllun yn y lie cyntaf?	Nid yw'r egwyddor o ddatblygu ar safleoedd yn destun ymgynghoriad hwn a gafodd ei gyfyngu i'r CCA ar Goed a Thirlunio. Dim newid arfaethedig.	Ddim
	Gwarchod Coed a Gwrychoedd hanesyddol a chynefinoedd creaduriaid ac adar.	Y CCA yn cyfeirio at y ddeddfwriaeth a'r canllawiau sy'n bodoli i ddiogelu asedau tirwedd a bioamrywiaeth gwerthfawr. Mae adrannau 4 a 9 o Goed a Thirlunio CCA. Dim newid angenrheidiol.	Ddim
	Goruchwyliaeth fanwl ar safleoedd datblygu lie mae Coed Henafol, gwarchod ei gwreiddiau er mwyn i'r goeden ffynnu ar ol y datblygiad.		
	Ffiniau newydd i'r safleoedd o blanhigion brodorol	Mae paragraffau 6.1 a 6.2 wedi cael eu diwygio i bwysleisio y defnydd o rywogaethau brodorol a gwerth plannu strwythurol ymlaen llaw.	Para diwygiedig 6.1 Mae plannu coed newydd, gan gynnwys y dewis o rywogaethau, lleoliadau plannu ac anghenion cynnal a chadw yn y dyfodol ac integreiddio coed a gwrychoedd presennol o ansawdd da yn rhan annatod o'r broses ddylunio. Fel arfer, dylai stoc planhigion gynnwys rhywogaethau lleol cynhenid, a dylai yn ddelfrydol eu tyfu yn lleol er mwyn sicrhau parhad y gronfa genynnau yn lleol a lleihau methiannau planhigion. Para 6.2 yn cyfeirio at y defnydd o blannu aeddfed. Lle mae gofod yn caniatáu, bydd

Organisation	Comment (summary)	Council's response	Changes proposed
			yn ofynnol defnyddio coed canopi mawr er mwyn darparu strwythur i'r datblygiad a'r dirwedd o amgylch a strydwedd. Dylid plannu coed aeddfed i ddarparu sgrinio uniongyrchol a thirweddau pryd bynnag y bo modd. Ar safleoedd datblygu mawr, dylid ystyried defnyddio plannu strwythurol o flaen llaw er mwyn darparu sgrinio priodol.
	Cyn ystyried datblygu ar safleoedd hanesyddol mae angen ymchwil drwyadl. Gwarchod Hen Fwyngloddia/Siafftiau, dim ei llenwi yn ddiystyriol a chreu llifogydd i'r dyfodol,	Mae perygl llifogydd yn cael ei hystyried ar yr holl safleoedd datblygu. Gwnewch sylw nad ydynt yn berthnasol i Goed a Thirlunio CCA. Dim newidiadau gofynnol.	Ddim
	Mae angen ymchwil drwyadl cyn ystyried adeiladu ar safleoedd hanesyddol.	Mae'r amgylchedd hanesyddol yn cael ei ystyried ar bob safle datblygu. Gwnewch sylw nad ydynt yn berthnasol i Goed a Thirlunio CCA. Dim newidiadau gofynnol.	Ddim
	Ni ddiliau'r un cynllun gael ei ystyried os oes hanes lleol am lifogydd o unrhyw fath. Talu sylw i sylwadau bobl leol, mae gwybodaeth lleol wedi ei gadw o genhedlaeth genhedlaeth.	Mae perygl llifogydd yn cael ei hystyried ar yr holl safleoedd datblygu. Gwnewch sylw nad ydynt yn berthnasol i Goed a Thirlunio CCA. Dim newidiadau gofynnol.	Ddim
Mr & Mrs Williams 2, Rhodfa Canolblas, Bodelwyddan (2 responses)	Mae yn holl bwysig I anghrnon lleol ardaloedd cael in gymryd I ystyriaeth. Oes angen y cynllun yn y lle cyntaf?	Nid yw'r egwyddor o ddatblygu ar safleoedd yn destun ymgynghoriad hwn a gafodd ei gyfyngu i'r CCA ar Goed a Thirlunio.	Ddim

Organisation	Comment (summary)	Council's response	Changes proposed
	<p>Coed a Gwrychoedd hanesyddol gael eu gwarchod. Goruchwyliaeth fanwl ar y safle gan arbenigwyr cynllunio. Gwarchod gwreiddiau coedfel bod y goeden yn ffynnu ar ol y datblygiad a dim yn rhoi cyfle i'w dymchwel ar ol gorffen y cynllun, fel sydd wedi digwydd mewn ambelle yn y gorffennol.</p>	<p>Dim newid arfaethedig.</p> <p>Y CCA yn cyfeirio at y ddeddfwriaeth a'r canllawiau sy'n bodoli i ddiogelu asedau tirwedd a bioamrywiaeth gwerthfawr.</p> <p>Mae adrannau 4 a 9 o Goed a Thirlunio CCA.</p> <p>Dim newid angenrheidiol.</p>	<p>Ddim</p>
	<p>Morol bod ffiniau newydd i'r safleoedd o blanhigion brodorol.</p>	<p>Mae paragraffau 6.1 a 6.2 wedi cael eu diwygio i bwysleisio y defnydd o rywogaethau brodorol a gwerth plannu strwythurol ymlaen llaw.</p>	<p>Para diwygiedig 6.1</p> <p>Mae plannu coed newydd, gan gynnwys y dewis o rywogaethau, lleoliadau plannu ac anghenion cynnal a chadw yn y dyfodol ac integreiddio coed a gwrychoedd presennol o ansawdd da yn rhan annatod o'r broses ddylunio. Fel arfer, dylai stoc planhigion gynnwys rhywogaethau lleol cynhenid, a ddylai yn ddelfrydol eu tyfu yn lleol er mwyn sicrhau parhad y gronfa genynnau yn lleol a lleihau methiannau planhigion.</p> <p>Para 6.2 yn cyfeirio at y defnydd o blannu aeddfed.</p> <p>Lle mae gofod yn caniatáu, bydd yn ofynnol defnyddio coed canopi mawr er mwyn darparu strwythur i'r datblygiad a'r dirwedd o amgylch a strydwedd. Dylid plannu coed aeddfed i ddarparu sgrinio uniongyrchol a thirweddau prydd</p>

Organisation	Comment (summary)	Council's response	Changes proposed
			bynag y bo modd. Ar safleoedd datblygu mawr, dylid ystyried defnyddio plannu strwythurol o flaen llaw er mwyn darparu sgrinio priodol.
	Gwarchod Hen Fwyngloddia/Siafftau, oherwydd mae amryw ohonyntyn rhoi draenio naturiol I diroedd ac wrth ymyrryd e.e. llewni gelli'r codi problemau enfawr ardaloedd (llifogydd ac ati)	Mae perygl llifogydd yn cael ei hystyried ar yr holl safleoedd datblygu. Gwnewch sylw nad ydynt yn berthnasol i Goed a Thirlunio CCA. Dim newidiadau gofynnol.	Ddim
	Cyn ystyried datblygu ar safleoedd hanesyddol mae angen ymchwil drwyadl. Gwarchod Hen Fwyngloddia/Siafftau, dim ei llenwi yn ddiystyriol a chreu llifogydd i'r dyfodol,	Mae perygl llifogydd yn cael ei hystyried ar yr holl safleoedd datblygu. Gwnewch sylw nad ydynt yn berthnasol i Goed a Thirlunio CCA. Dim newidiadau gofynnol.	Ddim
	Mae angen ymchwil drwyadl cyn ystyried adeiladu ar safleoedd hanesyddol.	Mae'r amgylchedd hanesyddol yn cael ei ystyried ar bob safle datblygu. Gwnewch sylw nad ydynt yn berthnasol i Goed a Thirlunio CCA. Dim newidiadau gofynnol.	Ddim
	Ni ddiliau un safle gael ai hystyried os oes hanes lleol am lifogyddhanesyddol mewn ardal, boed hynny flwyddyn neu gan mlynedd yn ol.	Mae perygl llifogydd yn cael ei hystyried ar yr holl safleoedd datblygu. Gwnewch sylw nad ydynt yn berthnasol i Goed a Thirlunio CCA. Dim newidiadau gofynnol.	Ddim

Trees and Landscaping Supplementary
Planning Guidance adoption
27/07/2016

Equality Impact Assessment

Trees and Landscaping Supplementary Planning Guidance - consultation draft

Contact: Angela Loftus

Updated: 27/07/2016

1. What type of proposal / decision is being assessed?

A new or revised policy

2. What is the purpose of this proposal / decision, and what change (to staff or the community) will occur as a result of its implementation?

The proposal is to adopt a revised Supplementary Planning Guidance (SPG) relating to trees and landscaping.

3. Does this proposal / decision require an equality impact assessment? If no, please explain why.

*Please note: if the proposal will have an impact on people (staff or the community) then an equality impact assessment **must** be undertaken*

No

The proposal is to to adopt revised planning guidance relating to trees and landscaping. The content of the SPG does not set policy but merely provides additional explanation and information for Members, Officers and developers in applying policy.

4. Please provide a summary of the steps taken, and the information used, to carry out this assessment, including any engagement undertaken

(Please refer to section 1 in the toolkit for guidance)

The Denbighshire Local Development Plan (LDP) is the overarching policy document under which all SPG sit and this underwent an EqIA in 2009.

5. Will this proposal / decision have a positive impact on any of the protected characteristics (age; disability; gender-

reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation)?
(Please refer to section 1 in the toolkit for a description of the protected characteristics)

No

6. Will this proposal / decision have a disproportionate negative impact on any of the protected characteristics (age; disability; gender-reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation)?

No

7. Has the proposal / decision been amended to eliminate or reduce any potential disproportionate negative impact? If no, please explain why.

No	Not required
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8. Have you identified any further actions to address and / or monitor any potential negative impact(s)?

No	Not required
----	--------------

Action(s)	Owner	By when?

9. Declaration

Every reasonable effort has been made to eliminate or reduce any potential disproportionate impact on people sharing protected characteristics. The actual impact of the proposal / decision will be reviewed at the appropriate stage.

Review Date:	
---------------------	--

Name of Lead Officer for Equality Impact Assessment	Date
Angela Loftus	27/07/2016

Please note you will be required to publish the outcome of the equality impact assessment if you identify a substantial likely impact.

Adroddiad i'r: Pwyllgor Cynllunio

Dyddiad y Cyfarfod: 27 Gorffennaf 2016

Aelod / Swyddog Arweiniol: Cyng. David Smith, Parth y Cyhoedd/
Angela Loftus, Rheolwr Cynllunio Strategol a Thai

Awdur yr Adroddiad: Karsten Brußk, Swyddog Cynllunio

Teitl: **Cadwraeth a Gwella Bioamrywiaeth
Canllaw Cynllunio Atodol - mabwysiadu'r ddogfen derfynol**

1. Am beth mae'r adroddiad yn sôn?

1.1 Mae'r adroddiad yn rhoi gwybod i Aelodau am ganlyniadau'r ymarfer ymgynghori cyhoeddus 8 wythnos ar y nodyn Canllawiau Cynllunio Atodol drafft: 'Gwarchod a Gwella Bioamrywiaeth', ac yn argymhell mabwysiadu yn unol â newidiadau i'r ddogfen arfaethedig.

2. Beth yw'r rheswm dros lunio'r adroddiad hwn?

2.1 Cynhaliodd Cynllunio Strategol a Thai ymgynghoriad cyhoeddus 8 wythnos rhwng dechrau mis Mai 2016 a diwedd mis Mehefin 2016. Adroddwyd ar sylwadau a dderbyniwyd ar y ddogfen ddrafft i gyfarfod Grŵp Llywio Aelodau'r CDLI ar 20 Gorffennaf 2016. Felly, mae angen penderfyniad ar y cynnig i fabwysiadu'r CCA drafft.

3. Beth yw'r Argymhellion?

3.1 Bod yr Aelodau'n mabwysiadu'r ddogfen CCA drafft 'Gwarchod a Gwella Bioamrywiaeth' ynghlwm fel Atodiad 1, yn unol â newidiadau arfaethedig fel yr amlinellwyd yn yr Adroddiad Ymgynghori, ynghlwm fel Atodiad 2.

4. Manylion yr Adroddiad

4.1 Pan gafodd Cynllun Datblygu Lleol Sir Ddinbych 2006 - 2021 (CDLI) ei fabwysiadu ym mis Mehefin 2013, penderfynodd y Cyngor gario pob CCA mabwysiedig ymlaen i'w defnyddio fel canllawiau cynllunio mewn perthynas â pholisïau'r CDLI. Cytunwyd hefyd y byddai adolygiad o bob CCA yn cael ei wneud cyn gynted ag sy'n ymarferol ar ôl mabwysiadu Cynllun. Os caiff ei fabwysiadu, bydd y nodyn cyfarwyddyd newydd yn ategu at Bolisi CDLI ategol VOE 5 'Cadwraeth adnoddau naturiol' ac yn disodli Cynllun blaenorol Datblygu Unedol Sir Ddinbych 1996 – 2011, dogfen rhif 18 'Cadwraeth Natur a Gwarchod Rhywogaethau' o 2003.

4.2 Mae bioamrywiaeth yn ystyriaeth berthnasol yn y system gynllunio ffurfiol, heb ystyried y ffaith fod y cynefinoedd neu'r rhywogaethau yr effeithir arnynt yn cael budd o unrhyw warchodaeth statudol. Gellid gwrthod caniatâd cynllunio os na ellir osgoi

niwed sylweddol o ganlyniad i'r datblygiad, neu ei liniaru'n ddigonol neu wneud iawn amdano. Bydd methu cyflenwi'r wybodaeth y gofynnir amdani ac arolygon ecolegol i'r Cyngor, sydd eu hangen i benderfynu ar y cais cynllunio, yn arwain at wrthod caniatâd cynllunio.

- 4.3 Mae'r CCA arfaethedig yn amlinellu disgwyliadau'r Cyngor o ran y wybodaeth bioamrywiaeth i'w chyflwyno gyda chais cynllunio, cwmpas a safonau arolygon ecolegol a gyflwynwyd; ac yn tynnu sylw'n gryno at ddyletswyddau cyfreithiol ychwanegol posibl ar ddatblygwyr o ganlyniad i gael caniatâd cynllunio. Mae darpar ymgeiswyr yn cael eu cefnogi drwy amlinellu'r holl ddogfennaeth ofynnol o'r cychwyn cyntaf, yn hytrach na gofyn amdanynt yn ddiweddarach yn y broses o wneud penderfyniadau.
- 4.4 Roedd y Canllawiau Cynllunio Atodol yn destun ymgynghoriad cyhoeddus 8 wythnos rhwng 3 Mai 2016 a 30 Mehefin 2016. Mae adroddiad ymgynghori yn nodi canlyniadau'r ymgynghoriad a'r ymatebion a gafwyd ynghlwm fel Atodiad II i'r adroddiad hwn.
- 4.5 Derbyniodd y Cyngor 8 o sylwadau i gyd gan gyrff â diddordeb, e.e. Ymgyrch Diogelu Cymru Wledig ac AHNE ac aelodau o'r cyhoedd. Ni chynigiwyd unrhyw newidiadau i'r ddogfen ond gofynnwyd am eglurhad o ran CCA drafft Atodiad 5 paragraff 5.6 ar ystyr tir ffermio o ansawdd uchel/gwael.
- 4.6 Trafododd y swyddogion ymatebion i'r ymgynghoriad gydag Aelodau o'r Grŵp Llywio CDLI ar 20 Gorffennaf 2016.

5. Sut mae'r penderfyniad yn cyfrannu at y Blaenoriaethau Corfforaethol?

- 5.1 Blaenoriaethau Corfforaethol 2012-17. Bydd y briff datblygu safle yn cyfrannu'n gadarnhaol tuag at y blaenoriaethau corfforaethol canlynol:
- Moderneiddio'r Cyngor i gyflawni effeithlonrwydd a gwella gwasanaethau ar gyfer ein cwsmeriaid drwy sicrhau bod dogfennau canllawiau cynllunio yn gyfredol.

6. Faint fydd hyn yn ei gostio a sut y bydd yn effeithio ar wasanaethau eraill?

- 6.1 Ni ragwelir y bydd mabwysiadu'r CCA yn creu unrhyw gostau ychwanegol. Bydd y tîm Rheoli Datblygu yn elwa o fabwysiadu'r ddogfen wrth gyflenwi'r holl wybodaeth angenrheidiol am gydymffurfiaeth bioamrywiaeth i'n cwsmeriaid cyn gwneud cais am ganiatâd cynllunio, ac felly, gwella'r broses penderfynu.

7. Beth yw prif gasgliadau'r Asesiad o Effaith ar Gydraddoldeb (AEC) a gynhaliwyd ar y penderfyniad? Dylai fod templed o'r Asesiad o Effaith ar Gydraddoldeb wedi ei lenwi a'i atodi i'r adroddiad.

- 7.1 Roedd cynnwys y Briff Datblygu Safle drafft wedi ei sgrinio ar gyfer effeithiau andwyol tebygol ar yr wyth nodwedd a ddiogelir ac roedd yr adroddiad sgrinio ynghlwm wrth yr adroddiad i'r Pwyllgor Cynllunio ar 17 Mehefin 2015. Gan fod yr holl newidiadau arfaethedig i'r Canllawiau Cynllunio Atodol drafft o natur ffeithiol neu olygyddol mân, ni ystyrir ei fod yn angenrheidiol i gynnal Asesiad o Effaith ar Gydraddoldeb llawn ar

gyfer y ddogfen hon. Mae fersiwn wedi'i ddiweddarau o'r Asesiad o Effaith ar Gydraddoldeb wedi ei atodi fel Atodiad 3.

8. Pa ymgynghoriadau a gynhaliwyd gyda'r Pwyllgorau Archwilio ac eraill?

- 8.1 Nid oes angen unrhyw ymgynghori â'r Pwyllgor Archwilio ar hyn o bryd, ond roedd swyddogion o Bolisi Cynllunio, Rheoli Datblygu ac Ecolegwyr Sir yn cymryd rhan wrth ddrafftio'r ddogfen CCA. Cynhaliwyd sesiynau gweithdy gydag aelodau o Grŵp Llywio'r CDLI ym mis Hydref 2015 a Mawrth 2016.
- 8.2 Ymgynghorodd y Cyngor ag ymgynghoreion statudol, gan gynnwys yr holl Gynghorau Dinas, Tref a Chymuned ac aelodau o'r cyhoedd ar y ddogfen ddrafft am gyfnod o 8 wythnos rhwng 3 Mai 2016 a 30 Mehefin 2016.

9. Datganiad y Prif Swyddog Cyllid

Ni ragwelir y bydd mabwysiadu'r CCA yn creu unrhyw gostau ychwanegol. Os bydd unrhyw gostau yn codi bydd angen eu cynnwys o fewn y cyllidebau refeniw presennol ar gyfer y gwasanaeth hwn.

10. Pa risgiau sydd ac a oes unrhyw beth y gallwn ei wneud i'w lleihau?

- 10.1 Yn absenoldeb canllaw cyfredol mae perygl na fydd y Cyngor yn gallu darparu cyngor cynllunio cywir i'w gwsmeriaid ynglŷn â chynigion datblygu sy'n debygol o gael effaith andwyol ar yr amgylchedd naturiol.

11. Pŵer i wneud y Penderfyniad

- 11.1 Deddf Cynllunio a Phrynu Gorfodol (2004).

Mae tudalen hwn yn fwriadol wag

Nodyn Canllawiau Cynllunio
Atodol **DRAFFT**

Gwarchod a Gwella Bioamrywiaeth



Cyngor Sir Ddinbych
Cynllunio Strategol a Thai
Ebrill **Gorffennaf** 2016

Cyngor
sir ddinbych
denbighshire
County Council 

Cynnwys

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Atodiad 1 - Polisiâu cynllunio lleol

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Atodiad 5 - Datblygiadau sy'n effeithio ar Fadfallod Dŵr Cribog a'u cynefinoedd

Sylwer bod y ddogfen hon hefyd ar gael yn Saesneg.
Llun y Clawr: Tylluan Wen (©Keith Offord)

Ystyriaethau Pwysig i ddarpar ymgeiswyr

Mae bioamrywiaeth yn ystyriaeth gynllunio o bwys. Rhaid cyflwyno gyda cheisiadau cynllunio ddigon o wybodaeth i asesu effaith ecolegol y datblygiad arfaethedig.

Mae presenoldeb rhywogaethau a warchodir, cynefinoedd neu safleoedd dynodedig ar neu yng nghyffiniau safle'r cais yn annhebygol o atal datblygiad cyn belled â bod mesurau digonol ar waith i atal effeithiau niweidiol arnynt.

Cyfrifoldeb yr ymgeisydd yw archwilio tir/adeiladau am bresenoldeb rhywogaethau a warchodir a'u cynefinoedd a rhoi ystyriaeth iddynt yn ystod y cam o ddylunio'r datblygiad a chyn ceisio caniatâd cynllunio.

Mae'n ofynnol i ymgeiswyr ddarparu'r holl wybodaeth sydd ei hangen i ganiatáu i'r awdurdod cynllunio lleol asesu effaith y datblygiad arfaethedig ar fioamrywiaeth. Gall y broses o gofrestru ('dilysu') ceisiadau cynllunio gael ei hoedi os oes arolygon ecolegol neu waith asesu ar goll.

Rhaid i arolygon ac asesiadau ecolegol gael eu gwneud gan ecolegydd sydd wedi'i hyfforddi'n annibynnol. Dylai'r dogfennau a gyflwynir nid yn unig ddangos y canlyniadau, ond hefyd ddangos yn glir sut mae canlyniadau ac argymhellion yr adroddiadau ecolegol wedi dylanwadu ar y datblygiad.

Os yw'r datblygiad arfaethedig yn effeithio ar rywogaethau a warchodir mae'n bosibl y bydd angen cael trwydded rhywogaethau a warchodir cyn dechrau ar y datblygiad. Cyfoeth Naturiol Cymru yw'r corff trwyddedu.

1. Statws y ddogfen a'r camau paratoi

- 1.1 Mae'r ddogfen hon yn un o gyfres o nodiadau Cyfarwyddyd Cynllunio Atodol (CCA) sy'n ymhelaethu ar bolisiau Cynllun Datblygu Lleol Sir Ddinbych 2006 - 2021 (CDLI) mewn fformat sydd â'r nod o arwain proses, dyluniad ac ansawdd datblygiadau newydd. Nid yw nodiadau CCA y Cyngor yn rhan o'r CDLI mabwysiedig.
- 1.2 Mae Llywodraeth Cymru wedi cadarnhau, yn dilyn ymgynghoriad cyhoeddus a mabwysiadu'r Ddogfen gan yr Awdurdod Cynllunio Lleol (ACLI) wedi hynny, y gall Canllawiau Cynllunio Atodol gael eu trin fel ystyriaeth gynllunio o bwys pan fydd ACLlau, Arolygwyr Cynllunio a Llywodraeth Cymru yn penderfynu ar geisiadau cynllunio ac apeliadau.
- 1.3 Pwrpas y ddogfen hon yw rhoi arweiniad a chyngor manwl i gynorthwyo aelodau o'r cyhoedd a'r Cyngor, darpar ymgeiswyr a Swyddogion mewn trafodaethau cyn cyflwyno ceisiadau cynllunio ac, wedi hynny, i benderfynu ar geisiadau cynllunio i'r dyfodol. ~~Cafodd gymeradwyaeth ffurfiol i gynnal ymgynghoriad cyhoeddus arni gan Bwyllgor Cynllunio Cyngor Sir Ddinbych ar 16 Ebrill 2016. Mabwysiadwyd yr SPG yma'n ffurfiol gan Bwyllgor Cynllunio Cyngor Sir Ddinbych ar XXX.~~
- 1.4 Gwnaed y ddogfen hon yn unol â'r polisi a'r canllawiau cynllunio a geir ym Mholisi Cynllunio Cymru a Nodyn Cyngor Technegol (TAN) 5: Cynllunio a Chadwraeth Natur, cyhoeddiad BS42040: 2013 y Sefydliad Safonau Prydeinig: Bioamrywiaeth - Cod ymarfer ar gyfer cynllunio a datblygu, a dogfennau canllaw a ddarparwyd gan y Sefydliad Siartredig Ecoleg a Rheolaeth Amgylcheddol (CIEEM) a'r Sefydliad Cynllunio Trefol Brenhinol (RTPI).
- 1.5 Nid yw'r adrannau canlynol yn disodli polisi nac arbenigedd gan ecolegydd proffesiynol. Dogfen ganllaw ar yr arferion gorau ydyw. Mae'r ddogfen yn cyfeirio fel arfer at ganiatâd cynllunio, ond bydd y canllawiau hefyd yn berthnasol i geisiadau sy'n ceisio caniatâd ar gyfer adeilad rhestredig, gwaith sy'n effeithio ar ardaloedd cadwraeth neu waith ar goed sy'n destun Gorchymyn Cadw Coed (TPO).

2. Cyflwyniad

- 2.1 Mae'r system gynllunio yn chwarae rhan hollbwysig i warchod natur. Mae galw cynyddol am dir datblygu a newidiadau mewn arferion

rheoli tir wedi arwain at achosion cynyddol o golli a darnio cynefinoedd, aflonyddu ar rywogaethau, newidiadau hydrolegol a mwy o bwysau ar yr amgylchedd naturiol.

- 2.2 Mae bioamrywiaeth yn ystyriaeth o bwys yn y system gynllunio ffurfiol, heb ystyried y ffaith bod y cynefinoedd neu'r rhywogaethau yr effeithir arnynt yn elwa o unrhyw warchodaeth statudol. Gallai'r caniatâd cynllunio gael ei wrthod os na all niwed sylweddol o ganlyniad i'r datblygiad gael ei osgoi, ei liniaru'n ddigonol neu os na ellir digolledu am y niwed hwnnw. Dylech sylwi y bydd methu â chyflwyno i'r Cyngor y wybodaeth a'r arolygon ecolegol y gofynnir amdanynt, ac sydd eu hangen i benderfynu ar y cais cynllunio, hefyd yn arwain at wrthod caniatâd cynllunio.
- 2.3 Mae'r ddogfen hon yn amlinellu disgwyliadau'r Cyngor o ran y wybodaeth am fioamrywiaeth sydd i'w chyflwyno gyda chais cynllunio, cwmpas a safonau arolygon ecolegol a gyflwynir; ac mae'n tynnu sylw'n gryno at ddyletswyddau cyfreithiol ychwanegol posibl ar ddatblygwyr o ganlyniad i gael caniatâd cynllunio.
- 2.4 Bydd lefel y gwaith a'r wybodaeth sy'n ofynnol i asesu cydymffurfiaeth y cynnig â deddfwriaeth gwarchod natur yn dibynnu ar y math o ddatblygiad a'i faint. Er enghraifft; mae cais cynllunio i addasu gofod to yn debygol o fod angen llai o waith arolygu a manylion ecolegol na chais am stad dai newydd yng ngoleuni'r un cyfrifoldebau cyfreithiol.

3. Polisi Cynllunio a deddfwriaeth berthnasol arall

- 3.1 Mae Polisi Cynllunio Cymru, paragraff 2.1.2, yn nodi bod yn rhaid penderfynu ar geisiadau cynllunio yn unol â'r cynllun datblygu a fabwysiadwyd oni bai bod ystyriaethau perthnasol yn nodi fel arall. Cafodd Cynllun Datblygu Lleol Sir Ddinbych ei fabwysiadu ym mis Mehefin 2013, ac mae'n cynnwys polisiau lleol sy'n berthnasol i gynigion datblygu sy'n debygol o olygu bod angen ystyried yr effeithiau ar fioamrywiaeth a'r amgylchedd naturiol.
- 3.2 Mae Polisi Cynllunio Cymru yn dilyn hynny yn pwysleisio bod yn rhaid i ystyriaethau o bwys fod yn faterion cynllunio; hynny yw, rhaid iddynt fod yn berthnasol i reoli datblygu a defnydd tir er budd y cyhoedd. Mae hefyd yn nodi bod yn rhaid i ystyriaethau o bwys fod yn gysylltiedig â'r datblygiad dan sylw yn rhesymol ac yn deg. Er enghraifft, gallai ystyriaethau o bwys gynnwys sŵn, llygredd neu

darfu ar rywogaethau sy'n bresennol ar safle'r cais, neu wrth ymyl.

- 3.3 Amcan 16 'Ardaloedd Gwarchodaeth' y CDLI yn nodi bod diogelu a gwella'r amgylchedd naturiol yn Sir Ddinbych yn un o amcanion allweddol y Cynllun. Caiff ei gefnogi gan thema'r CDLI 'Gwerthfawrogi ein Hamgylchedd' (VOE), a thri phrif bolisi: RD 1 'Datblygu Cynaliadwy ac o safon dda', VOE 1 'Ardaloedd Gwarchodaeth Allweddol' a VOE 5 'Gwarchod adnoddau naturiol'. Mae copi o'r tri pholisi wedi ei gynnwys yn Atodiad 1 i'r ddogfen hon.
- 3.4 Ar wahân i ddeddfwriaeth cynllunio, rhaid i'r ACLI hefyd ystyried bioamrywiaeth fel rhan o'r broses benderfynu oherwydd rhwymedigaethau sy'n deillio o ddeddfwriaeth ryngwladol a chenedlaethol eraill ar gadwraeth natur. Rhaid i ymgeiswyr fod yn ymwybodol bod yn rhaid i'w cynigion hefyd gydymffurfio â'r ddeddfwriaeth hon ac y gallai dyletswyddau pellach godi iddynt o ganlyniad i gael caniatâd cynllunio. Er enghraifft;
- Adran 40 o Ddeddf yr Amgylchedd Naturiol a Chymunedau Gwledig 2006 (NERC);
 - Rheoliad 61 a 62 o 'Reoliadau Gwarchod Cynefinoedd a Rhywogaethau 2010';
 - Adran 28G o Ddeddf Bywyd Gwylt a Chefn Gwlad 1981;
 - Adran 11 o Ddeddf Cefn Gwlad 1986;
- 3.5 Mae erthygl 3 o Orchymyn Cynllunio Gwlad a Thref (Datblygu Cyffredinol a Ganiateir) 1995 (GPDO) yn rhoi caniatâd cynllunio ar gyfer rhai mathau o ddatblygiadau heb gyflwyno cais i'r awdurdod cynllunio lleol. Os yw datblygwyr yn dymuno defnyddio'r pwerau hyn, dylent fod yn ymwybodol y bydd cydymffurfio â deddfwriaeth cadwraeth natur y tu allan i'r gyfundrefn gynllunio yn dal yn berthnasol.
- 3.6 Os gwelwyd achos o dorri caniatâd cynllunio a/ neu ddeddfwriaeth gwarchod natur, bydd y Cyngor yn defnyddio pwerau gorfodi dan ddeddfwriaeth cynllunio a throseddau bywyd gwylt dan Adran 25(2) o Ddeddf Bywyd Gwylt a Chefn Gwlad 1981 (fel y'i diwygiwyd), ac yn adroddiad wrth y corff rheoleiddio perthnasol.
- 3.7 Mae Atodiad 3 yn rhoi crynodeb o'r darpariaethau deddfwriaethol a roddir i safleoedd dynodedig a rhywogaethau a warchodir yn Sir Ddinbych.

4. Cyn cyflwyno cais

4.1 Dylai arolygon ecolegol a gwaith asesu gael ei wneud yn y camau cynnar wrth reoli prosiect er mwyn gallu newid dyluniad, gosodiad neu gynllun y cynnig yn unol â chanlyniadau ac argymhellion. Byddai canfod cyfyngiadau bioamrywiaeth yn nes ymlaen yn y broses cynllunio yn gallu arwain at lawer o gostau ac oedi.

4.2 Efallai y bydd darpar ymgeiswyr yn dymuno ymglyfarwyddo â'r 'Dull Pum Pwynt' a ddatblygwyd gan Tyldesley, D ar gyfer yr RTPi (gweler y blwch isod) wrth gasglu gwybodaeth ecolegol i baratoi ar gyfer cyflwyno cais cynllunio, ac, felly, helpu i wneud penderfyniadau yn nes ymlaen yn y broses. Mae'n darparu dull systematig o wneud penderfyniadau cynllunio a fyddai'n helpu i gyfrannu at gadwraeth bioamrywiaeth.

4.3 (1) *Gwybodaeth ddigonol*

A ddarparwyd digon o wybodaeth i asesu effaith y datblygiad ar fioamrywiaeth? A fydd yr effaith ar nodweddion bioamrywiaeth unigol yn sylweddol, a beth fydd yr effeithiau? A oes ffynonellau gwybodaeth amgen ar gael i gefnogi'r asesiad?

(2) *Osgoi niwed*

A yw'r holl effeithiau niweidiol ar gynefinoedd a rhywogaethau wedi'u hosgoi lle bynnag a phryd bynnag y bo hynny'n bosibl?

(3) *Lliniaru i leihau niwed na ellir ei osgoi*

Os yw effeithiau niweidiol ar nodweddion bioamrywiaeth yn anochel, a fyddai gosod amodau cynllunio a/ neu rwymedigaethau cynllunio yn helpu gyda chamau lliniaru sy'n ceisio lleihau'r effeithiau hyn neu wneud iawn amdanynt?

(4) *Digolledu i wrthbwysu'r niwed gweddilliol*

Os na all y camau lliniaru neu osgoi leihau ymhellach unrhyw niwed gweddilliol, a all y niwed gael ei wrthbwysu gan unrhyw fesurau digolledu; sef y dewis olaf bob amser? A all amodau cynllunio a/ neu rwymedigaethau cynllunio sicrhau y gweithredir y mesurau digolledu, ac a oes modd eu gorfodi?

(5) *Gorfodi/ Manteision newydd*

Ar wahân i asesu effeithiau niweidiol ar fioamrywiaeth, a gafodd pob cyfle ei archwilio o ran sut allai'r cynnig wella bioamrywiaeth, er enghraifft, drwy greu cynefinoedd? A all mesurau gwella arfaethedig gael eu sicrhau drwy amodau cynllunio a/ neu rwymedigaethau

cynllunio?

- 4.4 Er nad yw datblygiadau o bob math a maint yn gofyn am drafodaeth cyn gwneud cais, mae'n bosibl y bydd darpar ymgeiswyr yn dymuno ceisio cyngor proffesiynol gan ecolegydd cymwys ynghylch y datblygiad arfaethedig a'r cyfyngiadau bioamrywiaeth posibl a'r cyfleoedd gwella.
- 4.5 Cyn cyflwyno cais cynllunio, dylai'r darpar ymgeisydd allu:
- canfod a yw'r datblygiad arfaethedig yn debygol o effeithio ar fioamrywiaeth ac, os felly, sut;
 - canfod pa wybodaeth sydd angen ei chyflwyno gyda'r cais i sicrhau bod gan yr ACLI ddigon o wybodaeth i wneud penderfyniad; a
 - (lle bo angen) diwygio'r prosiect a'r cynlluniau i gynnwys y mesurau lliniaru arfaethedig a nodir mewn unrhyw adroddiad neu astudiaeth ecolegol.

5. Cofrestru cais cynllunio

- 5.1 Os oes gan y datblygiad arfaethedig y potensial i effeithio ar fuddiant cadwraeth bioamrywiaeth, dylai'r cais cynllunio gynnwys gwybodaeth amgylcheddol er mwyn caniatáu i'r awdurdod cynllunio lleol asesu'r effaith. Mae angen gwybodaeth ecolegol ar gyfer cynigion sydd â'r potensial i effeithio ar:
- Safleoedd statudol dynodedig rhyngwladol a chenedlaethol;
 - Rhywogaethau a warchodir yn genedlaethol ac yn Ewropeaidd;
 - Safleoedd dynodedig anstatudol, neu rywogaethau a chynefinoedd â blaenoriaeth.
- 5.2 Bydd y mathau canlynol o gynigion datblygu bron yn sicr o gynnwys gwybodaeth ecolegol. Nid yw'r rhestr yn gyflawn er hynny:
- Addasu ysguboriau ac adeiladau;
 - Dymchwel adeiladau/ adeiladwaith (gan gynnwys waliau) a thynnu toeau;
 - Cwmpo coed (gan gynnwys coetir), gwrychoedd a llystyfiant o fath arall gan gynnwys clirio prysgdir;
 - Adnewyddu anheddau gwag;
 - Addasiadau i doeau, gan gynnwys estyniadau preswyl;
 - Yn effeithio ar gyrsiau dŵr a phyllau
 - Adeiladu seilwaith – ffyrdd, cynlluniau draenio, systemau trydan a thelathrebu;
 - Creu neu wella cynefinoedd.

5.3 Os gwelir bod y wybodaeth ecolegol a gynhwysir yn y cais cynllunio yn annigonol neu'n anfoddfaol er mwyn gwneud penderfyniad, ni chaiff ei gofrestru ('dilysu') gyda'r awdurdod cynllunio lleol.

6. Penderfynu ar geisiadau cynllunio

6.1 Caiff darpar ymgeiswyr eu hatgoffa i roi sylw i ddyheadau bioamrywiaeth y Cyngor ar gyfer gwarchod, adfer a gwella cynefinoedd a rhywogaethau; fel y nodir yng Nghynllun Gweithredu Bioamrywiaeth Lleol Sir Ddinbych, y Cynllun Rheoli perthnasol ar gyfer cynigion o fewn neu yng nghyffiniau safle Ewropeaidd (gweler gwefan y Cydbwyllgor Cadwraeth Natur [JNCC], www.jncc.defra.gov.uk), neu wybodaeth a ddarperir gan Wasanaethau Cefn Gwlad Sir Ddinbych ar gyfer gwarchodfeydd natur neu safleoedd bywyd gwyllt lleol.

6.2 Bydd yr holl ddogfennau'n cael eu hystyried o safbwynt cymhwysedd proffesiynol a methodolegau cymhwysol, asesiad o'r effeithiau tebygol ar fioamrywiaeth, ac, yn hollbwysig, sut rhoddwyd sylw i argymhellion a'r camau gweithredu arfaethedig yn nyluniad, gosodiad, cynllun neu reolaeth y datblygiad. Os yw'r ymgeisydd arfaethedig o'r farn na fyddai'r datblygiad arfaethedig yn cael effaith ar fioamrywiaeth, er enghraifft, oherwydd natur y cynnig neu'r lleoliad, mae angen i hyn hefyd gael ei esbonio yn y datganiad bioamrywiaeth.

6.3 Dylai adroddiadau a dogfennau ecolegol gynnwys, fan leiaf, y wybodaeth ganlynol:

- Disgrifiad byr o'r datblygiad arfaethedig;
- Gwybodaeth am safle'r cais: maint, lleoliad, defnydd tir a'r adeiladwaith presennol;
- Disgrifiad o sut allai'r datblygiad arfaethedig effeithio ar fioamrywiaeth a'r mesurau a gynigir i sicrhau bod yr effeithiau niweidiol yn cael sylw a bod y cyfleoedd i wella yn cael eu defnyddio i'r eithaf;
- Crynodeb o ganlyniadau a chanfyddiadau'r holl arolygon ecolegol a gyflwynwyd a'r ymarferion casglu data eraill; a
- Chydnabyddiaeth ynglŷn â sut cafodd argymhellion unrhyw adroddiadau ecolegol eu cynnwys yn y datblygiad arfaethedig; os na weithredwyd yr argymhellion dylid esbonio pam.

- 6.4 Mae gwybodaeth bellach am adroddiadau ac arolygon ecolegol, amseroedd arolygu, rhywogaethau a warchodir a safleoedd i'w gweld yn yr Atodiadau.
- 6.5 Ar ôl i gais cynllunio gael ei gofrestru, bydd y Cyngor yn rhyddhau pob dogfen a gyflwynwyd fel eu bod ar gael i'r cyhoedd, ymgynghoreion statudol, a gwasanaethau eraill y Cyngor am gyfnod o 21 diwrnod. Os bydd gwybodaeth ecolegol wedi ei chyflwyno, caiff Swyddog Bioamrywiaeth ac Ecoleg y Cyngor a Cyfoeth Naturiol Cymru eu gwahodd i roi sylwadau fan leiaf. Gallai ymatebion hefyd ddod i law gan grwpiau ddiddordeb cadwraeth natur eraill yn dibynnu ar y cynefin neu'r rhywogaeth, er enghraifft Ymddiriedolaeth Bywyd Gwyllt Gogledd Cymru a'r Gymdeithas Frenhinol er Gwarchod Adar.
- 6.6 Bydd pob datblygiad yn cael ei asesu yn erbyn y polisi cynllunio a deddfwriaeth berthnasol arall (gweler Atodiadau 1 a 3).
- 6.7 Prif amcan penderfynu ar gais cynllunio yw gweld a yw'r cynigion yn cydymffurfio â pholisi a rhwymedigaethau statudol perthnasol eraill. Fel rhan o'r broses mae'n hanfodol craffu ar y sylfaen dystiolaeth, gan gynnwys gwybodaeth ecolegol a gyflenwir. Bydd y materion canlynol yn cael eu harchwilio:
- a yw'n debygol o effeithio ar fioamrywiaeth ac a yw'r effeithiau posibl oll wedi'u disgrifio'n ddigonol;
 - a yw'r cynnig yn seiliedig ar ddata maes ecolegol diweddar a digonol sy'n profi'n glir y casgliadau y daethpwyd iddynt a'r argymhellion a wnaed;
 - bod y dulliau ecolegol yn unol â'r canllaw arfer da a bod unrhyw wro yn cael eu hamlygu, yn ddilys, a bod modd eu cyfiawnhau;
 - o ran mesurau lliniaru arfaethedig a ydynt yn debygol o fod yn effeithiol, yn briodol i'r effeithiau niweidiol a nodwyd, yn dechnegol ymarferol, bod sicrwydd ynglŷn â'u cyflawni, a phriodoldeb defnyddio amodau cynllunio a / neu rwymedigaethau cynllunio.
- 6.8 Gallai caniatâd cynllunio gael ei wrthod os gwelwyd bod y wybodaeth ecolegol yn annigonol neu'n anfoddhaol.
- 6.9 Os bydd yr awdurdod cynllunio lleol yn penderfynu rhoi caniatâd cynllunio, mae'n debygol y bydd amodau cynllunio neu ymrwymadau cynllunio wedi'u cynnwys yn y nodyn penderfynu. Maent yn ofynnol i sicrhau bod y mesurau a nodwyd i warchod a/

neu wella bioamrywiaeth ar y safle neu yn y cyffiniau yn cael eu cyflawni a, lle bo angen, eu bod yn cael eu cynnwys yn y datblygiad. Gallai hyn gynnwys, er enghraifft:

- ceisio cymeradwyaeth neu drwyddedau neu fanylion pellach wrth i'r gwaith o weithredu'r cynllun fynd rhagddo, o bosibl mewn cydweithrediad â Cyfoeth Naturiol Cymru;
- y gwaith gofynnol i gael ei wneud yn unol â'r dulliau gweithio a nodir;
- gwneud cynllun rheoli amgylcheddol;
- osgoi niwed, er enghraifft, sŵn, i'r amgylchedd yn ystod y cyfnod adeiladu;
- mynnu bod rhywogaethau goresgynnol ar safle'r cais yn cael eu trin;
- gosod systemau monitro gyda'r angen o bosibl i addasu'r datblygiad yn unol â data ecolegol a geir o'r newydd; neu
- creu a chynnal unrhyw ardaloedd digolledu sy'n ofynnol.

6.10 Mewn rhai amgylchiadau ar safleoedd y gwyddys bod yno boblogaethau o fadfallod dŵr cribog, neu safleoedd agos at boblogaethau o'r fath, efallai na fydd yn ymarferol digolledu'n ddigonol ar y safle. Mewn achosion o'r fath, bydd digolledu oddi ar y safle yn cael ei ystyried, a gallai hwn fod ar ffurf swm gohiriedig. Mae manylion pellach am ddatblygiadau sy'n effeithio ar Fadfallod Dŵr Cribog a'u cynefinoedd i'w gweld yn Atodiad 5.

7. Gweithredu'r cais cynllunio

7.1 Cyn gweithredu'r caniatâd cynllunio, rhaid sicrhau bod yr holl amodau cyn dechrau a restrir yn y nodyn penderfyniad yn cael eu bodloni. Os yw'r cynnig yn debygol o effeithio ar rywogaethau a warchodir, er enghraifft aflonyddu neu ddal, rhaid cael trwydded rhywogaethau oddi wrth Cyfoeth Naturiol Cymru neu Lywodraeth Cymru cyn gwneud y gwaith. Gall methu â chael trwydded arwain at achos troseddol.

7.2 Os gwelwyd achos o dorri caniatâd cynllunio a/ neu ddeddfwriaeth gwarchod natur, bydd y Cyngor yn defnyddio pwerau gorfodi dan ddeddfwriaeth cynllunio a throseddau bywyd gwyllt dan Adran 25(2) o Ddeddf Bywyd Gwyllt a Chefn Gwlad 1981 (fel y'i diwygiwyd), ac yn adrodd wrth y corff rheoleiddio perthnasol.

8. Asesiad o'r Effaith Amgylcheddol ac Asesiad Rheoliadau cynefinoedd

- 8.1 Mae'r Asesiad o'r Effaith Amgylcheddol (AEA) yn broses a fwriedir i ganfod ac asesu effeithiau amgylcheddol sylweddol tebygol datblygiad arfaethedig er mwyn arwain y broses gwneud penderfyniadau. Mae'r awdurdod cynllunio lleol yn rhwym wrth Reoliadau Cynllunio Gwlad a Thref (Asesu Effeithiau Amgylcheddol) (Cymru a Lloegr) 1999 (fel y'u diwygiwyd).
- 8.2 Ni fydd AEA ond yn berthnasol i gyfran fechan o brosiectau sy'n gwneud cais am ganiatâd cynllunio. Dan Reoliadau AEA, mae datblygiadau'n syrthio i wahanol gategoriâu: rhaid gwneud Asesiad o'r Effaith Amgylcheddol gyda'r holl gynigion datblygu y gellir eu dosbarthu'n ddatblygiadau 'Atodlen 1', tra bod angen i ddatblygiadau 'Atodlen 2' gael eu sgrinio am effeithiau amgylcheddol sylweddol tebygol. Fodd bynnag, caiff y Cyngor ddefnyddio'i ddisgresiwn i ofyn am AEA ar gyfer cais cynllunio am ddatblygiad 'Atodlen 2'. Mae barn sgrinio AEA y datblygiad arfaethedig ar gael oddi wrth y Cyngor os gofynnwch.
- 8.3 Proses i sicrhau nad yw safleoedd o bwysigrwydd rhyngwladol yn dioddef niwed o ganlyniad i gynlluniau a phrosiectau yw'r Asesiad Rheoliadau Cynefinoedd. Rhaid i awdurdodau cynllunio lleol asesu a yw cais datblygu yn debygol o gael effaith niweidiol ar nodweddion cymhwysio safle Ewropeaidd, h.y. Ardal Gwarchodaeth Arbennig (AGA) neu Ardal Cadwraeth Arbennig (ACA), yn unol â gofynion Rheoliad 61 a 62 o 'Reoliadau Gwarchod Cynefinoedd a Rhywogaethau 2010'. Mae gofyn i safleoedd Ramsar, a ddynodwyd o dan Gonfensiwn Ramsar ar Wlypdiroedd 1971, gael eu hasesu yn yr un modd.
- 8.4 Fe wnaeth y Cyngor Arfarniad o'r Rheoliadau Cynefinoedd ar gyfer y Cynllun Datblygu Lleol. Mae'r ddogfen nid yn unig yn sgrinio pob safle a ddyrannwyd yn y Cynllun ond mae hefyd yn cynnwys gwybodaeth ddefnyddiol ar safleoedd a rhywogaethau Ewropeaidd a warchodir, gan gynnwys amcanion cadwraeth, yn Sir Ddinbych neu'r cyffiniau. Fodd bynnag, nid yw hyn yn dileu'r angen i Asesiad Rheoliadau Cynefinoedd ar wahân gael ei wneud ar gynigion cynllunio.

9. Manylion cysylltu

Cyngor Sir Ddinbych
Gwasanaethau Cynllunio a Gwarchod y Cyhoedd
Rheolaeth Datblygiad
Ffordd y Ffair, Dinbych
LL16 3RJ
Ffon: 01824 706727
Ebost: planning@denbighshire.gov.uk

Cyngor Sir Ddinbych
Swyddog Bioamrywiaeth
Gwasanaeth Cefn Gwlad Sir Ddinbych
Parc Gwledig Loggerheads
CH7 5LH
Ffon: 01352 810614
Ebost: countryside@denbighshire.gov.uk

Cyfoeth Naturiol Cymru
Llwyn Brain, Ffordd Penlan
Parc Menai
Bangor, Gwynedd
LL57 4DE
Ffon: 03000653000
Ebost: enquiries@naturalresourceswales.gov.uk

Ymddiriedolaeth Gogledd Cymru
Prif swyddfa
376 Stryd Fawr
Bangor
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Royal Society for the Protection of Birds

North Wales Office
Uned 14, Llys Castan
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Gwynedd
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Atodiad 1 – Polisiâu Cynllunio Lleol

A1.1 Mae Cynllun Datblygu Lleol Sir Ddinbych 2006 – 2021 (CDLI) yn cynnwys y polisiâu canlynol sy'n cynnwys meini prawf sy'n cyfeirio'n benodol at ystyriaethau ynglŷn â'r amgylchedd naturiol a/ neu fioamrywiaeth.

A1.2 Polisi RD 1 - Datblygiad cynaliadwy ac o safon dda

Caiff cynigion datblygu eu cefnogi o fewn ffiniau datblygu cyn belled â bod yr holl feini prawf canlynol yn cael eu bodloni:

- i) Parchu'r safle a'r ardal o gwmpas o ran lleoliad, cynllun, maint, ffurf, cymeriad, dyluniad, deunyddiau, agwedd, microhinsawdd a dwysedd defnydd tir/adeiladau a'r gofod rhwng ac o amgylch adeiladau; ac yn
- ii) Gwneud y defnydd mwyaf effeithiol o'r tir trwy gyflawni dwysedd o 35 annedd o leiaf fesul hectar ar gyfer datblygiad preswyl (oni fo amgylchiadau lleol sy'n pennu dwysedd is).
- iii) Yn parchu a lle'n bosibl yn gwella'r amgylchedd naturiol a hanesyddol lleol; ac
- iv) Nad yw'n effeithio'n annerbyniol ar olygfeydd cyhoeddus amlwg i mewn i, allan o, neu ar draws unrhyw anheddiad neu ardal o gefn gwlad agored; ac
- v) Yn ymgorffori tirwedd bresennol neu nodweddion eraill, yn cymryd i ystyriaeth gyfuchliniau a newidiadau mewn lefelau a nenlinellau amlwg; ac
- vi) Nad yw'n effeithio'n annerbyniol ar fwynderau trigolion lleol, defnyddwyr eraill tir ac eiddo neu nodweddion yr ardal trwy rinwedd mwy o weithgaredd, aflonyddiad, sŵn, llwch, mygdarthau, sbwriel, draeniad, llygredd golau ac ati ac yn darparu safonau mwynderau boddhaol ynddo'i hunan; ac

- vii) Yn darparu mynediad diogel a hwylus i bobl anabl, cerddwyr, beicwyr, cerbydau a cherbydau argyfwng ynghyd â lle parcio digonol, wasanaethau a lle i droi. Dylai'r cynigion hefyd ystyried effeithiau ar y rhwydwaith Hawliau Tramwy ehangach o gwmpas y safle; ac
- viii) Nad yw'n cael effaith annerbyniol ar y rhwydwaith priffyrdd lleol o ganlyniad i dagfeydd, perygl a niwsans yn deillio o draffig a gynhyrchir ac yn ymgorffori mesurau rheoli / tawelu traffig lle bo angen hynny a lle'i fod yn briodol. Bydd angen asesiad cludiant a chynllun teithio lle'n briodol; ac
- ix) Yn rhoi sylw i gyfleusterau a gwasanaethau cyhoeddus presennol a'u digonolrwydd; ac
- x) Nad yw'n peryglu tir neu adeiladau a warchodwyd i ddibenion eraill, neu'n andwyo datblygu a defnyddio tir cyffiniol; ac
- xi) Yn bodloni ystyriaethau amgylcheddol ffisegol neu naturiol mewn perthynas â sadrwydd tir, draeniad a thebygolrwydd llifogydd, cyflenwad dŵr a thynnu dŵr o gwrs dŵr naturiol; ac yn
- xii) Cymryd i ystyriaeth ddiogelwch a sicrwydd personol a chymunedol o ran dyluniad a chynllun y datblygiad a mannau cyhoeddus/preifat ac yn rhoi ystyriaeth i'r goblygiadau o ran trosedd ac anhrefn; ac
- xiii) Yn ymgorffori mesurau tirweddu addas, gan gynnwys lle'n briodol, driniaeth tirweddu caled a meddal, creu amddiffyniad coridorau gwyrdd a gleision, tirweddu aeddfed a threfniadau ar gyfer eu cynnal yn y dyfodol. Dylai gwaith tirweddu greu amgylchedd braf, cynaliadwy a chyfoethog o ran bioamrywiaeth sy'n amddiffyn a gwella nodweddion presennol a hefyd yn creu nodweddion newydd ac ardaloedd o le agored sy'n adlewyrchu cymeriad lleol a theimlad o le; ac
- xiv) Yn rhoi sylw i gynhyrchu, trin a gwaredu gwastraff.

A1.3

Polisi VOE 1 - Ardaloedd gwarchodaeth allweddol

Dylid gwarchod yr ardaloedd canlynol rhag datblygiad a fyddai'n eu heffeithio'n niweidiol. Dylai cynigion datblygu gynnal a, lle bo modd, wella'r ardaloedd hyn o ran eu nodweddion, arbenigrwydd lleol a gwerth i gymunedau lleol yn Sir Ddinbych:

- Safleoedd a ddynodwyd yn statudol ar gyfer cadwraeth natur;
- Ardaloedd lleol wedi eu dynodi neu eu hadnabod oherwydd eu gwerth tirwedd naturiol neu fioamrywiaeth;
- Safleoedd o dreftadaeth adeiledig, a
- Tirweddau, Parciau a Gerddi Hanesyddol.

A1.4 Polisi VOE 5 – Gwarchod adnoddau naturiol.

Yn achos cynigion a all gael effaith ar rywogaeth a warchodir neu safleoedd dynodedig cadwraeth natur, bydd angen eu cefnogi gan ddatganiad bioamrywiaeth sy'n rhoi ystyriaeth i ddyhead bioamrywiaeth y Sir ar gyfer cadwraeth, gwella ac adfer cynefinoedd a rhywogaethau.

Lle mae manteision cyffredinol datblygiad yn uwch na buddiannau cadwraeth safle natur a warchodir yn lleol, dylai mesurau lliniaru a gwella o fewn neu'n cyffinio'r safleoedd hyn fod yn rhan annatod o'r cynllun.

Os oes angen, dylid gweithredu mesurau sydd eu hangen i liniaru effeithiau andwyol ar nodweddion cymwysedig safleoedd a ddynodwyd yn statudol cyn cychwyn ar y datblygiad. Caiff mesurau sydd eu hangen i wrthbwyso unrhyw effeithiau andwyol tebygol eu sicrhau gydag amodau cynllunio a/neu ymrwymadau cynllunio.

Ni roddir caniatâd cynllunio ar gyfer cynigion datblygu sy'n debygol o achosi niwed arwyddocaol i nodweddion cymwysedig safleoedd cadwraeth natur a ddynodwyd yn rhyngwladol ac yn genedlaethol, cynefinoedd blaenoriaeth, rhywogaethau blaenoriaeth, geoamrywiaeth sy'n bwysig yn rhanbarthol, neu safleoedd sydd dan fygythiad.

Atodiad 2 – Arolygon ac adroddiadau ecolegol

- A2.1 Dylai adroddiadau ecolegol gael eu paratoi yn unol â'r canllawiau a nodir yng Nghyfres Canllawiau Technegol y Sefydliad Siartredig Ecoleg a Rheolaeth Amgylcheddol (CIEEM) 'Guidelines for Ecological Report Writing (2015)'.
- A2.2 Bydd y math o arolwg ecolegol a'i gwmpas yn dibynnu ar y cynnig datblygu a'r nodweddion ecolegol sy'n debygol o fod yn bresennol ar safle'r cais ac yn yr ardal gyfagos. Os yw darpar ymgeiswyr yn ansicr a yw dadansoddiad pen desg neu arolwg maes yn ddigonol i roi sylw i fioamrywiaeth, fe'u cynghorir i gysylltu â biolegydd proffesiynol neu grŵp diddordeb bywyd gwyllt.
- A2.3 Dylai arolygon maes gael eu cynnal ar adeg briodol o'r flwyddyn. Mae calendr canllaw yn dangos yr amseroedd gorau posibl ar gyfer arolygon wedi ei gynnwys yn Atodiad 4. Mae'r Cyngor yn darparu rhestr o ymgynghorwyr ecolegol cymwys ar ei wefan. Nid oes raid ichi ddewis unrhyw un o'r rhestr hon, fodd bynnag, mae angen i unrhyw ymgynghorydd ecolegol a gyflogir fod â chymwysterau addas, meddu ar y trwyddedau sy'n ofynnol ar gyfer y rhywogaethau a warchodir (lle bo'n berthnasol) a dilyn safonau'r diwydiant. Dolen gyswllt i weld yr ymgynghorwyr:
<https://www.denbighshire.gov.uk/cy/preswylwr/rheoliadau-cynllunio-ac-adeiladu/cynllunio/bioamrywiaeth.aspx>
- A2.4 Dylai data arolygon a gasglwyd i gefnogi'r cais cynllunio fod ar gael i Cofnod - Gwasanaeth Gwybodaeth Amgylcheddol Gogledd Cymru, sef y ganolfan cofnodion lleol yng Ngogledd Cymru. Mae'r sefydliad nider-elw yn casglu gwybodaeth am fioamrywiaeth mewn cronfa ddata ganolog ac yn eu darparu i bartïon â diddordeb ar gais (www.cofnod.org.uk).
- A2.5 Dylai'r wybodaeth mewn arolygon ac adroddiadau ecolegol gynnwys
- Crynodeb anhechnegol o'r canfyddiadau;
 - Cyflwyniad yn disgrifio'r cynnig gyda chynllun neu fap i raddfa gan gynnwys cyfeirnod grid;
 - Pwrpas ac amcanion rhag-werthusiad ecolegol neu arolygon cyflawn, manwl;
 - Cymwysterau a chymhwysedd y syrfëwr;

- Dyddiad(au) pan wnaed yr arolwg/arolygon a phryd y paratowyd adroddiad yr arolwg;
- Union rannau o'r tir a'r adeiladau y mae'r arolwg yn berthnasol iddynt ar gynllun;
- Canlyniadau gwaith treillio data pen desg, gan gynnwys chwilio am ddata gan Cofnod os oes angen, a chymhwyso'r data hyn i arolygon ac asesiadau;
- Dulliau arolygon maes yn seiliedig ar ganllawiau arferion da cyhoeddedig;
- Canlyniadau'r arolwg gyda manylion am gynefinoedd, rhywogaethau a nodweddion sy'n bresennol (gan gynnwys rhywogaethau ymledol anfrodorol), yn dangos y cyflwr presennol, dosbarthiad ac amllder;
- Dadansoddiad a dehongliad o'r canlyniadau;
- Nodyn am unrhyw waith arolygu pellach sydd angen ei wneud;
- Argymhellion a manylion yr holl fesurau osgoi, lliniaru, digolledu a gwella;
- Dangos cydymffurfiaeth â'r polisiau datblygu a'r rhwymedigaethau statudol perthnasol ynghyd ag unrhyw wro oddi arnynt;
- Mesurau diogelu ar y safle ar ôl datblygu, megis monitro, rheoli a chynnal y safle/ cynefin yn y tymor hir pryd bynnag y bo hynny'n ofynnol;
- Nodi peirianweithiau i sicrhau ymrwymiad a chyflawni;
- Amserlen a manylion y gwaith arfaethedig a sut mae'n cydymffurfio â mesurau bioamrywiaeth.

Addaswyd o Atodiad H i BS 42042:2013

A2.6 I warchod cynefinoedd a rhywogaethau lleol, rhaid i adroddiadau ecolegol gynnwys gwybodaeth am unrhyw dystiolaeth a ganfuwyd, gan gynnwys esboniad o oblygiadau'r arolwg, fod un o'r gweithgareddau canlynol wedi digwydd ar safle'r cais cyn neu'n fuan ar ôl yr arolwg maes i gefnogi'r cynnig:

- Tynnu ymaith neu reoli llystyfiant, gan gynnwys coeden;
- Addasu neu golli nodweddion bioamrywiaeth eraill, megis gwrychoedd, pyllau, ffosydd neu adeiladau a nodweddion gwerthfawr i warchod rhywogaethau;
- Rheoli chwyn neu rywogaethau eraill;
- Ailgyflwyno neu roi'r gorau i bori neu dorri.

A2.7 Rhaid i bresenoldeb rhywogaethau goresgynnol neu anfrodorol (planhigion ac anifeiliaid) gael ei gofnodi yn yr arolwg ecolegol. Os bydd rhywogaethau anfrodorol goresgynnol yn bresennol ar safle,

rhaid nodi a fydd cael gwared ohonynt yn bwysig, yn seiliedig ar yr effaith mae'n ei chael a'r cydbwyso rhwng adnoddau ac effeithiolrwydd. Mae darpariaethau cyfreithiol yn cael eu darparu yn y Ddeddf Bywyd Gwylt a Chefn Gwlad 1981, fel y'i diwygiwyd, a Deddf Diogelu'r Amgylchedd 1990, fel y'i diwygiwyd. Rhaid i rai planhigion, megis, Clymog Japan, rhaid eu gwaredu mewn safleoedd tirlenwi trwyddedig. Dylai Bioddiogelwch gael ei ystyried hefyd.

- A2.8 Rhaid i'r bwriad i ddefnyddio mesurau osgoi, lliniaru neu ddigolledu i wrthbwysio effeithiau niweidiol ar fioamrywiaeth gael ei brofi fesul cam - mae'n ddull dilyniantol. Er gwaethaf y ffaith mai'r prif nod yw osgoi unrhyw effeithiau niweidiol ar fioamrywiaeth, efallai yr hoffai darpar ymgeiswyr ystyried gweithredu mesurau lliniaru a sut gall y gweithredu gael ei sicrhau drwy'r system gynllunio. Mesurau digolledu yw'r dewis olaf i wneud iawn am unrhyw niwed gweddilliol sy'n deillio o'r datblygiad arfaethedig.
- A2.9 Os yw'r ymgeisydd arfaethedig yn bwriadu defnyddio mesurau digolledu, dylai'r wybodaeth ecolegol i gefnogi'r cais egluro pam nad yw mesurau osgoi a lliniaru yn ymarferol a beth yw'r rhesymau pennaf am adael i niwed gweddilliol ddigwydd ar safle'r cais.
- A2.10 Bydd cynnwys, maint a lleoliad y mesurau digolledu i'w darparu yn dibynnu ar raddau a maint y difrod a achoswyd ar y nodwedd bioamrywiaeth dan sylw. Dylai pob mesur fod wedi'i sefydlu ac ar waith cyn i unrhyw effeithiau niweidiol disgwylid digwydd. Byddai'n ddoeth trafod y manylion gyda Swyddog Ecoleg a Bioamrywiaeth y Cyngor neu, lle bo angen, Cyfoeth Naturiol Cymru cyn cyflwyno'r cais cynllunio.
- A2.11 Mewn rhai amgylchiadau ar safleoedd y gwyddys bod yno boblogaethau o fadfallod dŵr cribog, neu safleoedd agos at boblogaethau o'r fath, efallai na fydd yn ymarferol digolledu'n ddigonol ar y safle. Mewn achosion o'r fath, bydd digolledu oddi ar y safle yn cael ei ystyried, a gallai hwn fod ar ffurf swm gohiriedig. Mae manylion pellach am ddatblygiadau sy'n effeithio ar Fadfallod Dŵr Cribog a'u cynefinoedd i'w gweld yn Atodiad 5.
- A2.12 Dylid ceisio mesurau gwella bioamrywiaeth o'r dechrau a drwy gydol cam rheoli a gweithredu'r prosiect.

Atodiad 3 – Rhywogaethau a safleoedd a warchodir yn Sir Ddinbych

A3.1 Mae'r tabl canlynol yn crynhoi'r safleoedd a warchodir a leolir yn gyfan gwbl neu'n rhannol yn Sir Ddinbych a'r ddeddfwriaeth berthnasol sy'n eu gwarchod.

Gwarchodaeth	Dynodiad	Pwysigrwydd	Deddfwriaeth Allweddol	Safleoedd
Statudol	Ardal Cadwraeth Arbennig (ACA)	Rhyngwladol	Mae Rheoliadau Gwarchod Cynefinoedd a Rhywogaethau (2010) yn trosi Cyfarwydddeb Cynefinoedd ac Adar yr UE yn gyfraith yn y DU	Coedwigoedd Dyffryn Alyn
				Mynyddoedd y Berwyn a De Clwyd
				Aber Afon Dyfrdwy
				Coedwigoedd Dyffryn Elwy
Statudol	Ardal Gwarchodaeth Arbennig (AGA)	Rhyngwladol		Llwyn
				Afon Dyfrdwy a Llyn Tegid y Bala
				Berwyn
				Bae Lerpwl
Statudol	Safle Ramsar		Confensiwn Ramsar ar Wlypdiroedd o bwysigrwydd Rhyngwladol	Aber Afon Dyfrdwy
Statudol	Safleoedd o Ddiddordeb Gwyddonol Arbennig (SoDdGA)	Cenedlaethol	Deddf Bywyd Gwylt a Chefn Gwlad 1981 (fel y'i diwygiwyd)	Berwyn
				Bryn Alyn
				Caeau Pen y Coed
				Cefn Rofft
				Chwarel Pant Glas
				Coedwig Cil-y-Groeslwyd, Craig Adwy-wynt a Chraigddwy-wynt
				Chwarel Clogau
				Coed Nant Mawr
				Coedydd ac Ogofau Elwy a Meirchion
				Coedydd Dyffryn
				Alwen
				Coed Crest Mawr
				Chwarel Coedwig Cynwyd

				Aber Afon Dyfrdwy
				Dinas Bran
				Ffynnon Bueno ac Ogofau Cae Gwyn
				Graig Fawr

Gwarchod aeth	Dynodiad	Pwysigrwydd	Deddfwriaeth Allweddol	Safleoedd
Statudol	Safleoedd o Ddiddordeb Gwyddonol Arbennig (SoDdGA)	Cenedlaethol	Deddf Bywyd Gwyllt a Chefn Gwlad 1981 (fel y'i diwygiwyd)	Chwarel Graig
				Graig, Llanarmon-yn-iâl
				Twyni Gronant a Talacre Warren
				Hendre Bach
				Gweundir Llandegla
				Llwyn
				Maes Hiraddug
				Chwareli Moel Hiraddug
				Mwyngloddfa Pennant
				Mynydd Hiraethog
				Chwarel Penarth
				Bryniau Prestatyn
				Rhiwabon / Mynyddoedd Llantysilio a Minera
Statudol	Gwarchodfa Natur Genedlaethol (NNR)	Cenedlaethol	Deddf Parciau Cenedlaethol a Mynediad i Gefn Gwlad 1949 a Deddf Bywyd Gwyllt a Chefn Gwlad 1981	Y Berwyn
				Gweundir Hafod Elwy
Statudol	Gwarchodfa Natur Leol (LNR)	Lleol	Deddf Parciau Cenedlaethol a Mynediad i Gefn Gwlad 1949)	Moel Findeg
				Twyni Gronant
				Pwll Cae Brics
Anstatudol	Safle Bywyd Gwyllt Sirol	Lleol	Amherthnasol	Mae yna 248 o safleoedd i'w cael yn Sir Ddinbych. Cysylltwch â Swyddog Ecoleg a Bioamrywiaeth y Sir neu Cofnod am fwy o fanylion.

A3.2 Mae'r tabl canlynol yn crynhoi'r prif rywogaethau a warchodir yn Sir Ddinbych a'r deddfwriaeth berthnasol sy'n eu gwarchod. Mae rhagor o wybodaeth am gynefinoedd a rhywogaethau â blaenoriaeth i'w gweld yng Nghynllun Gweithredu Bioamrywiaeth Lleol Sir Ddinbych, sydd ar gael ar y System Adrodd ar Weithredu Bioamrywiaeth yn: ukbars.defra.gov.uk; mae mwy o wybodaeth hefyd ar gael ar wefan Cyngor Cefn Gwlad Sir Ddinbych: <http://www.denbighshirecountryside.org.uk/bioamrywiaeth>

Gwarchodaeth	Dynodiad	Pwysigrwydd	Deddfwriaeth Allweddol	
Statudol	Madfall Ddŵr Gribog	Rhyngwladol	Cyfarwyddeb Cynefinoedd y CE; Gwarchod Cynefinoedd a Rhywogaethau 2010; Deddf Bywyd Gwylt a Chefn Gwlad 1981 (fel y'i diwygiwyd)	
	Ystlumod (pob rhywogaeth)			
	Dyfrgi			
	Pathew			
	Madfall y tywod			
	Llyffant y twyni			
	Llyriad y dŵr arnofiol (Lurionium natans)			
	Dolffiniaid (pob rhywogaeth)			
Statudol	Llamhidyddion (pob rhywogaeth)	Cenedlaethol	Deddf Bywyd Gwylt a Chefn Gwlad 1981 (fel y'i diwygiwyd)	
	Llygoden bengron y dŵr			
	Wiwer goch			
	Bele'r coed			
	Pob ymlusgiad (neidr ddefaid, gwiber, madfall, neidr y gwair)			
	Pob amffibiad (gwerthu'n unig wedi'i wahardd) (broga cyffredin, llyffant dafadennog, madfall ddŵr balfog, madfall ddŵr gyffredin)			
	Tylluan wen			
	Pob aderyn nythu			
	Mochyn daear			Deddf Gwarchod Moch Daear 1992
	Ceirw			Deddf Ceirw 1991
	Morloi			Deddf Cadwraeth Morloi 1970
An-Statudol	Rhywogaethau pwysig iawn o ran diogelu (Rhestr Adran 42) - ceir	Cenedlaethol	Deddf Amgylchedd Naturiol a	

	dros 1,000. Mae'r rhestr gyflawn i'w gweld ar wefan Partneriaeth Bioamrywiaeth Cymru		Chymunedau Gwledig (NERC) 2006
	Cynllun Gweithredu Bioamrywiaeth Lleol (LBAP) rhywogaethau â blaenoriaeth yn lleol – gweler ukbars.defra.gov.uk	Lleol	Amherthnasol

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Atodiad 4 - Arweiniad ar yr amser gorau posibl ar gyfer cynefinoedd a rhywogaethau penodol

Tudalen 150

Cynefinoedd / Rheoliadau	Ionawr	Chwefror	Mawrth	Ebrill	Mai	Mehefin	Gorffennaf	Awst	Medi	Hydref	Tachwedd	Rhagfyr	
Cynefinoedd / Llystyfiant	■			■							■		
Moch Daear	■	■				■			■				
Ystumod	■			■	■						■	■	
Adar	■						■		■				
Pathewod	■			■									
Madfallod Dŵr Cribog	■			■				■			■		
Pysgod	■												
Llyfant y Twyni	■				■							■	
Dyfrgwn	■												
Bele'r Coed	■												
Wiwerod Coch	■												
Ymlusgiaid	■			■				■		■	■		
Llygod pengrwn y dŵr	■	■	■									■	■
Misglod perlog yr afon	■				■							■	
Allwedd i'r lliwiau:	■ Dim arolygu			■ Cyfnod arolygu cyfyngedig				■ Cyfnod Arolygu Gorau posibl					

Addaswyd o'r Biodiversity Planning Toolkit (www.biodiversityplanningtoolkit.com, cyrchwyd 12.08.2015)

Atodiad 5 – Datblygiadau sy'n effeithio ar fadfallod dŵr cribog a'u cynefinoedd

Cefndir

A5.1 Mae madfallod dŵr cribog i'w cael mewn rhannau helaeth o'r Sir, yn enwedig yn y gogledd. Mae'r anifeiliaid eu hunain, yn ogystal â'u lleoedd magu a gorffwyso, wedi'u gwarchod yn gyfreithiol. Ar safleoedd lle canfyddir madfallod dŵr cribog neu lle maent yn debygol o fod yn bresennol, ni chaiff caniatâd cynllunio ond ei roi os gellir dangos na cheir effaith niweidiol ar 'Statws Cadwraethol Ffatriol' y boblogaeth leol. Mae hyn yn golygu bod rhaid i ymgeiswyr allu dangos y bydd eu cynigion datblygu yn cael effaith niwtral neu gadarnhaol gyffredinol ar fadfallod dŵr cribog.

Osgoi, lliniaru a digolledu

A5.2 Fel y disgrifir yn y brif ddogfen; paragraffau 4.5, 6.3; ac Atodiad 2 paragraff A2.8 dylid cymryd mesurau osgoi, lliniaru a digolledu i wrthbwysu'r effeithiau niweidiol ar fioamrywiaeth fesul cam.

A5.3 Os yw datblygiadau'n effeithio ar safle magu neu orffwyso hysbys, yna bydd yn rhaid i gynefin newydd, priodol gael ei greu cyn dinistrio'r cynefin dyfrol neu ddaearol gwreiddiol o dan drwydded gan Cyfoeth Naturiol Cymru.

A5.4 Os na fydd datblygiadau'n effeithio ar safleoedd madfallod dŵr cribog hysbys, ond yn hytrach gynefinoedd o ansawdd amrywiol wrth ymyl neu'n agos i safleoedd hysbys, efallai y bydd angen dull gweithredu gwahanol. Mae'r tebygolrwydd bod safle yn safle hysbys ar gyfer madfallod dŵr cribog yn seiliedig ar ansawdd y cynefin a'i agosrwydd at bwll magu. Mewn rhai amgylchiadau efallai na fydd yn bosibl neu'n foddhaol gwrthbwysu'r effeithiau niweidiol ar fadfallod dŵr cribog ar safle'r datblygiad. Mewn achosion o'r fath, mae swm gohiriedig i ddarparu cynefin digolledu ar gyfer madfallod dŵr cribog oddi ar y safle yn opsiwn.

Effaith y Datblygiad	Datblygiad Mawr	Datblygiad Bach
	Amlinell/Materion a Gymeradwyir/ Mwynau a Gwastraff/ ayb.	Hyd at 10 annedd Estyniad/ Ystafell Haul/ Garej
Yn effeithio'n uniongyrchol ar safle madfallod dŵr cribog hysbys	Mae angen darparu cynefin newydd tebyg am ei debyg i gyflawni'r un diben cyn dinistrio'r cynefin presennol, e.e. pwll magu. Mae hyn er mwyn sicrhau bod 'statws cadwraethol ffatriol' y boblogaeth yn cael ei gynnal.	
O fewn 250m i byllau magu	Lliniaru am gollu math o gynefin ar sail debyg at ei debyg -	Cymryd Camau Osgoi Rhesymol i atal niwed i'r madfallod dŵr cribog.

madfallod dŵr cribog hysbys	<i>Gweler y tabl costau rheoli</i>	Mae hyn yn dibynnu ar addasrwydd y safle os yw'n wael e.e. llawr caled/ glaswelltir amwynder yna mae'n bosibl y byddai nodyn i'r ymgeisydd yn ddigon.
C1 - 250-500m <i>Cyfeirio at wybodaeth leol, Cofnod a "mapiau tebygolrwydd"</i>	Camau lliniaru yn berthnasol i gollu math o gynefin ar sail debyg at ei debyg/ 50% - <i>Gweler y tabl costau rheoli</i>	Bydd nodyn i'r ymgeisydd yn ddigon yn gyffredinol
D1 - dros 500m	Camau lliniaru ddim yn ofynnol fel arfer oni effeithir ar gynefinoedd cysylltiedig allweddol	amh

A5.5 **Swm Gohiriedig i Ddigolledu Oddi ar y Safle a/neu Reoli Cynefin**
Bydd swm gohiriedig yn cael ei sicrhau drwy Gytundeb Adran 106. Y Cyngor a'r datblygwr fydd yn cytuno ar y gwerth. Sylwer mai ffigyrâu dangosol yn unig sydd yn y tablau isod. Maent wedi cael eu cynnwys at ddibenion enghreifftiol i roi arweiniad i ddatblygwyr.

A5.6 **COSTAU SAFONOL** Heb gynnwys paratoi trwyddedau, mesurau osgoi rhesymol, archwilio cydymffurfiaeth ayb *; Mae'r costau parhaus yn rhai "am byth", sy'n cael ei ddiffinio fel 25 mlynedd

* - Ffynhonnell: Costau Tribiwnlys Tir Hafod TEP 2006 gyda llog yn gynnwysedig ar gyfer rheoli hirdymor a chostau rheoli diweddar gan Wasanaeth Cefn Gwlad Sir Ddinbych

Cydran	Unwait h ac am byth	Parhaus	Cost £/ha	Nodiadau
1. Caffael Tir	✓		£3750 tir fferm o ansawdd gwael £7500 tir fferm o ansawdd da	Dosbarthiad tir yn unol â chategorïau Adran yr Amgylchedd, Bwyd a Materion Gwledig
2. Creu Cynefin	✓		£2500 (gyda leiner) – dau yr hectar	(£1250 gyda leiner TEP) (2 yr ha)
2.1. Pyllau 10x10m o faint o leiaf	✓		£1.50 y planhigyn (=£300/ha) +£100/dydd	Yn cynnwys polion a chynnal a chadw (uchafswm o 25% yr ha = 200 planhigion) Plannu 200 bob dydd
2.2. Plannu	✓		£1000/ha	Hadau blodau gwyllt (ddim bob amser yn addas)
2.3. Plannu dolydd/ Glaswelltir	✓		£250/dydd	Digroeni/hau â thractor ayb
2.4 Gaeafdy (50m ²)	✓		£100	1 y pwll Costau is os yw'r deunyddiau ar gael.
2.5 Ffens newydd	✓		£7/m	400m/ha (£2800)
3. Rheoli		✓		£45/blwyddyn/pwll – TEP

3.1 Rheoli'r pwll			£100/blwyddyn /pwll	Cylch 5 mlynedd i reoli'r pwll ac ymyl y pwll (5m) ee rheoli prysgwydd.
3.2 Coed/ gwrychoedd wedi'u plannu		✓	£600/ blwyddyn /ha	Costau cynnal a chadw CNC ydy £1000/ha ar gyfer blwyddyn 2 a 3 yn unig.
3.3 Glaswelltir –torri unwaith y flwyddyn		✓	£480/ blwyddyn	
3.4 Cynnal y ffens		✓	£1.30/m/ blwyddyn neu £112/ blwyddyn	400m/ha – adnewyddu'r ffens ar gylch 12-15 mlynedd.
4. Monitro a Goruchwyllo		✓	£200/safle/	2 ymweliad y flwyddyn
5. Gwaith Warden		✓	£150/diwrnod	1-4 diwrnod/mis (yn dibynnu ar faint /gofynion y safle). Yn cynnwys gorbenion/cerbyd/ cynnal a chadw.
6. Wrth gefn		✓	£2500/pwll Cost fel 2.1	Cyfandaliad yn seiliedig ar y gwaith o greu'r pwll a thynnu'r pysgod oddi yno.

Opsiynau rheoli hirdymor

Opsiwn	Math	Manteision	Anfanteision
1	Trosglwyddo'r tir a'r adnoddau i'r 3ydd Sector (NWWT, NEWW, ARC)	Arbenigedd lleol neu arbenigol. Sgiliau rheoli ystadau.	Problem bosibl o ran adnoddau os na cheir darpariaeth ddigonol.
2	Trosglwyddo tir ac adnoddau i ALI e.e. Gwasanaeth Cefn Gwlad	Arbenigedd lleol neu arbenigol. Sgiliau rheoli ystadau.	Problem bosibl o ran adnoddau os na cheir darpariaeth ddigonol. Risg o reoli'n cael ei gwestiynu. Cyllid deuol posibl (treth gyngor a thâl gwasanaeth).
3	Tirfeddiannwr yn cadw'r tir (Gydag adnoddau?)	Sgiliau rheoli ystadau	Gellid bod diffyg sgiliau arbenigol. Risg o reoli amhriodol. Dim atebolrwydd lleol.
4	Trosglwyddo'r tir i reolwr tir masnachol gydag adnoddau'n cael eu casglu'n flynyddol	Sgiliau rheoli ystadau	Gellid bod diffyg sgiliau arbenigol. Risg o reoli amhriodol. Dim atebolrwydd lleol. Angen ymgysylltu cyrff y trydydd sector a/neu gontractwyr yn y rheoli.
5	Trosglwyddo adnoddau (a thir) i Ymddiriedolaeth annibynnol	Datblygu gweithredu cadwriaethol strategol.	Sefydlu Ymddiriedolwyr annibynnol. Angen ymgysylltu cyrff y trydydd sector a/neu gontractwyr yn y rheoli.

Mae tudalen hwn yn fwriadol wag

Denbighshire County Council

Draft Supplementary Planning
Guidance:
Conservation and Enhancement
of Biodiversity

Consultation report, including summaries of
representations received and the Council's
responses

Content

- 1 – Background
- 2 – Consultation undertaken
- 3 – Consultation responses
- 4 – Changes to the draft document

1. Background

- 1.1 This report accompanies the draft Supplementary Planning Guidance: Enhancement and Conservation of Biodiversity which will be submitted to Denbighshire County Council (DCC) Planning Committee when considering adoption of the draft Site Development Brief (draft document) on 27 July 2016.
- 1.2 Supplementary Planning Guidance and Site Development Briefs should only be adopted by a local planning authority and, hence, regarded as a material consideration if they have been subject to comprehensive public consultation. Accordingly, this report also aims at compliance with Welsh Government LDP Manual 2, paragraph 7.3.1 and Planning Policy Wales (PPW) Edition 8, paragraph 2.4.4.

2. Consultation undertaken

- 2.1 This public consultation run from 3rd May 2016 to 30th June 2016 for a period of 8 weeks. The draft document was available at the Council's website (www.denbighshire.gov.uk) and the Local Development Plan website for interested parties to view. Hardcopies were also available at Council libraries and one-stop-shops. Comments as part of the public consultation could be made by letter, email or comments form to the Strategic Planning & Housing team by the 30th June 2016.
- 2.2 All City, Town and Community Councils were consulted along with key stakeholders and people registered on the LDP database.

3. Consultation responses

- 3.1 The Council received 8 representations from interest groups and members of the Public.
- 3.2 No changes were proposed to the document but clarification was sought with regard to draft SPG Appendix 5 paragraph 5.6 on the meaning of high/ poor quality farmland.

4. Changes proposed to the draft document

- 4.1 Planning Officers propose a single change in response to the representation that was made by the Campaign for the Protection of Rural Wales, see paragraph 3.2.

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Table 1: Proposed changes to draft document

Reference number	Name, Organisation	Summary of Representation	Council's response	Changes proposed to draft document
3121	M W Moriarty, Campaign for the Protection of Rural Wales (CPRW) Clwyd Branch	Appendix 5, paragraph A5.6: Clarification is required as to the meaning of 'high quality' and 'poor quality' farmland – are the two categories based on Defra's classification system?	Council agrees to provide further clarification on the meaning of high/ poor quality farmland in paragraph A5.6	Appendix 5, paragraph A5.6 table column 5 'Note' - Land classification in line with Department for Environment, Food & Rural Affairs' categories
706	Robert Deanwood, National Grid	National Grid has no comments to make in response to the draft document consultation	Comment noted.	No change proposed.
1155	Diane Clarke, Network Rail	Network Rail has no comments	Comment noted.	No change proposed.
4650	Tim Bettany-Simmons, Canal & River Trust	Canal & River Trust have no specific comments to make on the draft document	Comment noted.	No change proposed.
320, 305, 250, 269	Mr & Mrs Evans; Mr & Mrs Williams	Ystyried anghenion lleol ardaloedd. Oes angen y cynllun yn y lie cyntaf?	Nodwyd y sylw	Dim newid yn arfaethedig
		Gwarchod Coed a Gwrychoedd hanesyddol a chynefinoedd creaduriaid ac adar.	Nodwyd y sylw	Dim newid yn arfaethedig
		Goruchwyliaeth fanwl ar safleoedd datblygu lie mae Coed Henafol, gwarchod ei gwreiddiau er mwyn i'r goeden ffynnu ar ol y datblygiad.	Nodwyd y sylw	Dim newid yn arfaethedig
		Ffiniau newydd i'r safleoedd o blanhigion brodorol	Nodwyd y sylw	Dim newid yn arfaethedig
		Cyn ystyried datblygu ar safleoedd	Nodwyd y sylw	Dim newid yn arfaethedig

	hanesyddol mae angen ymchwil drwyadl. Gwarchod Hen Fwyngloddia/Siafftau, dim ei llenwi yn ddiystyriol a chreu llifogydd i'r dyfodol.		
	Mae angen ymchwil drwyadl cyn ystyried adeiladu ar safleoedd hanesyddol.	Nodwyd y sylw	Dim newid yn arfaethedig
	Ni ddiliau'r un cynllun gael ei ystyried os oes hanes lleol am lifogydd o unrhyw fath. Talu sylw i sylwadau bobl leol, mae gwybodaeth lleol wedi ei gadw o genhedlaeth genhedlaeth.	Nodwyd y sylw	Dim newid yn arfaethedig

Mae tudalen hwn yn fwrriadol wag

Draft Supplementary Planning Guidance
'Conservation and Enhancement of
Biodiversity'
18th March 2016

Equality Impact Assessment screening

Draft Supplementary Planning Guidance Note 'Conservation and Enhancement of Biodiversity'

Contact: Karsten Brußk

Updated: 12.07.2016

1. What type of proposal / decision is being assessed?

Other

2. What is the purpose of this proposal / decision, and what change (to staff or the community) will occur as a result of its implementation?

The proposed SPG outlines the Council's expectations with regard to the biodiversity information to be submitted with a planning application, scope and standards of submitted ecological surveys; and briefly points out potential additional legal duties on developers as a result of obtaining planning consent.

3. Does this proposal / decision require an equality impact assessment? If no, please explain why.

*Please note: if the proposal will have an impact on people (staff or the community) then an equality impact assessment **must** be undertaken*

NO!	<p>Supplementary Planning Guidance (SPGs) notes amplify Denbighshire Local Development Plan 2006 – 2021 (LDP) policies in a clear and concise format with the aim of improving the process, design, and quality of new development. They do not set out any new policies or prescribe action programme.</p> <p>This draft SPG is linked to LDP Policy VOE5 'Conservation of natural resources', which was assessed as part of the LDP document production – see Denbighshire LDP 'Equality Impact Assessment Report (May 2011)'. It was concluded in table2: 'Screening of the Denbighshire Local Development Plan policies' that this policy is likely to 'Promote equality</p>
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	of opportunity by increasing people’s opportunity to enjoy and experience nature.’; and no EqIA is required because ‘this policy is considered to have positive impacts on all groups’.
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4. Please provide a summary of the steps taken, and the information used, to carry out this assessment, including any engagement undertaken

(Please refer to section 1 in the toolkit for guidance)

Guidance documents provided by the Council; Equality Impact Assessment carried out as part of the Denbighshire Local Development Plan 2006 – 2021 Plan-making process.
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5. Will this proposal / decision have a positive impact on any of the protected characteristics (age; disability; gender-reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation)?

(Please refer to section 1 in the toolkit for a description of the protected characteristics)

None envisaged.

6. Will this proposal / decision have a disproportionate negative impact on any of the protected characteristics (age; disability; gender-reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation)?

None envisaged.

7. Has the proposal / decision been amended to eliminate or reduce any potential disproportionate negative impact? If no, please explain why.

No.	No impacts have been identified.
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8. Have you identified any further actions to address and / or monitor any potential negative impact(s)?

No.	
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Action(s)	Owner	By when?
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<Please describe>	<Enter Name>	<DD.MM.YY>
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9. Declaration

Every reasonable effort has been made to eliminate or reduce any potential disproportionate impact on people sharing protected characteristics. The actual impact of the proposal / decision will be reviewed at the appropriate stage.

Review Date:	n/a
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Name of Lead Officer for Equality Impact Assessment	Date
Karsten Brußk	12/07/2016

Please note you will be required to publish the outcome of the equality impact assessment if you identify a substantial likely impact.
