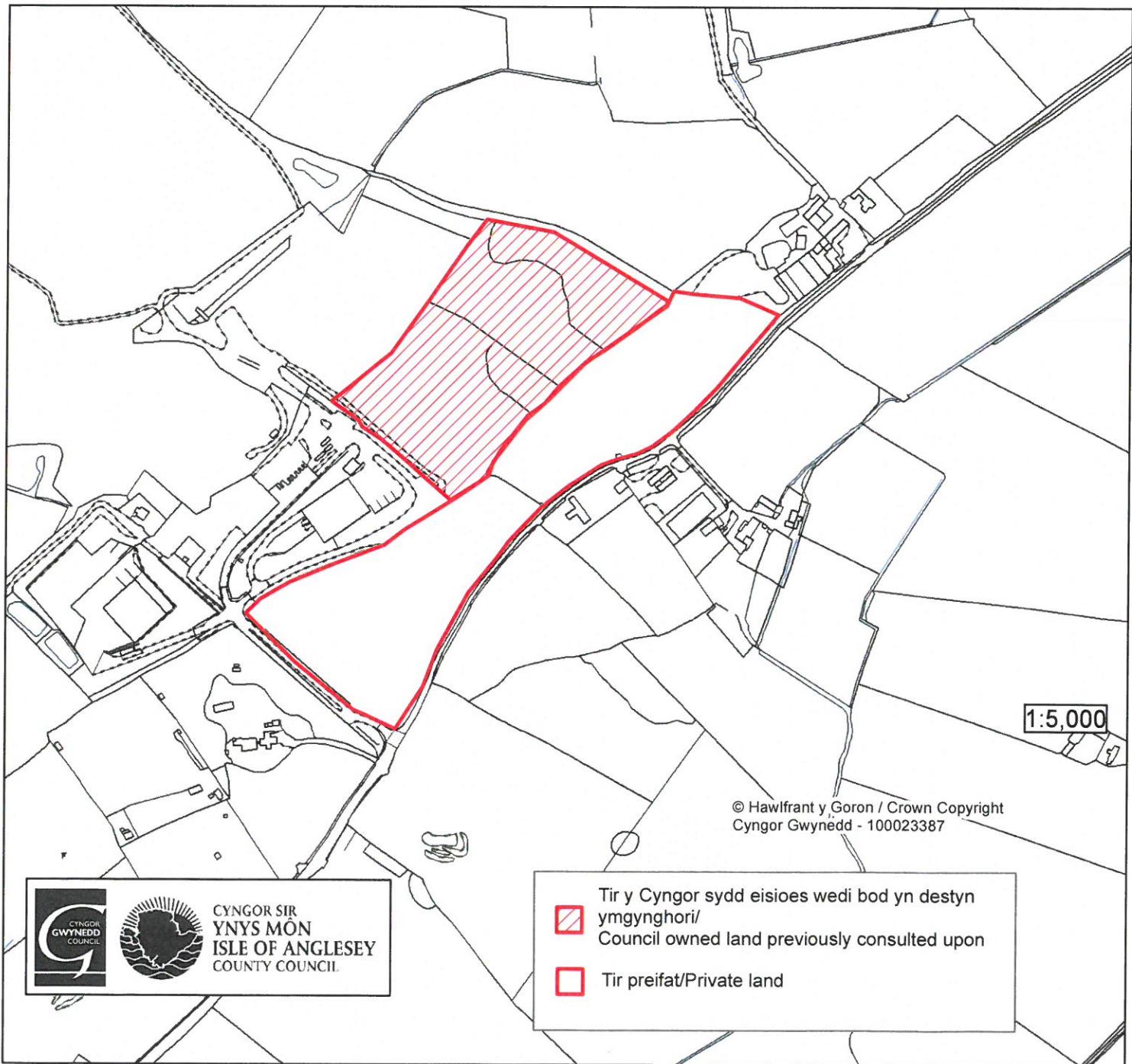


Cynllun Datblygu Lleol ar y Cyd Joint Local Development Plan

Safle Posib Sipsiwn a Teithwyr / Potential Gypsy a Travellers Site

SAFLE DIWYGIEDIG/ REVISED SITE 3



Tir ger Safle Penhesgyn/Land adj.t to the Penhesgyn Site

Atodiad/Appendix 2

Copy of Dwr Cymru's email response dated 8.4.2016

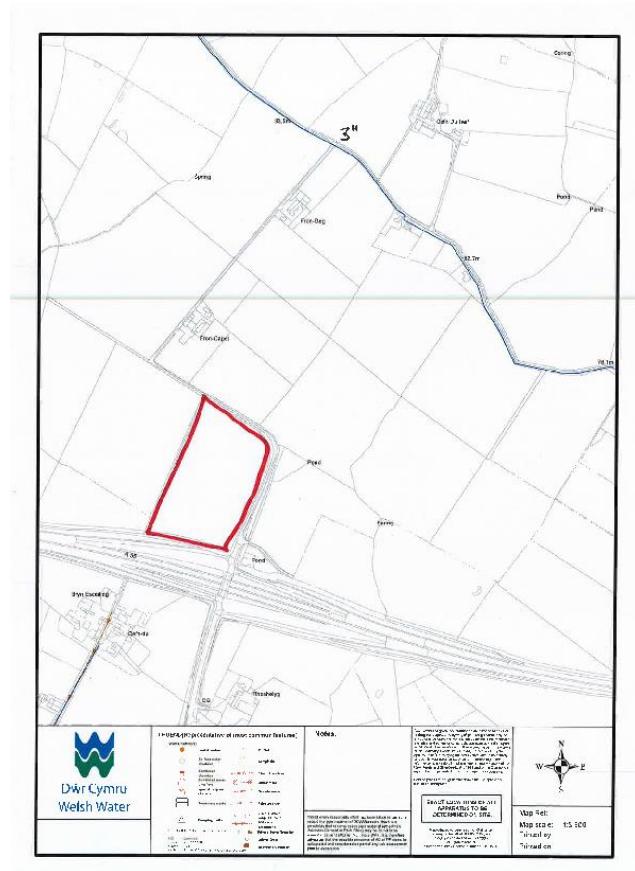
Thanks for your email.

1. I have attached a plan showing the location of the nearest water main to the north of the Gaerwen site - a 3" main to the north of Fron Deg. Whilst making a connection to this water main would be possible, the distance of new main required to reach the proposed gypsy site when laid along the road would be approx. 700 metres so it could be a substantial cost to deliver this. To the south the nearest water main is by the roundabout on the A5, approx. 500 metres away. If there is an existing duct on the bridge it may be possible to run a main this way but given the distance involved, and the potential complexity, it would probably be easier to make a connection from the 3" main to the north. I believe that the property Fron Capel gets a water supply from a well but I'm not certain of this.

The nearest public sewer is by the crossroads in Gaerwen outside Stermat.

2. With regard to non-mains sewerage, you would need to discuss this with Natural Resources Wales as they are the authority responsible.

Regards



From: Harrison, Nigel S (T/Chief Superintendent 1710)
[mailto:Nigel.Harrison@nthwales.pnn.police.uk]
Sent: 09 March 2016 13:20
To: Caroline Turner
Copi/Cc: Armstrong, Mark (T/Chief Inspector)
Subject: RE: Gypsy / Traveller sites consultation

Caroline

Below I have annotated the North Wales Police response to the consultation and I thank you for the opportunity.

- We support the need to have transit site(s) within Anglesey as clearly we have had a number of groups of travellers passing through Anglesey which have formed unofficial sites in the past. Usually from our knowledge they are waiting for onward ferry travel to Ireland.
- We recognise there is currently a group of people living in a layby adjacent to the A5025 on the outskirts of Pentraeth who clearly have a need.

As a Police Service we wish raise the following points

- We would ask that any Temporary Stopping Places (TSP) or permanent site that are adopted when entering the planning phase that our Community Safety department is given the opportunity to pass comment on the design to seek to minimise the risk of Crime and Disorder as we do now with a number of other developments
- We seek to be sighted on any management plans put in place for the chosen sites so that we can seek to engage with communities that will be residing at these sites.
- At present we have very little concerns in relation to Crime and Disorder or Public Safety at the Pentraeth tolerated site. However we make this assessment based on the current residents and clearly any development of this site may alter the population. Our concern is one of public safety in so much the proximity of the site to a busy 'A' road gives us concern should there be children resident which there are not at this time. There are clear concerns of how they would be safeguarded to prevent them egressing on to the road which is fast moving and busy. We are led to believe that the current inhabitants will need to be relocated whilst building work is completed as such does this pose the risk of children being part of new family units. This risk is possible at the other sites however would appear much more likely at the Pentraeth site. Clearly there maybe options to mitigate against this risk but we feel it is worthy of note.
- We would also be keen that the TSPs do not expand and/or become permanent sites as our comments are predicated on the current options. Clearly multiple permanent sites would require a different engagement strategy from ourselves and potentially deployment model.

At this point the police have no further comment to make on the options provided.

Nigel Harrison
Prif Uwcharolygydd Dros Dro - T / Chief Superintendent



Ein cyf/Our ref: CAS-16270-J4S2
Eich cyf/Your ref:

Llwyn Brain,
Ffordd Penlan,
Parc Menai,
Bangor,
Gwynedd.
LL57 4DE

Mr Mike Evans,
Uwch Swyddog Cynllunio,
Uned Polisi Cynllunio ar y Cyd
(Gwynedd a Mon)

Ebost/Email:
angharad.crump@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 03000 655 232

09/03/2016

Dear Mr Evans,

Ynys Mon and Gwynedd Joint Local Development Plan – Evaluation of potential Gypsy and Traveller Sites as proposed allocations – Second Consultation – Shortlisted Sites

Thank you for consulting Natural Resources Wales (NRW) with regards to the evaluation of the shortlisted list of potential gypsy and traveller sites as proposed allocations in the joint LDP.

We have reviewed the shortlisted sites and note that there are two additional sites that we have not previously commented on. This response therefore provides our comments on the two additional sites. Our comments on the other sites that remain on the shortlist of sites remain as those included in our letter dated 14th January 2016.

Please note that our comments are without prejudice to any comments we may wish to make when consulted on any subsequent strategy consultations. At the time of any other consultation there may be new information available which we will need to take into account in making a formal response.

Site 3 – Land near Penhesgyn Site

- Aquifers Typology

This site is located within the 'Central Anglesey Shear Zone and Berw Shear Secondary B Aquifers (Bedrock). Secondary Aquifers are rocks that can provide modest amounts of water, but the nature of the rock or the aquifer's structure limits their use. They support water supplies at a local rather than strategic scale (such as for private supplies) and remain important for rivers, wetlands and lakes. They have a wide range of water permeability and storage.

Certain types of proposed development within SPZ may have an inherent risk of pollution of potable water supplies e.g. underground storage of hazardous substances, sub-water table storage of pollutants, landfill sites and non-mains foul drainage systems.

Any proposed allocations for development within Principle and/or Secondary Aquifers may prove to be acceptable, however, the above examples of potentially polluting development should not be considered, unless it can be demonstrated that alternative acceptable sites are available. We advise that where allocations within Principle and Secondary Aquifers are included within the Plan, these constraints should be highlighted within the LDP.

We will therefore need to gain further details of the means of drainage disposal at the site in order to comment further on the acceptability of allocating this site.

Further information on the above and activities that put groundwater at risk can be found within Groundwater protection: Principles & Practice (GP3) Aug 2013.

Site 8 Tir i'r De o ALPOCO, Caergybi

Aquifers Typology -

This site is located within the 'New Harbour Group Secondary B Aquifers (Bedrock). Secondary Aquifer are rocks that can provide modest amounts of water, but the nature of the rock or the aquifer's structure limits their use. They support water supplies at a local rather than strategic scale (such as for private supplies) and remain important for rivers, wetlands and lakes. They have a wide range of water permeability and storage.

Certain types of proposed development within SPZ may have an inherent risk of pollution of potable water supplies e.g. underground storage of hazardous substances, sub-water table storage of pollutants, landfill sites and non-mains foul drainage systems.

Any proposed allocations for development within Principle and/or Secondary Aquifers may prove to be acceptable, however, the above examples of potentially polluting development should not be considered, unless it can be demonstrated that alternative acceptable sites are available. We advise that where allocations within Principle and Secondary Aquifers are included within the Plan, these constraints should be highlighted within the LDP.

We will therefore need to gain further details of the means of drainage disposal at the site in order to comment further on the acceptability of allocating this site.

Further information on the above and activities that put groundwater at risk can be found within Groundwater protection: Principles & Practice (GP3) Aug 2013.

Landscape -

The site is located within the Ynys Mon Area of Outstanding Natural Beauty (AONB).

We remind the Authority of your duty under Section 85 of the Countryside and Rights of Way Act 2000 (CRoW Act) to have 'regard to the purpose of conserving and enhancing the natural beauty of the Area of Outstanding Natural Beauty'.

Protected Sites -

The site is located approximately 240m from the Beddymynach Cymyran Site of Special Scientific Interest (SSSI).

We would expect any formal planning application for developing this site to include full site drainage details in order for us to ensure that there is no discharge directly into the protected site area.

Advisory comments relevant to all sites

We appreciate that this is an evaluation exercise and would therefore appreciate the opportunity to provide more detailed comments once site selection has taken place and once further information is available relating to site layout, overall design, means of disposing of surface and foul sewage etc.

In addition, where site lies within a publicly sewered area we recommend that you consult with Dwr Cymru in order to confirm if there is sufficient capacity within the Public Sewerage System to accommodate the increase in foul drainage, whilst remaining compliant with their environmental permit.

It is recommended that you consult with the Local Authority's Engineers Department in order to establish that should any surface water drainage from this site be discharged to a watercourse, ditch or culvert (excluding statutory main rivers) that such discharge will not cause or exacerbate any flooding in this catchment. Wherever practicable, Sustainable Urban Drainage Systems (SUDS) should be incorporated into the design.

Natural Environment and Rural Communities (NERC) Act (2006)

Please note that we have not considered possible effects on all local or regional interests, including those relating to the upkeep, management and creation of habitat for wild birds. Therefore, you should not rule out the possibility of adverse effects on such interests, which would be relevant to your Authority's general duty to have regard to conserving biodiversity, as set out in section 40 of the Natural Environment and Rural Communities (NERC) Act (2006). This advice includes any consideration of the planned provision of "linear" and "stepping stone" habitats as defined in Article 10 of the Habitats Directive.

To comply with your authority's duty under section 40 of the NERC Act, to have regard to conserving biodiversity, your decision should take account of possible adverse effects on such interests. We recommend that you seek further advice from your authority's internal ecological adviser and/or third sector nature conservation organisations such as the local wildlife trust, RSPB, etc. The Wales Biodiversity Partnership's web site has guidance for assessing proposals that have implications for section 42 habitats and species (www.biodiversitywales.org.uk).

We trust that the above is of assistance to you. We thank you for consulting with NRW. Please do not hesitate to contact us if we can be of any further assistance to you.

Yn gywir / yours faithfully

**Angharad Wyn Crump MRTPI
Uwch Swyddog Cadwraeth / Senior Casework Officer
Gwasanaeth Cynhoris Cynllunio Datblygu /
Development Planning Advisory Service**

From: Cyngor Cymuned Penmynydd Community Council [<mailto:penmynyddcc@btinternet.com>]
Sent: 10 March 2016 20:51
To: Janette Jones
Subject: Ymgynghoriad ar Safleoedd i Sipsiwn a Theithwyr

Sylwadau Cyngor Cymuned Penmynydd:

Yn gyntaf, mae ymateb y Cyngor Sir i'r angen i ddarparu safleoedd wedi bod yn rhy araf o'r hanner ac mae gofyn i'r cyhoedd roddi ystyriaeth lawn a gofalus mewn byr amser i'r holl oblygiadau yn afresymol. Credwn y dylai'r Cyngor gysylltu gyda Llywodraeth Cymru, disgyn ar eu bai a chyfaddef fod camgymeriadau wedi eu gwneud yn y gorffennol a gofyn am estyniad rhesymol i fynd ati eto i gynllunio gyda thudalen lan gan roddi amser haeddiannol i drafod yr holl oblygiadau cyllid, cymdeithasol ac ymarferol.

Mae Cyngor Penmynydd yn gwrthwynebu y cynnig lleoedd yn Ne yr Ynys fel ag y mae y Cyngor yn ei awgrymu ar hyn o bryd.

'Rydym hefyd yn cwestiynu'r system sgorio a ddefnyddir ar gyfer y safleoedd arfaethedig.

Mae'r Cyngor hefyd yn bwysleisio fod hwn yn benderfyniad llawer iawn yn rhy bwysig, a'r goblygiadau tymor hir yn rhy dyrus, i fwrw ymlaen a'r cynigion fel y mae nhw ar hyn o bryd. Fel Cyngor, rydym yn ymwybodol iawn fod yna wrthwynebiad ffyrnid i'r cynigion presenol a bod pawb o'r plwyfolion sydd wedi cysylltu a ni yn mynegi'r un farn

Ar gyfer pob un o'r safleoedd arfaethedig, mae angen rhoi ystyriaeth i'r canlynol:

Lleoliad y safleoedd, Rheoli y Safleoedd, Addarwydd y ffyrdd a mynediad, Ardaloedd chwarae i blant, Goleuadau cyhoeddus, Dwr a charffosiaeth, Casglu gwastraff ac ailgylchu, Lleoliad ysgolion, Mynediad i wasanaethau iechyd, Mynediad i wasanaethau brys a gweithwyr post, Diogelwch y safle, Rheoli anifeiliaid ac anifeiliaid anwes, Cyflwyniadau toled a chawod, Parcio, Gwasanaethau allgymorth

Graham Owen Clerk/Clerk
Cyngor Cymuned Penmynydd Community Council
Parc Uchaf, Rhosmeirch, Llangefni, LL77 7NQ
T 01248 750974 M 07724170890
www.penmynydd.org

CYNGOR CYMUNED **CWM CADNANT** **COMMUNITY COUNCIL.**

Clerk: J Alun Foulkes, 9 Brynteg Estate, Llandegfan, MENAI BRIDGE, Ynys Môn, LL59 5TY
Telephone: 01248 713501 E-Mail: alun1965@btinternet.com

Our Ref: Gypsy Travellers Consultation.

DATE: 11th March 2016.

TO: **Dr Gwynne Jones, Chief Executive of Anglesey County Council.**

Cllr Ieuan Williams, Leader of Anglesey County Council.

Dear Sirs,

Re Gypsy & Travellers Sites on Anglesey Consultation Paper Report.

I have been instructed to prepare and respond to the County Council on behalf of Cwm Cadnant Community Council to the above Consultation and hereby append below our comments that has concentrated on the proposed permanent site chosen on the A5025 (Menai Bridge to Pentraeth) Road.

Flawed Consultation

- 1 Many ratepayers have not completed the online survey due to a mandatory field requiring 'organisation' (red warning notice - This question requires an answer) to be noted, this has deterred dozens from participating.
- 2 The prompting of an X Factor type voting system to select a permanent site is unfair and creates tension between neighbouring communities.
- 3 The location points have flawed the consultation as a fair one, were Gaerwen was awarded 2 points and Pentraeth road A5025 and Penhesgyn awarded 5 points. The Consultation noted a site for South of Anglesey and the three sites are equally located in the South of Anglesey and therefore should be 5 points each on location. The Gaerwen site is 2.8 miles from the Britannia Bridge and is 3 miles as the crow flies from the current unauthorised encampment.
- 4 The form did not allow an opportunity for local residents to object and express those grounds for objection as to any of the recommended sites.

- 5 The consultation by NWH as a part of the Court hearings and within the trial papers noted that the site residents wished to live between Llangefni and the bridge.

Elected Member Corporate Responsibility – Death or Serious Injury

- 1 If Executive Members accept the A5025 site then they accept corporate responsibility. Should an accident or death occur then this puts the Council in a very dangerous and precarious situation. This site was explicitly noted as being unsuitable to be a permanent site in legal documents on the grounds of Health and Safety adjacent to a VERY busy road. Should the site be accepted then we would have to consider calling for a judicial review.

Illegal Encampment

The court documents clearly note that the site could be used by those named on the court documents until the Council:

1. Carried out and individual needs assessment and
2. Had an alternative site to offer the travellers. Urgency was placed on the council in 2009 to find a suitable site. The court explicitly states that this is only valid for the travellers there at the time. The residents there now were not there during the court ruling, therefore are there unlawfully. The Council have failed to protect the site from further unauthorised arrivals.

Access Rights.

- 1 The same court ruling determined the right of landowners/tenants to have vehicular access to the nearby lands from both entrances that exist within the perimeters of the existing temporary site. Sadly, the lay-by has become completely blocked and it is known that both the landowner and the tenant have become frustrated in their attempts to communicate this with those who are currently on-site that has caused unnecessary tension between both parties.

Pentraeth Road A5025 Lay-by

Local Community Councillors have carefully listened to all the written and verbal information given to them over the last few weeks and have concluded that the proposed permanent site on the A5025 Menai Bridge to Pentraeth is far from suitable and having endured a decade of reports and complaints from within its constituency and electorates, it was astounded to learn of the original decision made by the Executive Committee of Anglesey County Council without even a Consultation. Nevertheless, it has welcomed the Consultation Paper outlining the background and its findings, however, it continues to feel that this has become a rushed job to comply with the JDLP requirements, otherwise, the Local Authority faces the possibility of fines being imposed. Suffice to say and sadly to confirm, that Anglesey County Council has had sufficient time to address this matter and, despite having valid

reasons, this Community Council has felt let down by recent events, having tolerated ongoing negative remarks that the site has been totally ruined that has given rise to both environmental concerns and the negative visual impact on the beautiful landscape. And it is this area where this Community Council has focussed and concentrated on its response to the consultation and as elected members, they strongly object to the **Pentraeth Road A5025 Lay-by** being chosen as a permanent site and will accept no responsibility if accident, disaster or death happens in the future based on the serious concerns that are noted below:

1. The presence of young **children**, it is widely known and well documented, evidence notes that the site has had up to 12 living or visiting as extended families do, evidence is visible on site today with toys, trampoline. With this site being immediately adjacent to an extremely busy highway, this poses a risk to their safety and that of highway users. The risk here is death or serious injury to children, resident or road users.
2. The site has up to 12 dogs at any one time and this poses an extreme risk to the highway users which could result in potential serious injury or death. There is also evidence of rabbits being kept onsite which could also run onto the highway. There is also a risk to the stock on neighbouring land and reports of dogs causing trauma to sheep that are carrying have been heard.
3. The lay-by proposal is situated within meters of the very busy A5025 main road, which is very dangerous and where many accidents have occurred over the years. Anglesey residents have died and/or being seriously injured along this stretch of road and at night the risk element is potentially catastrophic.
4. Serious highway concern as to lack of visibility both within and outside the entrance to the site which could cause a serious accident resulting in injury or death.
5. With no pavements it is very dangerous to walk to and from the site as the A5025 road is extremely busy. The risk of death or serious injury is high.
6. There is a river flowing through the site and puts the residents safety and belongings at serious risk of flooding.
7. There are also reports of this area being a habitat for newts.
8. There is NO mains sewer near the lay-by and the Highways authority do not have land for a soakaway, this would then mean very costly excavation in land with deep rooted trees, costly waste treatment plant and consent to run into the watercourse from Natural Resources Wales.
9. The site does not have a telephone line or broadband connection.
10. The lay-by does not have Electricity, a quote received by a local business for electricity to an adjacent field was in excess of £50,000.
11. The site does not have access to a gas main.

12. There is no public lighting and no public crossing areas which with such a busy road make it very dangerous and difficult to cross.
13. There is no shop, school, doctor's surgery or recreational facilities nearby.
14. By establishing this as a permanent residence located in a lay-by, this will isolate the travellers and go against the Welsh Government's objective of allowing the travellers to integrate and become part of the local community.
15. Once a highway always a highway. The land is under control of the Highways Authority not ownership of the Council.
16. The trees on the site are an important habitat for red squirrels and who have settled in the area. There are also reports of bats which need to be investigated.
17. An ancient blacksmith forge building is on the site and with legitimate right to access it from a landowner.
18. The trees were planted on the site in 1963 by Cledwyn Hughes MP and are important to protect. There is some concern that planting trees to replace those that have been damaged is not the answer as it will, on average, take around 30 years for any tree to provide any site screening mechanism and any other suggested screening options along this busy route should not be considered for costing reasons, given the current economic hardship and ongoing cuts we are facing.
19. Indeed, there is some disharmony that the local taxpayers are having to pay to partly fund any chosen/designated permanent site given the fact that those who will reside at the site will be given discretionary from paying local rates/taxes and that they will not be contributing to any local community.
20. This part of the A5025 is considered one of the main routes and gateway on to the Island and one does not envisage such a site being one of the first impressions to give to tourists visiting our shores.
21. One has also to consider that the area is on the boundary of an designated Area of Outstanding Natural Beauty and again, what message and legacy is the Council sending out if we are a generation that is seen to try to protect our history and heritage?
22. The site is not deemed large enough to cater for all the proposed facilities the Council intends to provide and there are serious concerns as to whether they would comply with some Planning Policies and Guidelines.
23. There is a call for a Full Environmental, Highways, Health & Safety Risk Assessment and also the need to have a Welsh Government Assessment.

I trust that our response will be treated very seriously and look forward to its outcome in due course.

Yours faithfully,

J Alan Foulkes

J Alun Foulkes
Clerk of Cwm Cadnant Community Council.

cc. Cllr Carwyn Jones }
Cllr Lewis Davies } Local Elected County Councillors – Seiriol Ward
Cllr Alwyn Rowlands }
Rhun ap Iorwerth AM }

Dear all,

Llanddona Community Council is very disappointed to learn that a discussion had been arranged at short notice to discuss the position of the road A5025 passengers gear outside Menai Bridge, with the possibility to make the site parhal with no discussions with constituents and Councillors of neighboring ward.

This site is totally inappropriate in terms of security and proximity to essential services and near a very busy road. Many complaints around the condition of the site and vehicles dangerously around.

The message here is to record our strong opposition to this proposal and also show our disappointment that the public has no opportunity to express their views.

Correctly
Geraint Parry
Clerk - Llanddona Community Council

Gaeorwen

CYNGOR CYMDEITHAS LLANFIHANGELESCEIFIOG.

Clerc: **J Alun Foulkes**, 9 Brynteg Estate, Llandegfan, MENAI BRIDGE, Ynys Môn, LL59 5TY.
Ffon: 01248 713501 E-Bost: alun1965@btinternet.com

Ein Cyf: **jaf/11mawrth16/teithwyr**

DYDDIAD: **11 MAWRTH 2016.**

To: **Dr Gwynne Jones – Prif Weithredwr y Cyngor Sir.**
Cyng Ieuan Williams – Arweinydd y Cyngor Sir.

Annwyl Syrs,

Par: Ymgynghoriad Safle Teithwyr ar yr Ynys.

Dyma sylwadau y Cyngor Cymuned uchod yn erbyn yr uchod yn y safle yn Gaerwen:

- 1 Problemau hefo y sistem carffosiaeth/dŵr tir – mae gan pentref y Gaerwen hanes diweddar a phroblemau llifogi ac gwelir lleoli safle ychwanegol o'r fach yma yn ychwanegu i'r broblam.
- 2 Mae lleoliad y safle yn rhy uchel, anaddas ac rhy agored iawn a fydd i weld o pob cyfeiriad hyd yr A55 ac mae rhai aelodau yn teimlo fod yno safleoedd eraill all y Cyngor Sir ystyried sydd eisoes wedi ei diswyddo o'r Ymgynghoriad
- 3 Ychwanegu at problemau traffic os fydd y fynedfa yn agos i gyffordd yr A55. Cwynion yn barod yn dilyn penderfyniad sefydlu Parc Gwyddoniaeth gyferbyn ar safle sydd wedi ei dynodi yn yr ymgynghoriad yma. A fydd penderfyniad lleoli fath safle yn gwrthdrawiadol i'r neges sydd wedi ei ddadla. Mae'n ymddangos nad yw'r Cyngor Sir wedi dangos cyfrifoldeb a synwyr cyffredin wrth dewis safleoedd yn yr Ymgynghoriad ac wedi brysio i wneud penderfyniad holol annerbyniol er mwyn bodloni gofynion polisi Cynllun Datblygu Newydd ar y Cyd (Gwynedd & Mon).
- 4 Mae aelodau yn teimlo fod hyn a bwriedir yn engraifft arall o orddatblygiad ar dir gwyrrd amaethyddol da tu allan i'r pentref.
- 5 Mae'r aelodau yn teimlo'n gryf na fydd y Cyngor yn medru rheoli'r safle ac bydd hyn yn arwain at problemau swn, sbwriel ac yn y blaen. Felly mae pryder fod y Cyngor Sir wedi cyfaddawd ac heb ystyried yr amgylchedd yn ogystal a lechyd a Diogelwch cymdogion Gaerwen & Phentre Berwno yn fwy ofalus.

- 6 Dim math o mwynderau presennol i'r safle (h.y. dwr/trydan/nwy/golau stryd ac dim ffordd saf i gerdded i'r pentref oherwydd nid oes palmant yr holl ffordd. Mae aelodau yn pryderu y gall hyn arwain at ddamweiniau diangen ac fod yn engraifft arall o wario yn anghyfrifol mewn cyfnod lle gwelir sawl safle ardaloedd gwledig traws yr Ynys yn dioddef oherwydd toriadau.
- 7 Eto mae'n posib fod y safle o ddiddordeb archeolegol.
- 8 Teimlai'r aelodau nad oedd yr holiadur oedd angen ei cwblhau yn un teg ac yn rhoi pwysau ar cymdogion i ddewis o leiaf UN safle o'r rhestr heb unrhyw ystyried i safle arall a oedd yn fwy addas i UN o'r tri sydd wedi ei benodi fel safle dewisol y Cyngor Sir.

Yn gywir

J Alun Foulkes

Alun Foulkes – Clerc Cyngor Cymdeithas Llanfihangelesceifiog.

Copi: Cyngor Sirol - Mr H Eifion Jones & Mr Victor Hughes.



ucy

Cwmni Prifysgol Bangor
A Bangor University Company

Cyngor Sir Ynys Môn
Isle of Anglesey County Council

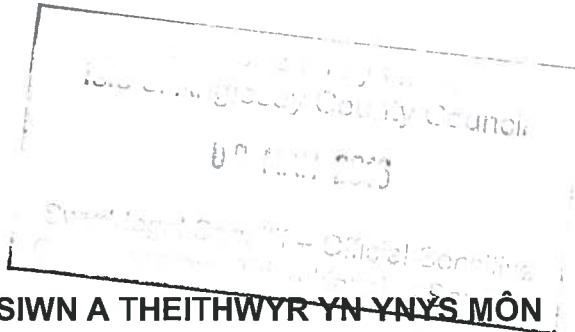
08 MAR 2016

Swyddogol Sensitif – Official Sensitive
Gwasanaethau Tai – Housing Services

Y Ganolfan Reolaeth
Ffordd y Coleg
BANGOR
Gwynedd
LL57 2DG
01248 382175
www.m-sparc.com

Mawrth 2016

Rheolwr Strategaeth a Datblygu Tai
Cyngor Sir Ynys Môn
Swyddfeydd y Cyngor
Llangefni
Ynys Môn
LL77 7TW

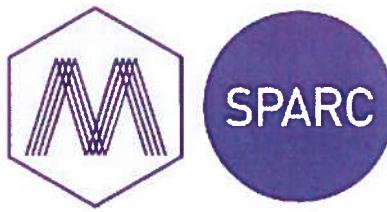


YMGYNGHORIAID SAFLEOEDD SIPSIWN A THEITHWYR YN YNYS MÔN

Ysgrifennaf atoch ar ran cwmni Parc Gwyddoniaeth Menai Cyf sy'n gweithredu o dan yr enw M-SParc. Fel y gwyddoch, mae'r cwmni yn mynd trwy'r broses o bwrcasu tir yn y Gaerwen i sefydlu Parc Gwyddoniaeth. Mae'r tir wedi ei leoli oddi ar gyffordd 7 o'r A55 ac ar dir fferm Cefn Du a oedd yn un o fân-ddaliadau'r Cyngor Sir. Rydym yn gwrthwynebu un o'r safleoedd sydd wedi ei gynnig ar gyfer sipsiwn a theithwyr – sef "**Llecyn o dir ar fân-ddaliad yn y Gaerwen**".

Bydd adran Datblygu Economaidd ac Eiddo'r Cyngor yn ymwybodol ein bod wedi ystyried tri safle ar yr ynys cyn penderfynu ar safle M-SParc, gan gynnwys safleoedd Tŷ Mawr yn Llanfairpwll a Lledwigan yn Llangefni. Un o'r rhesymau y penderfynwyd ar safle Cefn Du oedd y ffaith ein bod yn hyderus, bryd hynny, y gallem ddatblygu ein prosiect ar leoliad ple gellid sefydlu 'ethos' angenreidiol parc Gwyddoniaeth; sef sicrhau safle agored mewn lleoliad parcdir a fyddai'n denu buddsoddwyr sylweddol. 'Roeddem wedi ceisio sicrwydd na fyddai datblygiad arall yn y cylch a fyddai'n amharu neu yn andwyol i'n bwriad ac fe gawsom y sicrwydd hynny.

Yr ofn mawr yw y bydd hi nawr yn anoddach i ddenu'r buddsoddwyr sylweddol os oes safle sipsiwn a theithwyr yn gyfagos. Yn ychwanegol - pan oeddem yn ystyried safle yn y Gaerwen yn wreiddiol, 'roeddem wedi gofyn i'r Cyngor Sir roi ystyriaeth i'r tir sy'n awr yn cael ei ystyried fel safle parhaol ar gyfer teithwyr a sipsiwn. Fe'i gwnaed yn ddigon clir i ni gan swyddogion



Cwmni Prifysgol Bangor
A Bangor University Company

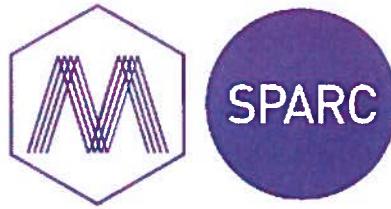
cynllunio'r cyngor na fyddai modd sicrhau caniatâd cynllunio ar y safle, gan ei fod yn rhy bell o anheddiad y pentref. Yn wir y Cyngor a'n cyfeiriodd ni i'n safle presennol gan ddweud ei bod yn fwy addas ar gyfer ei ddatblygu. Syndod o'r mwyaf felly oedd deall fod y cyngor (cymal 4.1 yn y ddogfen ymgynghori) yn rhagweld y gallai'r safle 'nawr fod yn dderbyniol o safbwyt cynllunio.

Yn y disgrifiad o'r safle '**Ilecyn o dir ar Fân-ddaliad yn y Gaerwen**', ceir nifer o 'ffactorau perthnasol i sgorio', gan gynnwys hygyrchedd, mwynderau, yr amgylchedd ac yn y blaen.

Rydym yn gwrthwynebu eich syniad am y rhesymau canlynol:

1. Yn ein barn ni, mae'n safle anhygrych a pheryglus i gerddwyr gan fod yn rhaid croesi'r A55 gan ddefnyddio pont uwchben ac nid oes palmant am ddarn go helaeth o'r ffordd i gyrraedd cyfleusterau ym mhentref y Gaerwen. Ni ellir cael mynediad i drafnidiaeth gyhoeddus heb wneud yr un daith gerdded.
2. Safle: Nid oes cyfeiriad at y ffaith fod y Parc Gwyddoniaeth yn agos at y safle. Mewn man arall yn y ddogfen gwirthodwyd safle gyda'r sylwadau yma, 'nid ystyrir bod stadau diwydiannol yn addas ar gyfer safle preswyl parhaol'. (6.2.2.2.). Onid yw hyn yr un mor wir am safle ger y Parc Gwyddoniaeth?
3. Mwynderau: Gweler y sylwadau ar y peryglon o fynd o'r safle i'r pentref o dan 1 uchod.
4. Yr Amgylchedd: Gan fod y safle mor agos i'r A55 byddai angen gwaith sgrinio costus i leddfu problem sŵn.
5. Bydd effaith gweledol sylwedol o'r A55.
6. Byddai'n siomedig iawn gweld safle o'r fath ger safle parth menter ddynodedig.
7. Rydym yn ymwybodol bod olion archeolegol sylwedol ar y safle, ac yn bryderus am effaith hyn.





Cwmni Prifysgol Bangor
A Bangor University Company

Er ein bod yn deall y pwysau sydd ar y Cyngor i sicrhau safle parhaol i sipsiwn a theithwyr, rhaid gofyn a'i o fewn tafliad carreg i'r buddsoddiad mwyaf sylwedol ar yr ynys ar hyn o bryd yw'r lle i wneud hynny?

Mae M-SParc yn gwrthwynebu'r bwriad i sefydlu safle parhaol yn y Gaerwen yn gryf. Yn ein barn ni, mi fyddai yn cael effaith andwyol ar ein bwriad i sefydlu Parc Gwyddoniaeth Iwyddiannus, ac yn ei gwneud hi bron yn amhosibl i ddatblygu'r 'ethos'. Byddai sefydlu safle preswyl parhaol mor agos yn gostwng pris safle'r Parc yn sylwedol, ac mae perygl gwirioneddol y byddai'n rhaid inni ail-ystyried ein cynlluniau ar gyfer y safle.

Edrychwn ymlaen at glywed gennych mewn ymateb i'n sylwadau.

Yn gywir,

Yr Athro John G Hughes PhD FBCS FLSW
Cadeirydd Parc Gwyddoniaeth Menai Cyf.

Ieuan Wyn Jones LL.B.
Cyfarwyddwr Gweithredol Parc Gwyddoniaeth Menai Cyf



Our Ref: DR/M-Sparc

8fed Mawrth 2016

Rheolwr Strategaeth a Datblygu Tai
Cyngor Sir Ynys Mon
Swyddfeydd y Cyngor
Llangefni
Ynys Mon
LL77 7TW

Annwyl Syr/ Madam,

Ymgynghoriad Safleoedd Sipsiwn a Theithwyr Yn Ynys Mon

Ar ran Prifysgol Bangor, ysgrifennaf atoch i ymateb i'r Ymgynghoriad Safleoedd Sipsiwn a Theithwyr yn Ynys Môn.

Mae'r Brifysgol yn gwrthwynebu'n gryf iawn i un o'r safleoedd sydd wedi ei grybwyll fel opsiwn, sef "Llecyn o dir ar fân-ddaliad yn y Gaerwen".

Mae MSparc eisoes wedi cyfathrebu efo chi ar y mater yma, yn disgrifio gofidion cryf am y safle - ac mewn manylder. Ar ran y Brifysgol, hoffwn bwysleisio ein gofidion, fel y disgrifir gan MSparc. Fe fysa defnydd o'r fath o'r safle yma yn cael effaith catastrofig ar brosiect MSparc ac ar y bwriad i sefydlu parc gwyddoniaeth lwyddiannus.

Gan obeithio yn fawr y byddech yn cymryd ystyriaeth llawn o'r gofidion yma ac yn ail ystyried y safle hwn fel opsiwn.

Yn gywir,

Dylan Roberts

Cyfarwyddwr Ystadau a Chyfleusterau

PRIFYSGOL BANGOR
ADEILAD FFRIDDOEDD,
HEOL VICTORIA,
BANGOR, GWYNEDD
LL57 2EN, UK

FFÔN: (01248) 382775
FFACs: (01248) 383501

BANGOR UNIVERSITY
FFRIDDOEDD BUILDING,
VICTORIA DRIVE,
BANGOR, GWYNEDD
LL57 2EN, UK

TEL: (01248) 382775
FAX: (01248) 383501

DYLAN ROBERTS, BSc BArch RIBA
CYFARWYDDWR YSTADAU A
CHYFLEUSTERAU
DIRECTOR OF ESTATES & FACILITIES