



PARC CENEDLAETHOL ERYRI
Ile i enaid gael llonydd
SNOWDONIA NATIONAL PARK
one of Britain's breathing spaces

Cyfarwyddwr Cynllunio a Threftadaeth Ddiwylliannol
Director of Planning and Cultural Heritage

Swyddfa'r Parc Cenedlaethol / National Park Office
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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	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text"/>
Address line 2	<input type="text"/>
Town/city	<input type="text"/>
Postcode	<input type="text"/>

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

Easting (x)	<input type="text" value="292518"/>
Northing (y)	<input type="text" value="335523"/>

Description

Llyn Tegid embankment between Bala Adventure and Watersports and Tegid Street, and River Dee embankment and Afon Tryweryn embankment between B4391 and A494 bridge, Bala.

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Matthew"/>
Surname	<input type="text" value="Jenkins"/>
Company name	<input type="text" value="Natural Resources Wales"/>
Address line 1	<input type="text" value="Chester Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Buckley"/>
Country	<input type="text" value="United Kingdom"/>

2. Applicant Details

Postcode	CH7 3AG
Primary number	
Secondary number	
Email address	Matthew.Jenkins@cyfoethnaturiolcymru.gov.uk

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	Mr
First name	David
Surname	Johnson
Company name	Black & Veatch Ltd
Address line 1	3rd Floor
Address line 2	One City Place
Address line 3	Queens Road
Town/city	Chester
Country	United Kingdom
Postcode	CH1 3BQ
Primary number	01244304100
Secondary number	
Email	JohnsonD3@bv.com

4. Site Area

What is the site area?	5.8
Scale	hectares

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

Protection to the Llyn Tegid northern lake embankment, and left bank of the River Dee, to allow safe overtopping during the design storm event. This will include reinforcement of landward embankment faces with a buried 3D geotextile mat ('Enkamat' or similar) and upgrading of existing rip rap upstream slope protection on the lake embankment, with additional imported stone material. Also, resurfacing of footpath along lake embankment, left (north) bank of River Dee embankment and right (west) bank of Afon Tryweryn, resurfacing of lakeshore overflow car park and enhancements to Penllyn Leisure Centre.

Has the work or change of use already started?

Yes No

6. Existing Use

Please describe the current use of the site

6. Existing Use

Llyn Tegid is a natural lake with approximately 2,950m of embankment at its northern end (including embankments along the River Dee and Afon Tryweryn). The existing water impounding structures date back to the 1950s and are generally earth embankments. Water levels are controlled by the Bala Sluices, which consist of 4 large vertical lift gates and an additional smaller gate for fish passage, and controls the combined outflow from Llyn Tegid and the Afon Tryweryn with a masonry weir/spillway acting as the overflow to the system. This allows Llyn Tegid to be used for flood control (as a reservoir), and to regulate the River Dee downstream. Public rights of way (Y Bala Rhif 4 and Y Bala Rhif 1) run along the crest of the embankments. An existing overflow car park is located on the lake foreshore adjacent to the Bala Adventure and Watersports building.

Is the site currently vacant?

Yes No

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

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):

Other type of material (e.g. guttering) Stone rip rap along lake embankment

Description of existing materials and finishes (optional):

Slate rip rap creating a smooth slope on wet side.
Grassed embankment on dry side.

Description of proposed materials and finishes:

Rip rap to be replaced with locally imported granite with re-use of slate where suitable, creating a more angular / rough finish as required to improve performance in reducing wave energy.
Dry side of embankment will consist of a 3D geotextile membrane installed under the topsoil surface, upon completion the surface will be grassed as existing.

Vehicle access and hard standing

Description of existing materials and finishes (optional):

Public rights of way along lake and river embankments and permissive footpaths are a mixture of tarmac and unbound stone surfacing. Overflow lakeshore car park is unbound stone.

Description of proposed materials and finishes:

Public rights of way along lake and river embankments and permissive footpaths will be resurfaced throughout with tarmac.
Overflow lakeshore car park will be formalised to make a more efficient layout, car parking areas to be unbound stone, remaining areas will be enhanced with planting or left to naturally reinstate to lakeshore habitat.

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

Design and Access Statement (122918-BVL-Z0-RP-I-00008)
Location Plan (122918-BVL-Z0-DR-I-10001)
Site (Block) Plans (122918-BVL-Z0-DR-I-10002 to 10009)

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

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

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 Yes, and you are proposing a new building or a change of use, please add details of the proposal in the following table

Type	Residential (number of units)	Non-residential (Area of land - hectares)
Floodplain C2	0	0

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

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

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

12. Biodiversity and Geological Conservation

- 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

Other

Are you proposing to connect to the existing drainage system?

- Yes No Unknown

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

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

18. Employment

Will the proposed development require the employment of any staff?

- Yes No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

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:

Not applicable

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:

Public consultation events held on 18th July 2018 and 17th December 2019. Posters and flyers (May and July 2019), updating the public on the project and inviting comments, at various locations around Bala and along the lake shore and Dee and Tryweryn embankments.

See Pre-application Consultation Report (to be completed), Public Consultation Report (to be completed), Environmental Constraints and Opportunities Record (122918-BVL-Z0-RP-I-00005) and Design and Access Statement (122918-BVL-Z0-RP-I-00008) for further details on how consultation has influenced the design of the project.

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)

25. Pre-application Advice

Details of the pre-application advice received

Three meetings with Aled Lloyd and various other members of SNPA in January, April and July 2018 to discuss the progress with the project and what will be required for the planning application.
A Screening Opinion was requested from SNPA in June 2018, SNPA confirmed that EIA would not be required via letter issued 20th July 2018.

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 B - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Owner/Agricultural Tenant

Person role

- The applicant
- The agent

Title

First name

Surname

Declaration date

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

Agricultural tenant

Person role The applicant The agent

Title

First name

Surname

Declaration Date

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)