



# CYNGOR GWYNEDD COUNCIL

## Application for Planning Permission. Town and Country Planning Act 1990

### Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### 1. Site Details

Number	182
Suffix	
Property name	Ysgol y Garnedd
Address line 1	Penrhos Road
Address line 2	
Town/city	Bangor
Postcode	LL57 2LX

Description of site location must be completed if postcode is not known:

Easting (x)	256156
Northing (y)	370678

Description

Existing Ysgol y Garnedd School and Friars School playing field

### 2. Applicant Details

Title	Mr
First name	Geraint
Surname	Owen
Company name	Gwynedd Council
Address line 1	Gwynedd Council
Address line 2	Council Offices
Address line 3	Shirehall Street
Town/city	Caernarfon
Country	Wales
Postcode	LL55 1SH

2. Applicant Details

Primary number

01766771000

Secondary number

Email address

geraintowen2@gwynedd.llyw.cymru

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

3. Agent Details

Title

Mr

First name

Gethin

Surname

Jones

Company name

Ainsley Gommon Architects

Address line 1

The Old Police Station

Address line 2

15 Glynne Way

Address line 3

Town/city

Hawarden

Country

Wales

Postcode

CH53NS

Primary number

01244537100

Secondary number

Email

gjones@agarchitects.co.uk

4. Site Area

What is the site area?

24931.2

Scale

sq.metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

☐ Yes ☒ No

5. Description of the Proposal

Please describe the proposed development including any change of use

New 420 pupil primary school along with additional Cylch Meithrin, Meithrin and 2 No. ALN classrooms and playing fields replacing the existing Ysgol Y Garnedd

Has the work or change of use already started?

☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

Existing school

Is the site currently vacant?

☐ Yes ☒ No

6. Existing Use

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building? ☒ Yes ☐ No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Type	Area of land (ha) proposed for new development
Previously developed land	8419.8
Greenfield land	16437.6

7. Materials

Does the proposed development require any materials to be used in the build? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	Brick wall, stone wall
Description of proposed materials and finishes:	Composite metal cladding panels, stone wall

Roof	
Description of existing materials and finishes (optional):	Single ply roof
Description of proposed materials and finishes:	Composite metal cladding panels

Windows	
Description of existing materials and finishes (optional):	UPVC windows
Description of proposed materials and finishes:	UPVC windows

Doors	
Description of existing materials and finishes (optional):	UPVC doors
Description of proposed materials and finishes:	Aluminium doors

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Timber post & board fence, hedgerow, chain link fence
Description of proposed materials and finishes:	Anticlimb mesh fence, high closeboard fence, coloured hoop top railings, MUGA fencing, metal railings, timber post & board fence

7. Materials

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Tarmac, concrete, pavers
Description of proposed materials and finishes:	Tarmac, concrete

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

YGB-AGA-XX-XX-RP-A-0001\_DESIGN ACCESS STATEMENT

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☒ Yes ☐ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☒ Yes ☐ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

9. Vehicle Parking

Is vehicle parking relevant to this proposal? ☒ Yes ☐ No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☒ Yes ☐ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? ☐ Yes ☒ No

Refer to the Welsh Government's Development Advice Maps website.

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☐ Existing water course
- ☒ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

## 12. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site  
☒ Yes, on land adjacent to or near the proposed development  
☐ No

c) Features of geological conservation importance

- ☐ Yes, on the development site  
☒ Yes, on land adjacent to or near the proposed development  
☐ No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## 13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer  
☐ Septic Tank  
☐ Package Treatment plant  
☐ Cess Pit  
☐ Other  
☐ Unknown

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Included in Caulmerts drainage report/pack

## 14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Bin stores shown at the front of the school site on the site plan.

## 15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

## 16. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes ☒ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
D1 - Non-residential institutions	1420.7	1420.7	3137.9	1717.2
Total	1420.7	1420.7	3137.9	1717.2

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

18. Employment

Will the proposed development require the employment of any staff? ☒ Yes ☐ No

Please complete the following information regarding employees:

Type	Full-time	Part-time	Equivalent number of full-time
Existing employees	30		
Proposed employees	50		

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ☒ Yes ☐ No

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
D1 - Non-residential institutions	Start Time: 07:30 End Time: 18:00	Start Time: End Time:	Start Time: End Time:	

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development? ☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development? ☐ Yes ☒ No

## 22. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

## 23. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes ☐ No

If Yes, please provide details:

Consultation events held with parents, teachers and neighbours on 30th April and 1st May 2018. Further events to be held during the Pre Planning consultation period.

## 24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☐ The agent  
☒ The applicant  
☐ Other person

## 25. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

☒ Yes ☐ No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

**Officer name:**

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Had a number of discussions with regards to the scheme with Cara Owen prior to the Pre-Planning application. The Planning Department were also issued the pre-planning documentation for comments.

## 26. Authority Employee/Member

**With respect to the Authority, is the applicant or agent one of the following:**

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

## 27. Ownership Certificates

**Certificate of Ownership - Certificate A - Town and Country Planning (Development Management Procedure) (Wales) Order 2012**

**I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.**

Person role

## 27. Ownership Certificates

- ☒ The applicant  
☐ The agent

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Geraint"/>
Surname	<input type="text" value="Owen"/>
Declaration date	<input type="text" value="20/07/2018"/>

☒ Declaration made

## 28. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding  
☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person role ☒ The applicant ☐ The agent

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Geraint"/>
Surname	<input type="text" value="Owen"/>
Declaration Date	<input type="text" value="20/07/2018"/>

☒ Declaration made

## 29. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. ☒

Date (cannot be pre-application)	<input type="text" value="20/07/2018"/>
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