

Application Number: C12/1451/15/LL
Date Registered: 31/10/2012
Application Type: Full - Planning
Community: Llanberis
Ward: Llanberis

Proposal: DEVELOPMENT OF PUMPED STORAGE FACILITY WHICH WILL INCLUDE AN UPPER RESERVOIR AT CHWAREL UCHAF AND ASSOCIATED DAM, A LOWER RESERVOIR AT GLYNRHONWY ALSO WITH DAM, ERECTION OF POWERHOUSE TO INCLUDE TURBINES, ASSOCIATED ENGINEERING WORKS INCLUDING THE CREATION OF NEW SLATE SPOIL HEAPS AND DIVERSION OF HIGHWAYS

Location: GLYN RHONWY SITE, LLANBERIS, CAERNARFON, GWYNEDD, LL554EL

Summary of the Recommendation: To delegate the right to the Senior Planning Manager to approve the application subject to agreeing on conditions and the arrangements of the community fund, including the amount of likely contributions.

1. Description:

- 1.1 A full application for planning permission to create a pumped storage facility, which is simply a scheme that generates electricity by releasing water from a reservoir on higher ground to a second reservoir on lower ground, passing through a generator on the way which generates electricity. This electricity is stored as with ordinary batteries and is used by the national grid at peak times. The completed station will be capable of generating up to 49.9 megawatts of electricity.
- 1.2 The location of the development is partially within the Glynrhonwy site which is located approximately 1 mile to the north-west of the village of Llanberis. The rest of the site extends beyond the Glynrhonwy site itself above Clegir Road towards the Cefn Du mountain. The highest part of the site is accessible from the Waunfawr side to Cefn Du, and a public road leads up the mountain from the direction of Groeslon Waunfawr.
- 1.3 The application site measures 59.3 hectares in total, and has had mixed historical uses over the years including a quarry and slate workings, various industrial uses, a commercial woodland and agricultural grazing land (which is a mixture of private land and Crown Estate land). There is an existing wide and standard junction from the A4086 highway into the Glynrhonwy side of the site, with a standard road leading towards the site of the Siemens factory (formerly Euro DPC) whilst the road leading to the application site diverts from the main road and leads past platforms that have already been created within the site for industrial purposes. The road from the direction of Waunfawr is a narrow and mountainous road and has occasional passing places along it. The site of Glynrhonwy itself (up to the boundary with Clegir Road) is designated specifically as a redevelopment site in the Gwynedd Unitary Development Plan and is partly surrounded by a permanent fence to secure it. It is only intended to use part of the extensive Glynrhonwy site for the proposed development, and no part of the development will be close to the site of the Siemens factory or to the area known as Coed Doctor.
- 1.4 The area of the site which will contain the upper reservoir is on the open land of Cefn Du, and there is a network of existing paths that cross the land, and the remains of historical slate workings and quarries can be seen scattered around the area, with grazing lands present on the mountain.
- 1.5 There has been agricultural and industrial use to this land historically; the industrial use came to an end many years ago, whilst the agricultural use of the land is typical of this type of upland in this part of the County.

1.6 The plans and the detailed information submitted with the application explain the background of the development, the suitability of the site for this type of development and the steps and considerations taken to select a final site to submit as a formal planning application. It is seen that previous considerations included a third reservoir, a different location for the power station, installing pipes by cutting and filling trenches, transporting waste off the site etc.

1.7 In brief, the proposal will include the following main elements:

- Creating an upper reservoir (Chwarel Fawr)
- Creating a lower reservoir (Glynrhonwy)
- Erecting a power station – to include the combined pump/turbine
- A penstock – a pipe installed to connect the upper reservoir with the power station
- A tailrace – a pipe installed to connect the power station with the lower reservoir
- Spillway – a discharge point from the upper reservoir and a joint discharge/abstraction point from the lower reservoir
- Pump house – for extracting water from Llyn Padarn during the construction phase.
- It is noted that underground tunnelling is proposed for connecting the reservoirs together. The proposal originally referred to opening huge trenches, installing pipes and then burying them, however, this will not be done on the upper part of the site at all, only in creating the connection from the Glynrhonwy reservoir to Llyn Padarn. The pipeline that will run from the Glynrhonwy reservoir to the lake will be installed through parts of the site that have already been developed, and will then run fairly close to the old bomb storage site on the lower part of the site, and then onwards towards the lake itself through the area known as Y Glyn.

1.8 The proposed development does not fall within the description and criteria in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. However, it is a development which falls within the description of a development as defined in paragraphs 3 (a) and 3 (h) (Energy Industry) of the Regulations based on the size of the development area and what is produced. Following formal screening and assessment of the proposal in accordance with the criteria of Schedule 3 and based on the size, nature and proximity of the site to protected areas, a full Environmental Impact Assessment has been submitted with this application.

1.9 As is required to conform to current legislative requirements, the following information was submitted in the form of formal documents.

- Design and Access Statement
- Planning Statement
- Detailed plans to correspond with the Planning Statement
- Environmental Statement – volume 1 – Main Text
- Environmental Statement – volume 2 – Figures
- Environmental Statement – volume 3 – Technical Appendix
- Environmental Statement – volume 3 – Technical Appendix 2.5 and 7.3
- Environmental Statement – volume 3 – Technical Appendix for the Countryside Council for Wales (confidential)
- Environmental Statement – volume 3 – Technical Appendix for the Environment Agency (confidential)
- Environmental Statement – volume 4 – Non-technical Summary
- Community and Linguistic Statement
- Statement of Community Engagement
- Trees Statement
- Statement of Water Inspection Method
- Bats Mitigation Plan

- ASIDOHL Assessment – including a revised version (a specific assessment that considers the effect of proposed developments on protected or designated landscapes)
- For clarity, other assessments are contained within the above documents such as a Flood Impact Assessment, Transportation Assessment etc. and have not been contained as specific separate documents

2. Relevant Policies:

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

2.2 Gwynedd Unitary Development Plan 2009:

PRECAUTIONARY APPROACH – STRATEGIC POLICY 1

Development proposals that would have an adverse or uncertain impact on the environment, the economy or on the Welsh language or cultural character of the communities of the Plan area will be refused unless it can be conclusively shown by an appropriate impact assessment that this can be negated or mitigated in a manner acceptable to the Planning Authority.

THE NATURAL ENVIRONMENT – STRATEGIC POLICY 2

The area's natural environment and its landscape character, and views in and out of the Snowdonia National Park and the Anglesey and Llŷn Areas of Outstanding Natural Beauty will be maintained or improved by refusing development proposals that will significantly harm them.

BUILT AND HISTORIC HERITAGE – STRATEGIC POLICY 3

The area's built and historic heritage will be protected from development that would significantly harm it, and new developments in historic areas will be expected to conform to particularly high design standards which will maintain or improve their special character.

DEVELOPMENTS WHICH CREATE RISK – STRATEGIC POLICY 5

Developments that are inconsistent with the need to safeguard floodplains or to minimise flood risk and developments that create a risk of unacceptable damage to health, property or the environment, will be refused.

LAND REDEVELOPMENT AND REUSE – STRATEGIC POLICY 6

Priority will be given to making appropriate and suitable use of previously developed land, which is suitable for development, or buildings that are vacant or not used to their full potential. Development should make the most efficient and practicable use of land or buildings in terms of density, siting and layout.

ENERGY – STRATEGIC POLICY 9

Development proposals to provide energy from renewable sources will be approved provided they do not significantly harm the environment or the amenities of nearby residents.

TRANSPORT – STRATEGIC POLICY 12

Transport schemes that form part of the strategic and integrated transport network identified in the Key Diagram, extend the choice of travel modes, facilitate access for local people and show clear benefits as regards network safety and efficiency, will be approved, provided they do not lead to an unacceptable increase in the need to travel and that they do not significantly harm the environment or the amenities of local residents.

INDUSTRIAL LAND – STRATEGIC POLICY 15

Land and property in the Plan area used for industry and business will usually be safeguarded for those purposes.

POLICY A1 – ENVIRONMENTAL OR OTHER IMPACT ASSESSMENTS

Ensure that sufficient information is provided with the planning application regarding any environmental impacts or other likely and substantial impacts in the form of an environmental or other impact assessment.

POLICY A2 – PROTECTING THE SOCIAL, LINGUISTIC AND CULTURAL FABRIC OF COMMUNITIES

Safeguard the social, linguistic or cultural cohesion of communities against significant harm due to the size, scale or location of proposals.

POLICY A3 – PRECAUTIONARY PRINCIPLE

Refuse proposals if there is any possibility of serious or irreversible damage to the environment or the community unless it can be shown conclusively at the end of an appropriate impact assessment that the impact can be negated or mitigated.

POLICY B7 – SITES OF ARCHAEOLOGICAL IMPORTANCE

Refuse proposals which will damage or destroy archaeological remains of national importance (whether scheduled or not) or their setting. Also refuse any development that will affect other archaeological remains unless the need for the development overrides the significance of the archaeological remains.

POLICY B10 – PROTECTING AND ENHANCING LANDSCAPE CONSERVATION AREAS

Protect and enhance Landscape Conservation Areas by ensuring that proposals conform to a series of criteria aimed at avoiding significant damage to recognised features.

POLICY B12 – PROTECTING HISTORIC LANDSCAPES, PARKS AND GARDENS

Protect landscapes, parks and gardens of special historical interest in Wales from developments that would cause significant harm to their character, appearance or setting.

POLICY B14 – PROTECTING THE LANDSCAPE CHARACTER OF SNOWDONIA NATIONAL PARK

Protect the landscape character of Snowdonia National Park by refusing proposals that are visually obtrusive and/or are located insensitively and unsympathetically within the landscape.

POLICY B15 – PROTECTION OF INTERNATIONAL NATURE CONSERVATION SITES

Refuse proposals that are likely to cause significant harm to the integrity of nature conservation sites of international importance unless they conform to a series of criteria aimed at managing, enhancing and protecting the recognised features of such sites.

POLICY B16 – PROTECTING NATIONALLY IMPORTANT CONSERVATION SITES

Refuse proposals that are likely to cause significant damage to nature conservation sites of national importance unless they conform to a series of criteria aimed at protecting, enhancing and managing recognised features within the sites.

POLICY B17 – PROTECTING SITES OF REGIONAL OR LOCAL SIGNIFICANCE

Refuse proposals that are likely to cause significant damage to sites of regional or local significance unless they conform to a series of criteria aimed at protecting, enhancing and managing recognised features within the sites.

POLICY B19 – PROTECTED TREES, WOODLAND AND HEDGEROWS

Proposals which will lead to the loss or damage of a tree, woodland or hedgerow that is protected will only be permitted when the development's economic and / or social benefits outweigh any harm.

POLICY B20 – SPECIES AND THEIR HABITATS THAT ARE INTERNATIONALLY AND NATIONALLY IMPORTANT

Proposals that are likely to cause unacceptable disturbance or harm to protected species and their habitats will be refused unless they can conform to a series of criteria aimed at safeguarding the recognised features of the site.

POLICY B23 – AMENITIES

Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and amenities of the local area.

POLICY B27 – LANDSCAPING SCHEMES

Ensure that permitted proposals incorporate high quality soft/hard landscaping which is appropriate to the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

POLICY B32 – INCREASING SURFACE WATER

Refuse proposals that do not include appropriate flood minimisation or mitigation measures that will reduce the volume and rate at which surface water reaches and flows into rivers and other water courses.

POLICY B33 – DEVELOPMENT THAT CREATES POLLUTION OR NUISANCE

Protect human amenities, the quality of public health and the natural or built environment from high levels of pollution.

POLICY B34 – LIGHTING AND LIGHT POLLUTION

Ensure that proposals do not significantly harm the amenity of neighbouring land uses and the environment.

POLICY C3 – RE-USING PREVIOUSLY DEVELOPED SITES

Proposals that give priority to re-using previously developed land or buildings that are located within or near development boundaries will be permitted provided the site or building and the proposed use are appropriate.

POLICY C5 – REDEVELOPMENT SITES

Development proposals on sites identified on the Proposals Maps as redevelopment sites will be permitted provided they are consistent with the relevant development briefs and/or any master plan approved for the site by the Local Planning Authority.

POLICY C6 – GLYN RHONWY REDEVELOPMENT SITE

Proposals for the Glyn Rhonwy redevelopment site that create quality employment or leisure opportunities for the benefit of Gwynedd's communities will be permitted provided that the development conforms to a series of criteria relating to cultural, linguistic, amenity, environmental, visual and highways matters. It is also noted that the site should be developed in an integrated manner.

POLICY C7 – BUILDING IN A SUSTAINABLE MANNER

Proposals for new development or for the adaptation and change of use of land or buildings will be refused where consideration has not been given to specific environmental matters. Proposals must conform to specific criteria relating to building in a sustainable manner, unless it can be demonstrated that it is impractical to do so.

POLICY C27 – RENEWABLE AND SUSTAINABLE ENERGY SCHEMES

Proposals for renewable energy and sustainable energy management schemes will be approved provided that a series of criteria relating to the impact on the visual quality of the landscape and environmental and social factors can be met.

POLICY C29 – SAFEGUARDING WATER RESOURCES

Proposals that will cause significant harm, which cannot be mitigated or managed effectively, to surface water, ground water sources or freshwater ecosystems will be refused.

POLICY CH22 – CYCLING NETWORK, PATHS AND RIGHTS OF WAY

All parts of the cycling network, footpaths and rights of way will be protected by encouraging proposals which will incorporate them satisfactorily within the development and by prohibiting plans to extend the cycling network, footpaths or rights of way. Should this not be possible, appropriate provision will have to be made to divert the route or to provide a new and acceptable route.

POLICY CH25 – NEW ROADS AND ROAD IMPROVEMENTS

Proposals for improvements to existing roads and for new sections of roads will be approved provided there is sufficient justification for the development on economic and public safety grounds and that there will be no unacceptable environmental effects. Developers must prove that other options have been considered, and that the scheme with the least environmental impact has been chosen and that a series of specific criteria can be met.

POLICY CH29 – SAFEGUARDING AND IMPROVING LINKS FOR PEDESTRIANS

Proposals within Centres and Villages will be refused unless they provide safe, attractive and direct footpaths for pedestrians across and out of the site where there is a clear opportunity to make such a provision.

POLICY CH30 – ACCESS FOR ALL

Proposals for residential/business/commercial units or buildings/facilities for public use will be refused unless it can be shown that full consideration has been given to the provision of appropriate access for the widest possible range of individuals.

POLICY CH33 – SAFETY ON ROADS AND STREETS

Development proposals will be approved provided they can conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

POLICY CH36 – PRIVATE CAR PARKING FACILITIES

Proposals for new developments, extensions to existing developments or change of use will be refused unless off-street parking is provided in accordance with the Council's current parking guidelines, and having given due consideration to the accessibility of public transport, the possibility of walking or cycling from the site and the proximity of the site to a public car park.

POLICY D5 – SPECIAL LOCATION NEEDS

In exceptional cases, permit the location of industrial or business developments on sites that have not been designated or safeguarded for business/industry if there are genuine 'special location needs' which cannot be met on a High Quality Employment Site or Industrial Site.

As well as the above, full consideration is given to the Authority's adopted Supplementary Planning Guidelines (SPG), which are material and relevant considerations. The following are relevant in this case:

SPG – Development Briefs

SPG – Planning Obligations

SPG – Planning and the Welsh Language

SPG – Planning for sustainable building

SPG – Landscape Character

SPG – Wildlife Sites

2.3 National Policies:

Planning Policy Wales – edition 5, 2012

Chapter 3 – determining planning decisions and enforcing them

Chapter 4 – planning for sustainability

Chapter 5 – conserving and improving natural heritage and the coast

Chapter 6 – protecting the historic environment

Chapter 7 – economic development

Chapter 8 – transport

Chapter 13 – minimising and managing environmental risks and pollution

Technical Advice Notes (TAN)

TAN 5: planning and nature conservation

TAN 8: renewable energy

TAN 10: Tree Preservation Orders

TAN 11: noise

TAN 18: transport

TAN 20: the Welsh language

TAN 22: planning for sustainable buildings

Minerals TAN (Wales) 1

3. Relevant Planning History:

3.1 There is extensive planning history related to this vast site, including:

- Permission for preparatory work within the lowest part of the site, Glynrhonwy, to install infrastructure and create spaces in the form of ‘platforms’ for prospective users.
- Applications to carry out work on protected trees.
- Erect the Siemens factory and subsequent applications within the site.
- Slate extraction
- Restoration and landscaping work
- As well as the various formal planning applications, it is also noted that ambitious schemes for developing this site have been discussed in the past, which include creating a holiday village, an indoor ski centre, a mountain biking centre etc.

4. Consultations:

Waunfawr Community Council:

The proposal is supported in principle but concerns are highlighted regarding the effect of heavy vehicles on houses, properties and children within the area of the road from Groeslon Waunfawr

towards Cefn Du, need assurance regarding the scheme and who will protect the interests of the local residents, lorry times will have to be restricted, concern about the standard of the existing road.

Local Member for Waunfawr:

Does not object to the proposal as plans to create energy through renewable methods are part of the Council and the Welsh Government's adopted policies. However, there is a need to protect the interests of the residents along Cefn Du road from damage to their properties as a result of movements along the road. It must therefore be ensured that the road is upgraded before starting on the development, need a condition to safeguard the interests of local residents if properties are damaged, need to protect public footpaths and ensure that local labour is used, and offer appropriate training to local residents.

Llanddeiniolen Community Council:

Ask how the site will be connected to the national grid, will new pylons need to be erected between the site and Pentir?

Llanberis Community Council:

Not received.

Snowdonia National Park:

Because of the nature and location of the development, it is not believed that the development would have an adverse impact on the amenities of the Park.

CADW:

If mitigation measures are followed, namely record any building or structure to be demolished, record the landscape in general and record any monument discovered, there will not be a significantly harmful effect on the historic landscape of Dinorwig. It is acknowledged that there will be a significant impact on the Glynrhonwy quarry area, but this must be considered in the context of the current landscape character and its industrial use since the 19th century.

Gwynedd Archaeological Planning Service:

A review of the archaeological assessment and a revised ASIDOHL are acceptable and reach the acceptable standard. Archaeological Assessment – the work is likely to uncover new remains, therefore it is recommended that a formal condition is included to ensure that these remains will be protected. ASIDOHL – the effect on the historic landscape is recorded as low, but it is clear that there will be a substantial impact and loss of existing features within the area of Glynrhonwy Quarry. The tunnelling will assist in reducing the impact; there will be no impact on the bomb storage site on the lower part of the Glynrhonwy site, and impact mitigation measures will need to be included through a formal condition.

Transportation Unit:

No objection to the proposal in principle, but some aspects regarding the proposal remain unclear. Nevertheless, it is felt that these aspects could be managed through a condition and standard agreements. Cefn Du road – the work of widening the road means using land owned by other people, no evidence of agreements with these landowners has been submitted, the widening work is an essential element for providing a good quality road, without this element a suitable access cannot be gained for the Cefn Du part of the site. Details are managed and agreed through an agreement under section 278 of the Highways Act.

Groeslon Waunfawr – there is reference in the information to a car park to be created in this area, although details of the location or the landownership were not submitted to correspond with this statement.
Cefn Du Site – the proposal involves diverting the current road over the mountain (although it is not surfaced, it is a recognised classified road) as part of the existing road crosses a section of the proposed reservoir. It is unclear whether the diversion will be permanent or temporary, and if the diversion is necessary, then it should be minimal, this is managed through an agreement with the Welsh Government.

The traffic flow will be heavy during the construction period, it is suggested that the developer commits and agrees to a joint monitoring arrangement with the highways department, and also suggest roads maintenance work and that the cost of any associated work is borne solely by the developer. A construction traffic management plan must be submitted before starting the work.

It is suggested that conditions and further standard guidance are included in order to safeguard highway amenities.

Natural Resources Wales:

Original observations were received separately from the Environment Agency and the Countryside Council for Wales. Since the merger of these bodies, a response was received following the re-consultation under the name of the new body, which incorporated the previous observations given by highlighting the need to include the previous observations and conditions of the ‘Environment Agency’, namely standard conditions with regard to protecting existing water courses and resources including Llyn Padarn, an instruction that an environmental licence is required for water discharge from the site to the lake, matters of site pollution/flood risk and drainage.

They do not object to the proposal, but standard conditions must be included to avoid the dispersal of alien species within the landscape and water systems, and the development on the lakeside will be managed by including these new conditions and the previous conditions of the Agency, therefore it is not believed that there would be an excessive adverse impact on the Llyn Padarn SSSI.

Bats – no adverse impact if the mitigation measures as noted are followed.

Floating Water Plantain – a condition to conduct a survey of Llyn Padarn where the pipe will be installed in order to find what is there, although there is currently no record of the presence of protected plants.

Birds – the presence of protected birds within the site, the proposed tunnelling will reduce the impact on them, but suggest a condition to safeguard them.

Reptiles – a low number of examples using the site, but suggest a condition to safeguard them.

Otters – although it is likely that otters use parts of the shoreline of Llyn Padarn for feeding/foraging/travelling, there is no evidence of resting/living holes there, but there is a need to be cautious during the construction period.

Section 42 of the Species and Habitats Act – need to consult fully with other parties under these requirements, including the Council’s Biodiversity Unit, in order to ensure that all relevant matters are safeguarded.

Landscape – the site is within the Historic Registered Landscape of

Dinorwig and is close to the boundaries of the National Park. It is not considered that there would be an adverse impact on the Park, and due to the proposed tunnelling, the overall impact is reduced. Despite this, the effect on the character of Glynrhonwy Quarry will be significant, but by following the mitigation measures, there will only be a local impact on the historic landscape in its entirety.

Connection with the electricity grid – it is stated in the information submitted that the connection between the site and the site of the national grid in Pentir will be made within the existing roads network. These exact details would have to be disclosed when the connection is made in order to ensure that there would be no adverse impact on protected species and sites.

It is confirmed that if the development in its current form complies with the conditions submitted, there will be no objection to the proposal.

Biodiversity Unit:

Initial observations were submitted expressing concern regarding particular aspects of the proposed development, extensive discussions were held regarding relevant matters and additional/revised information was submitted in response to the observations received. The relevant matters are noted below:

- Habitats – based on the information that has already been submitted and more recent information, we do not request further information in terms of the botanical maps of the quarries.
- Woodland – further assessments are to be held, these matters will be addressed when they are received (in accordance with a formal condition).
- Invertebrates Survey – this survey was not requested prior to determining the application; it is considered that it will be possible to consider and assess the information when it is received before the construction work begins through a formal condition.
- Bats – it is accepted that further surveys are being undertaken and that a mitigation strategy has been agreed on with NRW.
- Birds – the information submitted (including the response of RSPB) and including a Statement of Method is acceptable. It is accepted that regular surveys are continuing and it is suggested that open areas are included in the assessments as well as the areas that have already been noted.
- Plants – the observations regarding Wilson's filmy fern are noted.
- Fungi – the observations are noted.
- Lichen – request a re-consultation to discuss relocation before this happens.
- Badgers – note the information submitted, and request further discussions if badgers are found during the course of the surveys.
- Fish – the information regarding the location of the outflow is noted.
- Reptiles – agree with NRW, namely that details of the mitigation measures are included in a Statement of Method, in which conditions need to be stipulated to the full

satisfaction of the local authority in consultation with NRW before the work starts.

- Designated sites – note the observations and the ‘Determination of Likely Significant Effect’ assessment in relation to the new slate tips to be created by Nant y Betws and the possible effect on the Salmon features of the Afon Gwyrfai Special Area of Conservation.

It is confirmed that all aspects are acceptable and that the development, if managed through relevant conditions, is not likely to have a substantial impact on the features of the Afon Gwyrfai and Llyn Cwellyn SAC.

Trees Officer:

An initial tree survey was received and the matter was discussed at length. Concern has been noted regarding the effect of the development on ancient trees within the Glynrhonwy site that are the subject of a formal Tree Preservation Order.

Welsh Water:

Standard conditions and advice regarding land drainage and safeguarding the network.

Fire Service:

No observations.

Public Protection Unit:

Suggest a series of strict conditions in order to protect local residents and businesses from unacceptable impacts and to protect the local environment. Because of the nature of the proposed development, the conditions suggested are very technical and require further agreement on a number of various aspects, such as:

- Work hours/construction period
- Noise
- Dust emissions
- Monitor pollution for a period of 10 years
- Dust control system
- Air quality
- Lighting
- Blasting
- Tunnelling

Rights of Way Unit:

It is proposed by the developer, during the construction phase, to (temporarily) divert five rights of way as well as part of the public road that runs from Waunfawr to Llanberis over Bwlch y Groes. Discussions continue between the developer and the Highways Authority in this respect, and there will be a need to agree on the exact locations of these diversions before the work starts.

One of the five rights of way affected by the development will need to be diverted *permanently*, and it is suggested that this diversion is made under the provisions of Section 257, Town and Country Planning Act 1990. The line of the permanent diversion that has been suggested by the developer is acceptable to the Paths Section, **provided the new path is built to a satisfactory standard**. This will be discussed further with Quarry Battery. In order to divert any public path, the Council's permission must be obtained, and it is therefore suggested that the right to divert the path is attached to the planning permission (if granted).

Public Consultation:

Notices were placed in and around the site, including on the Glynrhonwy/Llanberis side and on the Waunfawr side. Notices were also placed twice in the local press in relation to two consultation periods which had begun on 13.11.12 and 19.06.13. Local residents were notified on both occasions and the re-consultation was sent to local residents and others who had responded to the original consultation, including individuals and groups who had shown an interest in the proposal, which include the Seiont, Gwyrfai and Llyfni Anglers' Society, the Campaign for the Protection of Rural Wales, the Ramblers Association, FishLegal, the British Mountaineering Council, North Wales Nature Trust, *Clwb Mynydda Cymru* etc.

The re-consultation was held due to amendments and additional information that had been received, in accordance with Regulation 19 of the Environmental Impact Assessment Regulations 1999. Observations were received following the re-consultation, many of which reiterate what was said originally, and due attention was given to the content of the material observations.

The Quarry Battery company consulted locally before submitting a formal planning application, by holding a public exhibition/public meetings and publishing and distributing leaflets about the proposal to houses in the area. Furthermore, the company has been discussing a proposed development on this site with the local authority for some time, and opinions have been given regarding aspects of the development and amendments were made following the recommendations given, so that the application submitted was in the form suggested.

A vast number of letters / items of correspondence were received objecting to the original application based on:

- Concern about the short-term and long-term impact of the development on the area's amenities, whether they are visual, historical, environmental/loss of habitats.
- How will the electricity be transmitted from the site to Pentir? Concern about the use of pylons.
- Effect on the historic/visual landscape and designated/protected sites.
- Detrimental effect on wildlife/ecology/protected species.
- A development of this size requires a decision on a national level rather than local.
- Harmful effect on open lands/common land/obstruction of rights of way.
- Loss of important archaeological remains and features/historic quarries in the Cefn Du / Glynrhonwy area.
- Misleading/incorrect/inconsistent information.

- Detrimental impact on the National Park
- Pollution – noise, dust, light, vibration, blasting.
- Increased traffic along the unsuitable Cefn Du road / effect on the Groeslon Waunfawr area / deterioration of local roads.
- Detrimental impact on houses adjacent to Cefn Du Road.
- Insufficient community fund.
- Danger to current road users, including children in the Groeslon Waunfawr/Cefn Du road area.
- Lack of full consultation.
- Flooding
- Inadequate assessments of environmental impact.
- Effect on fish/spawning ground in Llyn Padarn, Llyn Cwellyn, Afon Seiont/Gwyrfai.
- Effect on the Arctic char in Llyn Padarn because of increased temperatures/associated work/change in levels/re-filling/water quality
- No fishing survey
- The emergence of invasive species
- Lack of sufficient mitigation measures
- Detrimental impact on tourism/events such as the Snowdonia Marathon
- Concern about increasing traffic on the A4086 (Llanberis road)
- Dam breach/damage.
- Lack of compliance with adopted policies.
- Lack of compliance with environmental policies and regulations, including an incorrect environmental impact assessment.
- The development has been encouraged by the Council
- Effect on designated/protected areas
- A threat to the area's status as a world heritage site.
- Concerns about the infrastructure arrangements of the site/need to protect the interests of the residents of Cefn Du Road/damage to the road.
- Lack of public consultation prior to and during the application.
- Detrimental effect on Clegir Road.
- The size of the development does not fit in within the local environment.
- A change in the area's ecological balance.
- Lack of information on arrangements.
- The use of Chwarel Fawr is unacceptable.
- Lack of an element of local ownership which would benefit the local community.
- This type of energy generation does not make the best use of resources.
- Harmful effect on protected trees.
- Specialist evidence/information submitted by inexperienced consultants.
- Concern about water run-off from the site to houses

- in the Clegir area.
- Unacceptable location / loss of habitats/historic and natural features.
- Pollution of protected streams/rivers/lakes.
- Loss of outdoor recreational resources.
- The former development at Dinorwig Station has had a detrimental effect on Llyn Padarn, this is likely to happen again
- No certainty of employment for local residents

In addition to the above, objections were received that were not valid planning objections which included:

- Health and Safety issues
- No value for money considering the output created
- Effect on private rights and lands
- Loss of climbing sites
- Greater current damage from climbers
- The developer's background is unclear
- Effect on private water supplies
- Previous woodland clearing work has already affected local residents.
- Concern about who the site's developers would be if it was sold onwards
- Loss of current skateboarding/cycling/climbing site
- A recreational development such as a cinema would be more beneficial
- Lack of consultation with nearby landowners
- Effect on the value of a nearby woodland
- The Council's systems are not clear/accessible
- The consultation was timed deliberately over Christmas/reduce the opportunities for people to object
- The Council/councillors are being bribed

Many letters/ items of correspondence were received which supported/gave observations on the application on the grounds of:

- The principle of the development is supported/a good idea
- The damage to the environment would be minimal/it will be protected
- The current site at Glynrhonwy is ugly and untidy
- The Dinorwig Scheme has shown that the long-term impact is redeemed
- This type of development is value for money
- Support sustainable developments/local employment opportunities
- Need to redevelop the Glynrhonwy site due to the investment that has already been made there
- A development that will be of national benefit, making good use of resources

- An acceptable contribution to the energy strategy
- A local decision is needed
- Increase the density of the national grid through sustainable means
- Objections from a minority over protecting national interests is unacceptable
- Good use of a previously developed industrial site

5. Assessment of the material planning considerations:

5.1 Principle of the development

5.1.1 This type of development obviously requires a location that offers the essential environments for it, which includes a landscape that offers specific physical features as in this case, which are:

- two or more quarries or reservoirs where water can be pumped from a low location to a high location within a relatively short distance, and within acceptable distance of the national grid.
- a suitable geology which includes seams of the necessary permeability, such as the Llanberis slate formation.

5.1.2 The particular planning matters that relate to this proposed development are:

- The sensitivity of the landscape – Snowdonia National Park, Landscape Conservation Area, Dinorwig Landscape of Outstanding Historic Interest, Common Lands, Access Lands (as designated under the Countryside and Rights of Way Act 2000), wildlife site.
- The direct and indirect impact on protected areas such as Llyn Padarn, as well as protected species such as the Arctic char.
- The need to obtain and approve further information through formal conditions in order to monitor the development in terms of the impact on the local area/environment/ecology/landscape and on local amenities, including the impact of and arrangements for transportation, work hours, noise, dust etc.
- Economic implications and the benefit to the local population.
- The potential to impose measures for mitigating the long-term effect due to the length of the work during and after completing construction, and the need for appropriate restoration of affected areas.
- The need for the development. Policy C27 of the Unitary Plan states that renewable energy schemes must comply with a series of specific criteria and where appropriate, submit an Environmental Statement in order to weigh up the environmental implications of the development in full.
- Policy C6 of the Unitary Plan relates specifically to the Glynrhonwy site. The plan recognises that a realistic but flexible approach must be taken with regard to any development of this site, but any such development must be in accordance with specific objectives, namely:

- developments which would create new quality employment or leisure opportunities for the Llanberis area and beyond
- developments which would create sustainable employment opportunities throughout the year to meet the specific needs of Gwynedd's labour market
- developments which would safeguard the culture and Welshness of the area in the interest of the local community
- developments that would in terms of their design, scale and nature safeguard the area's outstanding natural environment and the amenities of the local residents

- 5.1.3 As well as the guidance contained in these policies, there are further development guidelines for the Glynrhonwy site available in a specific development brief. The proposal for the site states: *A mixed development which creates quality employment or leisure opportunities for the benefit of the communities of Gwynedd. A multi-use, exciting, attractive and sustainable development should be secured, which safeguards the area's special visual and natural environment and which corresponds with what is noted in the adopted development plan for the site. This should contribute to economic and social development within the centre of Llanberis and its catchment area, as well as in other Gwynedd communities.*
- 5.1.4 In terms of the application as it was submitted, the proposal involves creating two reservoirs, one on the upper level in the Chwarel Fawr area (CHF) which will measure around 510m wide (at its widest point) by 25m high, and the second within the existing Glynrhonwy quarry hole (GL) which will measure 215m wide (at its widest point) by 15m high. A tunnel boring machine will be used to construct the connection between the two sites, which means that over ground excavation will not be required for this element of the development. The finished underground pipes to serve the development would measure 4m wide.
- 5.1.5 The main building associated with the proposed development is to be located on a site known as platform 5 within the Glynrhonwy site, which is a plot that has already been developed under a previous planning permission by undertaking land levelling work and installing infrastructure and utilities in place. The building above ground will include a plant room with various equipment, a workshop, office and control room etc. Most of the space to be created will be located below ground, which will include a shaft, a generator/pump hall, a turbine hall, pipes in and out and a drainage system. The spillway and pumping station need to be located near Llyn Padarn and will be placed underground, away from the existing car parks of Y Glyn and close to the deep water of the lake.
- 5.1.6 Following initial discussions regarding the proposal, and in order to reduce any additional adverse impact on the Cefn Du road and specifically on local residents along the road and lower down in the direction of Groeslon Waunfawr and beyond, it was decided that creating new spoil heaps in the Chwarel Fawr/Cefn Du area from the waste produced from the tunnelling work would cause less disturbance to local amenities due to the reduction in the number of vehicles that would be required to transport the waste from the site. The new heaps are to be created adjacent and attached to the existing heaps. As already noted, and as is expected for an application of this scale and associated complications, the development has evolved and adapted over time as discussions have suggested changes, and reviews have meant adapting etc. It is true to say that there will be an impact on current open/green lands, but it is felt that this would be a short-term impact and that the largest part of the work would be undertaken within lands that have already seen development, such as in Glynrhonwy for recent industrial use or historically in the Cefn Du site for the slate industry.
- 5.1.7 The storage or construction compound would be built on an existing platform within the Glynrhonwy site for constructing the GL reservoir, whilst the same would be required by the CHF reservoir.

- 5.1.8 Access to the site, specifically to the Cefn Du side, is problematic due to the restrictive nature of the existing roads network and the likely type of vehicles that will need to visit the site. A transportation assessment was submitted as part of the Environmental Statement where the research undertaken on this element is noted. A proposed entrance to the Cefn Du site leads up from the A4085 main road through an existing junction by Croes y Waun, Waunfawr and then up through Groeslon Waunfawr towards Cefn Du. Obviously, there will be a need to improve many existing parts of these roads, especially Cefn Du road itself, which is likely to mean having to widen the road, provide passing places and improve the current surface of the actual road. The entrance to the Glynrhonwy side will be through an existing junction with the A4086 road on the edge of the village of Llanberis. It is likely that minor changes will be needed to this junction for a short period of time during the development, but it will be restored after its completion. Clegir Road splits the site in two to all intents and purposes, leading from Llanberis towards Cwm y Glo/Llanrug. There is no intention to use this road during the development, apart from periods of road closure when tunnelling work will be required close-by.
- 5.1.9 The proposal's main element of using holes that have already been created on the side of the mountain means that only a small area of previously undeveloped land will be used. It is considered that the proposal which mainly uses the Glynrhonwy site for the development makes good use of previously developed land, and it must also be borne in mind that Glynrhonwy has been designated for redevelopment with no specific restriction as regards the type of industry or use that would be appropriate. The development includes an element where a new slate spoil heap would be created/added to an existing spoil heap, however, waste produced as a result of the tunnelling work will also be used to form the walls of the reservoirs and used in general within the site.
- 5.1.10 Dependent on full consideration being given to all other material planning considerations relating to the proposal and this type of development, it is considered that the principle of the development is acceptable and complies with the requirements of local and national policies and guidelines as well as the requirements of policies A1, A3, C3, C5, C6 and D5 of the Gwynedd Unitary Development Plan.

5.2 Visual amenities

- 5.2.1 A full assessment has been undertaken of the visual impact of the proposed development on the landscape, and in particular on the Dinorwig Outstanding Historic Landscape. This was done in the form of an ASIDOHL (Assessment of the Significance of Impact of Development on Historic Landscapes) following pre-application consultation with the Gwynedd Archaeological Trust and the Countryside Council of Wales (now known as NRW) as required and in accordance with the expected guidance. The ASIDOHL undertook a full evaluation of the visual impact of the development on the area of historic interest, the landscape conservation area and the Snowdonia National Park. The assessment has used various locations for views towards the site including computer images that have been created to demonstrate the development in its finished form within the site and within the broader landscape. The report assesses the direct and indirect impact of the development on the landscape from a broad perspective as well as the local impact, and suggests mitigating measures to reduce this impact. This assessment was amended following formal consultation with the Countryside Council/Natural Resources Wales, this was needed in order to confirm some specific aspects that were not included within the original report.
- 5.2.2 Additionally, full consideration was given to the contents of the area's designation on the LANDMAP system, it refers to and notes the importance of specific elements including Visual/Sensory, Historic, Habitats, Geological and Cultural elements. All of these elements are referred to as being of either high or outstanding value.

- 5.2.3 The consideration given to the significant impact of the development on the landscape's visual amenities is determined by a combination of the magnitude of the impact and the sensitivity of the landscape's setting to any change. The proposed development will have a direct impact on the landscape of the application site, which is inevitable due to the nature of such an application.
- 5.2.4 The sensitivity of the designated landscapes that surround the site have received full consideration. The distance and size of the development are essential considerations as the views of the site from afar will mean that the development will not be totally prominent from broader areas thus making good use of the site and the use of finishes that would be in keeping with its location.
- 5.2.5 The impact and effect of the development on visual matters and the landscape are assessed in terms of the broad impact, namely a combination of the development work within the site; movements; storing of materials and equipment; loss of existing elements within the landscape, especially the form of the landscape and views within the Cefn Du area; the current form of the land and vegetation during the construction phase, and following restoration work. The impact on the landscape will be reduced further by means of an agreement on the mitigation work and the restoration work including a robust landscaping plan that would specifically protect the area of the most prominent development.
- 5.2.6 The form of the development and the mitigating measures noted are an attempt to avoid, reduce and compensate the permanent environmental impact resulting from the work, this includes the latest proposal to tunnelling rather than cut and fill pipes on the surface in addition to the following steps:
- Use previously developed sites for the permanent aspects of the development such as constructing the main building on a platform that has already been created for industrial development and which is screened by the presence of surrounding substantial trees.
 - Use of local slate as cladding for the buildings and general use of slate where appropriate including the construction of the reservoirs.
 - Plan the reservoir walls so that they convey and blend in with the scale and contour of the existing quarries and the landscape in general in order to convey existing appearances and forms thus avoiding an appearance that is excessively artificial.
 - The location of the new slate heap is intentionally placed in an area where it will blend in with the existing heaps and will be planned so as to encourage the growth of new natural habitats in order to reduce the visual impact, to safeguard from erosion and to encourage a broader range of biodiversity.
 - Any vegetation that has colonised the site naturally will be retained within the site.
 - Wherever practical, access roads will be surfaced and maintained with a material that is visually in keeping and blends into the landscape.
 - Natural stone walls will be retained and improved as deemed appropriate.
 - Should there be tree losses on account of the development, this will be compensated by like for like re-planting.
 - A fence will be erected around the reservoirs in order to restrict roaming animals.
- 5.2.7 It must be ensured that the site restoration work following the completion of such a development is undertaken with a regard for the area's historic landscape and existing biodiversity. It must be ensured that expertise in experience of restoring this type of site is utilised in order to preserve the types of trees, bushes and heathers in addition to the grasses and wild flowers that are indigenous to the application area. It can be seen that work to restore this type of site has been achieved to a high standard in other parts of the county and this

standard must be maintained along with securing full agreement on the type of measures to be undertaken.

- 5.2.8 The aim of any restoration programme is to encourage land restoration by using processes that are as natural as possible in succession of work of this type. As already noted, parts of the site have been restored naturally due to being left alone for a long period of time. The applicants are encouraged to consider this form of restoration when drawing up an appropriate restoration work programme for the site. The success of such a plan will be dependent upon regular monitoring and collaboration and on being coordinated as a strategy for the entire site.
- 5.2.9 The outcome of the effect of the development on the historic landscape of Dinorwig has been assessed by the Gwynedd Archaeological Trust / Natural Resources Wales as having a low impact, nevertheless it is obvious that the impact on Glynrhonwy will be significant. Albeit, previous work has already been undertaken within this site which has left a site that has obviously been transformed to a degree since its use as a working quarry. The losses within Glynrhonwy Quarry will be alleviated by including a formal archaeological condition.
- 5.2.10 In response to the consultation regarding this proposed development, Snowdonia National Park did not object to the proposal as it was not believed that the development would have an adverse impact on the amenities of the Park, due to the location and the nature of the development.
- 5.2.11 It is therefore considered that the plan as submitted with the proposal to restore sites along with a list of conditions as suggested, is sufficient to mitigate the impact of the development on the visual amenity and local landscape and therefore complies with the requirements of policies A1, B7, B10, B12, B14, B23, B27 of the Unitary Plan.

5.3 General and residential amenities

- 5.3.1 A full consultation was undertaken with relevant bodies such as the Environment Agency (prior to and following the establishing of Natural Resources Wales) and the Authority's Public Protection Unit. It is acknowledged that this application is intricate and complex as it is not a common type of application in terms of its proposed development and magnitude. Some concerns have been expressed at times in relation to the contents of the information that was initially submitted and the impact of the development on material issues, however the applicant has since amended and updated the information and consequently, relevant conditions have been suggested and a request for appropriate permits before work can commence.
- 5.3.2 We must acknowledge by designating the site as a redevelopment site in the Unitary Plan, that development on the site is expected and that it forms part of a long term strategy for creating a development that generates quality employment opportunities for the benefit of the communities of Gwynedd.
- 5.3.3 There are a number of matters that could become apparent during the construction phase of an application of this type and magnitude that are controlled by regulations and by other Council departments and external agencies. Should planning be approved, the planning authority would not regulate all aspects of the development, however, by imposing and agreeing to details of stringent conditions, it is felt that matters relating to noise control, pollution, vehicle operations etc. would be safeguarded and that there would be no long term excessive impact on the amenities of local residents or the community in general by doing so.
- 5.3.4 The local Public Protection Unit has a responsibility over matters such as noise, light and the impact of vibration etc., any developer would be required to comply with restrictions such as those included within the Welsh Government's current guidance on these aspects and the

situation would have to be monitored regularly in order to ensure compliance. The need for a formal agreement with the Transportation Unit under the requirements of the Highways Act also brings an additional element of control relating to matters that would impact upon the local roads network and road users. There is no objection to the application on the grounds of these matters; however regular surveys and assessments will need to be held in order to ensure that these operations will not cause any impact.

- 5.3.5 There are no residential houses located directly adjacent to the application site, be that from Glynrhonwy or from Cefn Du, however, it is inevitable that this development will occasionally affect the residential amenities that lie beyond the site's parallel boundaries. Dispersed housing/buildings are located within the Clegir area and near the A4086 highway on the peripheries of Llanberis, there are also a number of houses in the Groeslon Waunfawr area and off Cefn Du Road. The effect on the residents of these houses is likely to be a short term effect to a degree as it is intervention during the construction phase that is most likely to occur such as movements from heavy vehicles, noise, lights etc. It must also be noted that there is potential that houses in the Fachwen and Dinorwig areas will also be visually affected as they are located directly adjacent to the Glynrhonwy site across the valley.
- 5.3.6 By imposing the stringent and comprehensive planning conditions as suggested by the Public Protection Unit and the Transportation Unit and by complying with the requirements of other relevant regulations in order to ensure that matters relating to noise, vibrations, vehicle operations etc. are controlled and monitored; it is not considered that there would be a long term excessive harm to the amenities of local residents. Therefore, it is considered that the proposal complies with the requirements of policies A1, A3 and B23, B33 and B34.

5.2 Transport and access matters

- 5.4.1 It is inevitable that the proposed development will affect transportation, the local roads network and matters relating to access from time to time due to the need for vehicles and substantial machinery to undertake the work and the workforce numbers that will be required during the construction phase. The development would also affect the ability to use existing paths and rights of way. A detailed assessment was held in the form of a formal Transportation assessment during the construction and operational phases on the CHF and GL sites. The number of movements were assessed and measured against existing traffic levels with attention also given to the form of crucial vehicular routes. The assessment found that the local road network would have the capacity to accommodate all movements to an extent that would not excessively compromise existing movements.
- 5.4.2 Nevertheless, it is inevitable that occasional disturbance will occur, and this is acknowledged. In order to ensure that this impact is kept to an acceptable level, it is intended to compile a Transport Management Plan and a Travel Plan. >>These plans are to be formally submitted for approval, and they will demonstrate how traffic will be managed, how delays will be managed, how vehicle, cyclists and pedestrians' movements will be managed, in the event of occasional road closures or diversions.
- 5.4.3 Due to the nature and built form of the houses along Cefn Du Road, an evident concern has been expressed by the residents of these houses (and in general in the areas of Cefn Du and Groeslon Waunfawr) regarding the effect of heavy vehicle operations on their houses and on their general amenities. The developer has mentioned possible measures in response to these concerns, including undertaking surveys of the houses prior to the development and following its completion in addition to improvements to Cefn Du Road itself. This is described within the submitted Planning Statement with a proposal to create a fund that will address any work that is insufficient or sub-standard (this is a civil matter and arrangement between the developers and local residents). Additionally, a formal arrangement is required by means of

an agreement pursuant to section 278 of the Highways Act to undertake work on the local roads network and to ensure that the roads being used are left in an acceptable standard. The proposal affects the unclassified road across Cefn Du which is a road that has historically connected Waunfawr and Llanberis. Before commencing any section of the development, this road must be restricted/diverted formally under section 247 of the Town and Country Planning Act 1990. The road is to be diverted by some distance from its current route during the construction phase, but once the work is completed, the diversion will be a reasonable one as it will adhere closely to the current line of the road.

- 5.4.4 It is considered that there is sufficient space within the Glynrhonwy site to hold vehicles and that arrangements will be put in place for the same provision at the Cefn Du side of the development. The nature of the development and the landscape is likely to create problems in terms of accessibility for those with mobility issues, however; the accessible elements would have to comply with the requirements of access for all, thus ensuring access for all. In doing so, and with additional arrangements relating to highway issues that will be agreed formally by means of stringent conditions and the requirements of the Highways Act and Regulations, it is considered that the requirements of Policies CH30, CH33 and CH36 would be met.
- 5.4.5 The development is going to have a direct effect on rights of way within specific areas of the site, and in the CHF/Cefn Du area in particular. The authority's Rights of Way Unit has held discussions with the developer following a proposal to divert routes within the development area on both an interim and permanent basis. Additionally, land within the Chwarel Fawr area has been designated as land with access rights under the Countryside Rights of Way Act 2000 (CRoW) as it has been designated as registered common land. The public has the general right to roam such sites, and as CRoW land expands across approximately 55% of the proposed development site's land, there is a need to secure clear agreement in relation to the relevant legislation in terms of interim and permanent rights of way arrangements across the site.
- 5.4.6 Some land used for grazing is likely to be lost, green land and lands with mountainous features such as those seen in the Cefn Du area will also be lost, which is unfortunate given its long use and the re-establishing of habitats that took place following the demise of the slate quarries. However, none of the relevant bodies have submitted observations that object to losing these lands, and as already noted, any loss of trees for example, will be mitigated through replanting and general landscaping.
- 5.4.7 It is noted here that part of the site that surrounds Chwarel Fawr, is within land that has been designated formally as Common Land; this means that any construction work within this land will require separate approval from the Welsh Ministers in accordance with the Law of Property Act 1925.
- 5.4.8 It is therefore considered that the proposal, with further controls by means of the requirements of relevant regulations and conditions, is acceptable and therefore complies with the requirements of policies A3, CH22, CH25 and CH29 of the Unitary Plan.

5.5 Biodiversity Matters

- 5.5.1 The location of this proposed development includes sites that are important in terms of biodiversity, protected species, trees subject to Tree Preservation Orders, the ecology of the area in general and specific sites that have a protected status, such as Llyn Padarn and indirectly, the river Gwyrfai. The development has been fully assessed in terms of the potential effect on the Llyn Padarn Site of Special Scientific Interest and the Afon Gwyrfai a Llyn Cwellyn Special Area of Conservation. These areas possess extremely important features, and the main features include the presence of the Arctic char in Llyn Padarn and salmon in the Gwyrfai. Also prominent within such an extensive site, and following a long

period of disuse, is the re-emergence of plants and wildlife within the quarry areas, protected trees, protected species also make use of empty areas etc. Within the high landscapes in the area that surrounds Chwarel Fawr, common features of this type of lands can be seen including the presence of plants such as heather, grasses etc.

- 5.5.2 Gwynedd Council, as the approved authority, has undertaken a 'Determination of Likely Significant Effect' in order to consider the side effects of the development on the salmon using Nant y Betws and Afon Gwyrfai, consequently it was found that by imposing safeguarding conditions and regular monitoring, there would be no harmful effect on the integrity of the protected site.
- 5.5.3 The Environmental Impact Assessment includes surveys and assessments for a wide range of wildlife and vegetation and it is considered that the submitted information is of an acceptable standard. Conditions have been imposed as suggested by NRW (which initially were submitted separately by the Environment Agency and the Countryside Council for Wales) to receive and approve further work and to receive further assessments. It is noted that comprehensive restoration work will be required once the work is completed not only in the interest of views and impact on the landscape but also in order to restore habitats.
- 5.5.4 NRW and Gwynedd Council's Biodiversity Unit suggest imposing stringent conditions in order to safeguard these relevant matters and they are of the opinion, that in doing so, there is no objection to the principle of the development provided that it can be demonstrated by means of details and further monitoring that there would be no long term significant harmful impact on the protected areas and species, including Llyn Padarn and Afon Gwyrfai.
- 5.5.6 Natural Resources Wales confirm that they agree with the conclusions of the 'Determination of Likely Significant Effect' namely that the proposal is not likely to have a significant effect on the Afon Gwyrfai a Llyn Cwellyn Special Area of Conservation.
- 5.5.7 Therefore, it is considered that full consideration has been given to all the submitted information, the observations from statutory consultees and the observations of objectors and by imposing conditions (including the request for and approval of a Construction Environmental Management Plan) as suggested it is possible to ensure that full protection is sustained and a clear agreement can be realised in relation to these matters, in doing this, it is believed that the requirements of national planning policies and guidance will be met along with policies A1, A3, B15, B16, B17, B20 of the Unitary Plan.

5.6 Archaeological Matters

- 5.6.1 It is apparent that the greatest impact on locations of Archaeological interest will be due to the construction work itself, and therefore, a detailed survey has been held of these sites in the form of a formal Archaeological Assessment. The main affected areas will be Chwarel Fawr and Glynrhonwy, it has been confirmed by the Gwynedd Archaeological Planning Service that this impact would be significant. However, as the significance of the effect on these sites is obvious no further assessment would be required prior to approving the planning application (this is in accordance with the instructions of the 60/96 Welsh Office circular).
- 5.6.2 The actual effect of the development on archaeological remains is not known as it is possible that further remains will be discovered as these sites are developed, therefore a request will be made to receive a thorough work programme before work commences in order to identify and record remains and to mitigate the development's effect on the area of interest.
- 5.6.3 This element can be controlled with a formal condition as suggested by the Archaeological Service and it is felt that by doing so, the requirements of policy B7 will be met.

5.7 Public Safety and Crime Prevention

- 5.7.1 Current access to the site is restricted for obvious reasons, namely health and safety and to safeguard private land. Locations such as slate quarries are extremely dangerous, and although an attempt has been made by the Council to secure sites, there have been incidents of break-ins at times with recreational use being made of various areas within the site such as climbing, skateboarding, cycling etc. – mainly in Glynrhonwy.
- 5.7.2 During the construction phase, it is intended to contain the construction compounds and plant/machinery stores within a secure fence and directional security lighting will be used in key areas.

5.8 Sustainability Issues

- 5.8.1 Achieving specific building standards relating to sustainability matters is essential and is required by current and relevant legislation. It is usual practice to impose conditions in order to achieve these appropriate standards and this will be further controlled through the Building Regulations system, and in doing so, it is considered that the requirements of policy C7 will be met.
- 5.8.2 Energy generation in Britain at the moment is mainly dependent on fossil fuel methods. It is recognised that there is a need to move away from this method of energy generation and to invest in more sustainable and renewable developments.
- 5.8.3 Local and national policies and guidance encourage developments that move in this direction, however finding locations for these developments can be contentious and problematic at times. In this case, a definite and specific location is required for such a development, in Glynrhonwy it can be seen that the conditions are suitable for the scheme whilst it also makes suitable use (in part) of a site that has already been developed.
- 5.8.4 Renewable energy developments of varying nature are now being realised locally and nationally. In this case, claims have been made by members of the public that this is not the most sustainable method of generating electricity (namely the element that uses electricity when pumping water from the lower reservoir to the upper reservoir). A wide range of renewable energy developments are needed so that they supplement each other and contribute towards national requirements by leaning away from the traditional means of generating electricity. Although the contribution made by this source would be relatively small, it is however an important contribution towards the aim of generating electricity by renewable means. It can be seen that the important development at Dinorwig (which is on a significantly larger scale), located literally across the valley, has succeeded in generating renewable energy in this form and seems to be flourishing.
- 5.8.5 It is considered that these conditions are in keeping with the development's requirements, the type and form of proposed development is important towards reaching the national targets that in turn contribute towards international targets. The contribution, despite how small it is in terms of what is generated, brings extensive benefits and meets the requirements of national guidance and directives and the requirements of policy C27 of the Unitary Plan.

5.9 Relevant planning history

- 5.9.1 As previously noted, this site has been deemed for some time as a site for significant developments in the area, mainly in relation to leisure/tourism uses. No formal decision has been undertaken on these developments through the planning system.

- 5.9.2 The most prominent development seen on the site that is the subject of planning history is the extensive site of the Siemens factory (formally known as Euro DPC). No observations were received from the company and therefore it is not considered to be a cause for concern in terms of the effect of this proposed development on the site's operations.
- 5.9.3 The sites described as 'platforms' that are already partly developed within the Glynrhonwy site continue to be available for prospective users and it is not felt that this development would have too excessive an impact on the development of these sites in future.

5.10 The economy

- 5.10.1 Developing this site in the form shown means that there will be opportunities to create jobs in the short term and long term. Obviously, it is hoped that local residents will benefit from these opportunities during the construction phase and in the long term when the site becomes operational. Nevertheless, there is no way of insisting or securing this due to European legislation which allows workers within the European community to work within the borders of any fellow member countries.
- 5.10.2 Due to the size of the development and the importance of developing the site which has been designated as a Strategic Development Site for the benefit of the communities of Gwynedd, the hope is that the local population will benefit from the development and that there will be opportunities to create permanent rather than seasonal jobs that will help to retain young local individuals in the area in the long term interest of local communities and the Welsh language.
- 5.10.3 It is not considered that approving this development would impact on aspects such as tourism and attractive scenery within the area. Snowdonia National Park did not object to the application in terms of impact on the Park's amenities. As can be expected at times during the construction phase of a scheme of this magnitude, there will be occasions where the local landscape will be disturbed from viewpoints located close by and from afar, but it is felt that this impact would only occur in the short term. Note the Dinorwig Station site and how it has blended with its location and now forms part of the landscape (for many, the Marchlyn reservoir is not prominent due to its form and due to re-instating natural habitats). This phase will not be ideal in terms of its visual effect on this striking area, but once completed (in accordance with the requirements of stringent conditions), the hope is that it will blend into its area in terms of views and possibly be promoted as an additional attraction to the area as witnessed in the case of Dinorwig Station.
- 5.10.4 It is not considered that the observations made by the public in relation to the loss of existing leisure resources are relevant as a number of the sites used are private lands and therefore individuals have trespassed in gaining access to these sites and using them. Therefore, it is not considered that approving this application will lead to the loss of local leisure facilities.
- 5.10.5 It is considered that there would be a local benefit to approving this development and therefore it would comply with the requirements of policies A2, A3 and C6.

5.11 Flooding issues

- 5.11.1 Consideration needs to be given to more than one aspect relating to the issue of 'flooding' in this case, namely a development that has the potential of causing flooding directly and indirectly and the general impact of approving this development on related matters such as water supplies, surface water and existing water tables in the area.
- 5.11.2 Thorough assessments have been undertaken and published in the form of a Flood Consequence Assessments and a Dam Breach Assessment as part of the information submitted with the application. This information which refers to the relevant matters as noted

above, has been assessed by the relevant consultees namely the Environment Agency/Natural Resources Wales which has stated that such matters can be controlled with conditions that protect the interests of local residents and the area in general.

5.11.3 In summary, they state:

- The greatest and significant risk associated with the proposal is a dam breach. The detailed design of any new large reservoirs covered by the Reservoirs Act 1975. The design and construction of such reservoirs must have an appointed Construction Engineer under the 'All Panel List'.
- If a newly constructed reservoir is carried out under the Act this does not eliminate any breach. There is always an inherent risk associated with such dams. Due to the requirements of the RA, the probability of a breach is likely to be low.
- We refer you to the breach assessment as part of the Flood Consequences Assessment and advise that the input of your Emergency Planners should be sought with respect to this aspect.
- The detailed design must ensure that suitable lining of the reservoirs (and under drainage) is addressed to ensure fractures and fixtures in the area do not allow unacceptable flow paths from the reservoir.
- The pumping house is to be located in the flood risk area adjacent to Llyn Padarn. Mitigation measures are proposed to limit the impact of flooding. Additional freeboard should be provided above the estimated floor levels along with agreed flood plans.
- Further investigations at the detailed design stages will be required on sub ground flows.
- With regards to surface water management: No ground investigations have been carried out at this stage, to determine infiltration for managing surface waters. Surface water arrangements should not increase flood risk by overloading receiving watercourses elsewhere. Attenuation will be required in order to manage discharge rates and will need to be agreed.
- Any controlled releases from the reservoir must be agreed.

5.11.4 Therefore, we can conclude that the work as submitted, has investigated all the necessary sources of flood risk for this phase of the current planning application. A further abstraction licence will be required for any abstraction greater than 20 cubic metres a day, this means that an abstraction licence will be needed for the abstraction that will initially fill the reservoir and it is likely that there will be a need to agree on the timings of discharge from GL to Llyn Padarn, depending on the volume of water in question. Therefore, given that there is no objection to the proposal subject to submitting and approving further measures through formal conditions, it is believed that the proposal is acceptable and complies with the requirements of policies B32 and C29.

5.12 Infrastructure matters

5.12.1 In terms of the Glynrhonwy site, work has already been undertaken in providing purpose built platforms with the intention of creating employment opportunities. This work has been entirely funded by the work programme of the Môn Menai Strategy, namely a project compiled by the Welsh Assembly Government to encourage developments and investments across the extensive area of north west Wales. The site contains a network of standard roads, drainage systems, electricity supply (recently upgraded) etc.

5.12.2 One constant concern raised by the observations/objections received as part of the consultation was how the connection between the site and the national grid would be established. The local planning authority also shares these concerns as there is no presence of electricity pylons in the area at the moment, such as those that can be seen further down the valley for example. The presence of pylons in the Peris Valley would be unacceptable due to the harmful impact on the landscape. The applicant has stated that the intention would be to have an underground connection from the site to a sub-station in Pentir and to use the local road network. This

element would be beyond the boundaries of the proposed development and subject to further approval.

5.13 Community benefit

5.13.1 The developers have submitted an information pack that explains how they would contribute via a Community Fund, towards local projects or the work of local groups (this is commonplace in relation to projects of this type and magnitude and is in accordance with national directives). They state:

- That the development of the proposed scheme in Glynrhonwy by the Quarry Battery company offers benefits to local communities in five different routes:
- 1) Direct contribution of £250,000 to fund local community projects based on £125,000 made available at start of construction and the balance on commissioning the facility;
- 2) Direct contribution of £10,000 per annum to support ongoing local community projects.
- 3) Jobs and economic benefit during the construction phase;
- 4) Long term jobs during the operational phase;
- 5) Long term payments of business rates.

5.13.2 The Terms of Reference of any Community Fund would be subject to agreement between Quarry Battery Company and Gwynedd Council. It is intended to draft the Terms of Reference in collaboration with Council officers and Quarry Battery Company. As Gwynedd Council is the local authority and the principal landowner in the context of the entire site, the community contribution must be secured via a formal legal arrangements such as a 106 agreement or through the rental/sale agreement of the land.

5.13.3 There is no final agreement regarding the details of this arrangement or the amount that is proposed by the developer, negotiations will take place between staff at the department, the Property Unit and the Legal Section in terms of the exact arrangements and the expected amount once they receive the right to act.

5.14 Community and Linguistic Statement

5.14.1 This report was submitted as a formal assessment of the effect of the proposed development on the local community and the Welsh language. Discussions were held with the Policy Unit regarding the matter, and it was discovered that this type of assessment would be appropriate and that it has been compiled in accordance with the requirements of the Supplementary Planning Guidance: Planning and the Welsh Language which has been adopted by Gwynedd Council.

5.14.2 The statement explains how the proposed development is likely to have a positive impact on the community on a local and broader level and on the Welsh language, in particular:

- Long term and short term work opportunities.
- Developing a site of historic interest by retaining and expanding important existing features for the future and safeguarding the natural environment in terms of the landscape, ecology and cultural legacy.
- Maintaining rights of way by diverting paths during the construction phase and re-instating them following the completion of the development.
- Sustainable development as it will have a long term life of at least 125 years.
- Following the public exhibitions held, 76% of people who responded during this phase said that they were supportive of the proposal.

- The Welsh language receives equal status from the Quarry Battery company, and it can be seen that Welsh received equal status at the exhibitions held by them and in the materials produced by them.

5.14.3 It is considered that this document is in accordance with the Supplementary Planning Guidance: Planning and the Welsh Language. It refers to the relevant matters and confirms that this development will benefit the community locally by offering work opportunities and will secure a future for young people enabling them to stay in the area while also reinforcing the status of the Welsh language.

5.15 Any other considerations

5.15.1 Information was received that was supplementary to what was originally submitted, and it is considered that this information had been informed appropriately and in accordance with the requirements of the relevant regulations. Copies of this additional information were uploaded to the Council's website, and posted in accessible locations such as the service's office in Pwllheli, the Council Headquarters in Caernarfon and the library in Llanberis.

5.16 Response to the public consultation

5.16.1 As noted previously, a substantial number of responses were received to the public consultation either in favour or against the proposed development. The main concerns noted included the impact on the amenities of local residents; transport matters; effect on the landscape; loss of resources/rights of way; harmful environmental effects; compliance with the requirements and procedures of relevant regulations; effect on the area's ecology; effect on protected sites and species especially Llyn Padarn/char/Afon Gwyrfai, archaeology and the historic landscape etc.

5.16.2 The Local Planning Authority has fully considered these objections as relevant considerations when preparing a recommendation for this application. Additionally, the relevant considerations that apply to this application have been incorporated in the report and assessed in accordance with relevant policies and guidance. Consequently, and having fully considered the matters noted, it is believed that the application is acceptable and with further management and monitoring established through a formal agreement, it is believed that this significant development will be acceptable. Input will continue from the Local Planning Authority and other relevant bodies such as Natural Resources Wales, the Archaeology Service, the Transportation Unit, Rights of Way Unit and the Public Protection Unit etc.

6. Conclusions:

6.1 This proposed development is likely to affect the local landscape during the construction phase and for a period of time following this until the mitigation measures have been established. The most prominent effect is likely to be mainly on the Cefn Du/Chwarel Fawr part of the site, this site was obviously a busy industrial area once and the period of disuse has witnessed substantial parts of the area being re-established naturally. However, it is considered that the long term effect of the development will be mitigated and that the permanent elevations will not have a harmful effect on the local landscape in terms of views from close-by and from a distance. It must be borne in mind that most of the proposed development will be located within the Glynrhonwy site which is already developed and has been formally designated as a Strategic Development Site in the Gwynedd Unitary Development Plan; therefore it is considered that the principle of development has already been accepted and there are no material planning policy matters to state otherwise or to justify refusing the application.

- 6.2 The development has been assessed in full and it has been stated that it would not have a direct or indirect harmful effect on protected species or sites, including Llyn Padarn and Afon Gwyrfai. A number of further assessments must be received and agreed to by means of arranging formal conditions and a licence must be granted for aspects of the development prior to commencing the construction work.
- 6.3 This type of development requires specific locations, conditions and resources. This site as a whole is able to offer this and it will make a substantial contribution to the local economy in the short and long term.
- 6.4 There is a need to ensure that the restoration plans for the most prominent areas are undertaken with full agreement of the details of the proposed work, and equally important will be the need to ensure that regular and thorough monitoring is undertaken in order to ensure that habitats and vegetation are reinstated in accordance with the recommendations of the assessments that are agreed to as well as the information submitted in the Environmental Statement.

6.5 Therefore, to summarise:

- The development is acceptable in principle and it would contribute positively to generating energy through renewable methods in Gwynedd and is located within a site that has been designated as a Strategic Development Site, it is considered that this is in accordance with local, regional and national policy requirements, and policies A1, A3, C27, B23, C3, C5, C6, C27, D5 in particular.
- A landscaping plan must be agreed along with the details of site restoration, and in doing so, the requirements of policies A3, B23 and B27 will be met.
- The development would make a substantial contribution to the local economy by providing work opportunities and offering financial contributions for the benefit of the local community (formal agreement is required regarding the exact arrangements and the level of contributions made), therefore; it is considered that the proposal complies with the requirements of policies A2, A3 and C6.
- The application has been fully assessed in terms of its effect and impact on archaeological matters and matters relating to the landscape including the Dinorwig Outstanding Historic Landscape and Snowdonia National Park. It was found that there would be no long term direct or indirect harmful effect and therefore the proposal is not contrary to the requirements of policies B7, B10, B12, B14 and B23.
- In accordance with the requirements of stringent conditions as suggested by other services and external agencies and with thorough and regular monitoring and management, it is considered that thorough safeguarding measures will be put in place in order to ensure that the development (especially during the construction phase) will not have a harmful effect on the environment locally, such as the local water environment or the integrity of designated areas such as Llyn Padarn and Afon Gwyrfai. In doing so, it is considered that the requirements of policies A1, A3, B15, B20, B23, B32, B33, B34 are met.
- Implementing the proposed restoration work would involve creating and managing habitats; mitigating measures; landscaping work and landscape restoration especially for protected species, this is done in order to avoid any long term harmful effect on the area's wildlife. This work will be undertaken by submitting and agreeing to the contents of additional specific work programmes and assessments in addition to compliance with information already submitted, such as the Environmental Statement. It is likely that there will be a negative impact on some of the protected trees within the Glynrhonwy site. Every effort will be made to protect and preserve these trees by imposing conditions that require further information in the form of detailed plans, the approval of a management plan and designating specific areas to be protected in full from any

development. It is difficult to determine this matter beforehand, as the detailed assessments and surveys will be undertaken at a later point, and the picture will become clearer once these have been completed. By agreeing formally to these details, condition B19 will be met.

- A Determination of Likely Significant Effect was undertaken under the Habitats and Species Conservation Regulations 2010 due to the potential effect the development would have on one of the five features of the Afon Gwyrfai and Llyn Cwellyn Special Area of Conservation. It was found that the development is not likely to affect the features of this important conservation site. Additionally, a full assessment has been undertaken of the relevant ecological/environmental statements that were submitted in relation to the protected species, ecology, the Llyn Padarn Site of Special Scientific Interest etc. This information along with the amended information received at the request of the Countryside Council for Wales / Natural Resources Wales has been confirmed as acceptable and a series of stringent conditions will be imposed including agreeing on a Construction Environmental Management Plan to the satisfaction of the local authority in consultation with NRW. It is therefore considered that the proposal is acceptable and meets the requirements of policies A1, A3, B15, B16, B17, B20.
- Including relevant conditions and the need for further approvals in accordance with associated relevant regulations such as the requirements of the Highways Unit, Public Protection Unit, sustainable development etc. means that there will be further control over aspects that have the potential of impacting or creating a nuisance for local general and residential amenities including rights of way, movements and the local road network, noise etc. By agreeing on measures and work details and monitoring the work undertaken, it is possible to satisfy the requirements of policies C7, C29, CH22, CH25, CH29, CH30, CH33, CH36.
- The proposed development makes appropriate use of the natural and present form of the site.
- This type of development requires specific conditions and locations, and the suitable geology of the slate formations in Llanberis for example is crucial and appropriate to the development.
- The proposed work programme will be submitted by means of a formal condition, and in particular will include the timescale and the step by step development details. By agreeing to such details, the development will be managed to ensure that the amenities of local residents will be protected.

7. Recommendation:

- 7.1 To delegate powers to the Senior Planning Manager to approve the application, subject to agreeing on conditions and agreeing on the arrangements of the community fund including the level of likely contributions.

Conditions:

1. Time
2. Comply with plans
3. Details of materials and detailed structural plans
4. Archaeology
5. Highway matters
6. Natural Resources Wales conditions (in terms of ecological matters and in terms of safeguarding the environment)
7. Biodiversity matters
8. Trees matters
9. Welsh Water conditions
10. Public Protection Matters

11. Rights of Way
12. Landscaping

Cais Rhif: C12/1451/15/LL
Dyddiad Cofrestru: 31/10/2012
Math y Cais: Llawn - Cynllunio
Cymuned: Llanberis
Ward: Llanberis

Bwriad: DATBLYGIAD CYFLEUSTER STORFA BWMP I GYNNWYS CRONFA UCHAF YN CHWAREL FAWR GYDA ARGAE CYSYLLTIOL, CRONFA ISEL YNG NGHLYNRHONWY GYDA ARGAE CYSYLLTIOL, ADEILAD YN CYNNWYS TYRBEINI, GWAITH PEIRIANYDDOL CYSYLLTIOL GAN GYNNWYS CREU TOMENNI LLECHI NEWYDD A GWYRO PRIFFYRDD

Lleoliad: SAFLE GLYN RHONWY, LLANBERIS, CAERNARFON, GWYNEDD, LL554EL

Crynodeb o'r Argymhelliad: Dirprwyo'r hawl i'r Uwch Reolwr Cynllunio i ganiatáu'r cais yn ddarostyngedig i gytuno ar amodau a threfniadau'r gronfa gymunedol gan gynnwys maint y cyfraniadau tebygol.

1. Disgrifiad:

- 1.1 Cais llawn am ganiatâd cynllunio i greu cyfleuster pwmpio a storio, sef yn syml, cynllun sydd yn creu trydan trwy ryddhau dŵr o gronfa ar dir uchel i lawr at ail gronfa ar dir sydd yn îs gan basio trwy generadur ar y ffordd sydd yn creu trydan. Mae'r trydan yna yn cael ei storio fel gyda batris cyffredin ag yn cael ei ddefnyddio gan y grid cenedlaethol ar adeg o alw brys. Mi fydd yr orsaf wedi ei gorffen yn gallu cynhyrchu hyd at 49.9 megawat o drydan.
- 1.2 Mae lleoliad y datblygiad yn rhannol oddimewn safle Glynrhonwy sydd wedi ei leoli oddeutu 1 milltir i'r gogledd orllewin o bentref Llanberis. Mae gweddill y safle yn ymestyn tu hwnt i safle Glynrhonwy ei hun uwchlaw Ffordd Clegir tuag at mynydd Cefn Du. Mae rhan uchaf y safle yn hygyrch o ochr Waunfawr i Gefn Du gyda ffordd gyhoeddus yn arwain i fyny'r mynydd o gyfeiriad Groeslon Waunfawr.
- 1.3 Mae safle'r cais yn ei gyfanrwydd yn mesur 59.3 hectar gyda defnydd hanesyddol cymysg iddo dros y blynyddoedd gan gynnwys chwarel a gweithfeydd llechi, defnydd diwydiannol amrywiol, coedwig fasnachol a thir pori amaethyddol (sydd yn gymysgedd o dir preifat a thir y Goron). Mae cyffordd llydan a safonol bresennol oddiar priffordd yr A4086 i mewn i ochr Glynrhonwy o'r safle gyda ffordd safonol yn arwain at safle ffatri Siemens (Euro DPC gynt) tra fod y ffordd sydd yn arwain at safle'r cais, yn gwyro oddiar y brif ffordd ag yn arwain heibio llwyfannau sydd eisioes wedi eu creu o fewn y safle ar gyfer defnydd diwydiannol. Mae'r ffordd o gyfeiriad Waunfawr yn ffordd gul fynyddig gyda manau pasio achlysurol ar ei hyd. Mae safle Glynrhonwy ei hun (i fyny at y ffin gyda Ffordd Clegir) wedi ei ddynodi yn benodol fel safle ailddatblygu yng Nghynllun Datblygu Unedol Gwynedd ag wedi ei amgylchynu yn rhannol gyda ffens barhaol i'w ddiogelu. Rhan o safle eang Glynrhonwy a fwriedir ei ddefnyddio fel rhan o'r datblygiad arfaethedig, ni fydd unrhyw ran o'r datblygiad yn agos i safle ffatri Siemens na'r ardal a adnabyddir fel Coed Doctor.

- 1.4 Mae ardal y cais sydd i gynnwys y cronfa uchaf ar dir agored Cefn Du, mae rhwydwaith o lwybrau presennol yn croesi'r tir ag fe welir olion gweithfeydd a chwareli llechi hanesyddol yn wasgaredig yn yr ardal gyda thiroedd pori presennol ar hyd y mynydd.
- 1.5 Defnydd amaethyddol a diwydiannol sydd wedi bod i'r tir hwn yn hanesyddol, mae'r defnydd diwydiannol bellach wedi dod i ben ers nifer fawr o flynyddoedd tra fod y defnydd amaethyddol o'r tir yn nodweddiadol o'r math yma o ucheldir yn y rhan yma o'r Sir.
- 1.6 Mae'r cynlluniau a'r gwybodaeth manwl a gyflwynwyd gyda'r cais yn egluro cefndir y datblygiad, addasrwydd y safle ar gyfer y math yma o ddatblygiad a'r camau ag ystyriaethau a wnaed i ddewis safle terfynol er mwyn ei gyflwyno fel cais cynllunio ffurfiol. Fe welir fod ystyriaethau blaenorol wedi cynnwys cynnwys trydydd cronfa, lleoliad gwahanol i'r orsaf bŵer, gosod pibelli trwy agor ffosydd ag yna eu llenwi, cario gwastraff oddiar y safle ayyb.
- 1.7 Yn gryno, mi fydd y bwriad yn cynnwys y prif elfennau canlynol:
- Creu cronfa uchaf (Chwarel Fawr)
 - Creu cronfa isaf (Glynrhonwy)
 - Codi Gorsaf Bŵer – i gynnwys y pwmp/tyrbein gyfunol
 - 'Penstock' – gosod pibell i gysylltu'r gronfa uchaf gyda'r Gorsaf Bŵer
 - 'Tailrace' – gosod pibell i gysylltu'r Gorsaf Bŵer gyda'r gronfa isaf
 - Gorlifan – pwynt arllwysiad o'r gronfa uchaf a phwynt arllwysiad/echdyniad o'r gronfa isaf
 - Adeilad Pwmpio – ar gyfer echdynnu dŵr o Lyn Padarn yn ystod y cyfnod adeiladu
 - Nodir yma mai twnelu o dan y ddaear yw'r bwriad i gysylltu'r cronfeydd gyda'u gilydd, roedd y bwriad yn wreiddiol yn cyfeirio at agor ffosydd enfawr, gosod pibelli ag yna eu claddu, ni wneir hyn ar ran uchaf y safle o gwbl, dim ond trwy greu y cysylltiad o gronfa Glynrhonwy at Llyn Padarn. Mae llinell y bibell fydd yn rhedeg o gronfa Glynrhonwy tuag at y Llyn yn cael ei osod drwy rannau o'r safle sydd eisioes wedi ei ddatblygu, yna fe redai yn gymharol agos i safle'r hen storfa bomiau ar ran isaf y safle, ag yna ymlaen at gyfeiriad y Llyn ei hun trwy ardal Y Glyn.
- 1.8 Nid yw'r datblygiad arfaethedig yn disgyn oddimewn i ddisgrifiad a meini prawf Cofrestr 1 o Reoliadau Cynllunio Gwlad a Thref (Asesiad Effaith Amgylcheddol) (Lloegr a Chymru) 1999. Er hynny, mae'n ddatblygiad sydd yn disgyn o fewn disgrifiad datblygiad fel a ddiffinir ym mharagraff 3 (a) a 3 (h) (Diwydiant Ynni) o'r Rheoliadau ar sail maint ardal y datblygiad a'r hyn a gynhyrchir. Yn dilyn sgrinio ag asesiad ffurfiol o'r bwriad yn unol a gofynion a meini prawf Cofrestr 3 ag ar sail maint, natur ag agosatrydd y safle at safleoedd ardaloedd wedi eu gwarchod, mae Asesiad Effaith Amgylcheddol llawn wedi ei gyflwyno gyda'r cais hwn.
- 1.9 Fel sydd yn ofynnol er mwyn cydymffurfio gyda gofynion deddfwriaethol cyfredol, cyflwynwyd y wybodaeth ganlynol ar ffurf dogfennau ffurfiol:
- Datganiad Dylunio a Mynediad
 - Datganiad Cynllunio
 - Cynlluniau manwl i gyd-fynd a'r Datganiad Cynllunio
 - Datganiad Amgylcheddol – cyfrol 1 – Prif Destun
 - Datganiad Amgylcheddol – cyfrol 2 – Ffigyrau
 - Datganiad Amgylcheddol – cyfrol 3 – Atodiad Technegol
 - Datganiad Amgylcheddol – cyfrol 3 – Atodiad Technegol 2.5 & 7.3
 - Datganiad Amgylcheddol – cyfrol 3 – Atodiad Technegol ar gyfer Cyngor Cefngwlad Cymru (cyfrinachol)

- Datganiad Amgylcheddol – cyfrol 3 – Atodiad Technegol ar gyfer Asiantaeth yr Amgylchedd (cyfrinachol)
- Datganiad Amgylcheddol – cyfrol 4 – Crynodeb Anhechnegol
- Datganiad Ieithyddol a Chymunedol
- Datganiad Ymrwymiad Cymunedol
- Datganiad Coed
- Datganiad Dull Arolygu Dŵr
- Cynllun Lliniaru Ystlumod
- Asesiad ASIDOHL - gan gynnwys fersiwn diwygiedig (asesiad penodol sydd yn ystyried effaith datblygiad arfaethedig ar dirweddau wedi eu gwarchod neu ddynodi)
- Er eglurdeb, mae asesiadau wedi eu cynnwys oddimewn i'r dogfennau uchod megis Asesiad Effaith Llifogydd, Asesiad Trafnidiaeth ayyb ag nid fel dogfennau penodol arwahan.

2. Polisiâu Perthnasol:

2.1 Mae Adran 38(6) o Ddeddf Cynllunio a Phrynu Gorfodol 2004 a pharagraff 2.1.2 Polisi Cynllunio Cymru yn pwysleisio y dylid penderfynu ceisiadau yn unol â'r Cynllun Datblygu, oni bai bod ystyriaeth faterol cynllunio yn nodi fel arall. Mae ystyriaethau cynllunio yn cynnwys Polisi Cynllunio Cenedlaethol, a'r Cynllun Datblygu Unedol.

2.2 Cynllun Datblygu Unedol Gwynedd 2009:

MYND ATI I WEITHREDU’N RHAGOFALUS - POLISI STRATEGOL 1

Gwrthodir cynigion datblygu a fydd yn cael effaith annerbyniol ac amhendant ar yr amgylchedd, y gymdeithas, yr economi neu ar yr iaith Gymraeg neu gymeriad diwylliannol cymunedau ardal y Cynllun, oni bai y cyflwynir asesiad o effaith priodol sy'n profi heb amheuaeth y gellir negyddu neu leihau'r effaith mewn modd sy'n dderbyniol i'r Awdurdod Cynllunio.

YR AMGYLCHEDD NATURIOL - POLISI STRATEGOL 2

Bydd amgylchedd naturiol a chymeriad tirwedd yr ardal a golygfeydd i mewn ac allan o Barc Cenedlaethol Eryri ac Ardaloedd o Harddwch Naturiol Ynys Môn a Llŷn, yn cael eu cynnal neu eu gwella trwy wrthod cynigion datblygu a fydd yn eu niweidio'n arwyddocaol.

TREFTADAETH ADEILEDIG A HANESYDDOL - POLISI STRATEGOL 3

Bydd treftadaeth adeiledig a hanesyddol yr ardal yn cael ei hamddiffyn rhag datblygiadau a fyddai'n ei niweidio'n arwyddocaol a disgwylir i ddatblygiadau newydd o fewn ardaloedd hanesyddol gyd-fynd â safonau dylunio arbennig o uchel a fydd yn cynnal neu wella'u cymeriad arbennig.

DATBLYGIADAU SY’N CREU RISG - POLISI STRATEGOL 5

Bydd datblygiadau sy'n anghyson â'r angen i warchod gorlifdiroedd neu ostwng y perygl o lifogydd a datblygiadau sy'n creu risg o ddifrod annerbyniol i iechyd, eiddo neu'r amgylchedd yn cael eu gwrthod.

AILDDATBLYGU AC AILDDEFNYDDIO TIR A DDEFNYDDIWD EISOES - POLISI STRATEGOL 6

Rhoddir blaenoriaeth uchel i wneud defnydd addas a phriodol o dir a ddefnyddiwyd o'r blaen sy'n addas i'w ddatblygu neu adeiladau sy'n wag neu ddim yn cael eu defnyddio i'w llawn botensial.

Dylai datblygiad wneud y defnydd gorau a mwyaf effeithlon o dir neu adeiladau yn nhermau dwysedd, lleoliad a gosodiad.

YNNI - POLISI STRATEGOL 9

Caniateir cynlluniau i ddarparu ynni o ffynonellau adnewyddadwy na fyddai'n niweidio'r amgylchedd neu fwynderau trigolion cyfagos mewn modd arwyddocaol.

TRAFNIDIAETH - POLISI STRATEGOL 12

Caniateir cynlluniau trafndiaeth sy'n ffurfio rhan o'r rhwydwaith trafndiaeth strategol ac integredig a nodwyd yn y Diagram Allweddol, sy'n ymestyn y dewis o ddulliau teithio, yn hwyluso hygrychedd y boblogaeth leol ac yn dangos manteision clir o ran effeithlonrwydd a diogelwch y rhwydwaith, os nad ydynt yn arwain at gynnydd annerbyniol yn yr angen i deithio, neu'n niweidio'r amgylchedd neu fwynderau trigolion cyfagos mewn modd arwyddocaol.

TIR DIWYDIANNOL - POLISI STRATEGOL 15

Bydd tir ac eiddo yn ardal y Cynllun a ddefnyddir ar gyfer diwydiant a busnes fel arfer yn cael ei gadw a'i warchod ar gyfer y dibenion hynny.

POLISI A1 - ASESIAU AMGYLCHEDDOL NEU ASESIAU EFFEITHIAU ARALL
Sicrhau fod gwybodaeth ddigonol yn cael ei darparu gyda'r cais cynllunio ynglŷn ag unrhyw effeithiau amgylcheddol neu eraill sylweddol tebygol ar ffurf asesiad amgylcheddol neu asesiadau o effeithiau eraill.

POLISI A2 - GWARCHOD GWEAD CYMDEITHASOL, IEITHYDDOL A DIWYLLIANNOL CYMUNEDAU

Diogelu cydlynid cymdeithasol, ieithyddol neu ddiwylliannol cymunedau rhag niwed arwyddocaol oherwydd maint, graddfa, neu leoliad cynigion.

POLISI A3 - EGWYDDOR RAGOFALUS

Gwrthod cynigion os oes unrhyw bosibilrwydd o ddifrod difrifol neu anwrthdroadwy i'r amgylchedd neu'r gymuned os na ellir dangos heb amheuaeth ar ddiwedd asesiad perthnasol o'r effeithiau y gellir negyddu neu liniaru'r effaith.

POLISI B7 - SAFLEOEDD O BWYSIGRWYDD ARCHEOLEGOL

Gwrthod cynigion fydd yn difrodi neu ddifetha gweddillion archeolegol o bwysigrwydd cenedlaethol (boed yn rhai cofrestredig ai pheidio) neu eu gosodiad. Gwrthodir hefyd datblygiad fydd yn effeithio ar weddillion archeolegol eraill oni bai bod yr angen am y datblygiad yn drech nag arwyddocâd y gweddillion archeolegol.

POLISI B10 - DIOGELU A CHYFOETHOGI ARDALOEDD GWARCHOD Y DIRWEDD

Yn diogelu a chyfoethogi Ardaloedd Gwarchod y Tirlun drwy sicrhau fod yn rhaid i gynigion gydymffurfio â chyfres o feini prawf sydd yn anelu i osgoi niwed arwyddocaol i nodweddion cydnabyddedig.

POLISI B12 - GWARCHOD TIRWEDDAU, PARCIAU A GERDDI HANESYDDOL

Gwarchod tirweddau, parciau a gerddi ddiddordeb hanesyddol arbennig yng Nghymru rhag datblygiadau a fyddai'n achosi niwed arwyddocaol i'w cymeriad, eu hedrychiad neu eu gosodiad.

POLISI B14 - GWARCHOD CYMERIAD TIRWEDD PARC CENEDLAETHOL ERYRI

Gwarchod cymeriad tirwedd Parc Cenedlaethol Eryri drwy wahardd cynigion sy'n ymwthio'n weledol a/neu sydd wedi eu lleoli yn ansensitif ac yn anghydnaws o fewn y dirwedd.

POLISI B15 - GWARCHOD SAFLEOEDD CADWRAETH NATUR O BWYSIGRWYDD RHYNGWLADOL

Gwrthod cynigion sy'n debygol o achosi niwed arwyddocaol i gyfanrwydd safleoedd cadwraeth natur o bwysigrwydd rhyngwladol oni bai eu bod yn cydymffurfio â chyfres o feini prawf sy'n anelu i reoli, mwyhau a diogelu nodweddion cydnabyddedig safleoedd o'r fath.

POLISI B16 - GWARCHOD SAFLEOEDD CADWRAETH NATUR O BWYSIGRWYDD CENEDLAETHOL

Gwrthod cynigion sy'n debygol o achosi niwed arwyddocaol i safleoedd cadwraeth natur o bwysigrwydd cenedlaethol oni bai eu bod yn cydymffurfio â chyfres o feini prawf sy'n anelu i warchod, mwyhau a rheoli nodweddion cydnabyddedig y safleoedd.

POLISI B17 - GWARCHOD SAFLEOEDD O ARWYDDOCAD RHANBARTHOL NEU LEOL

Gwrthod cynigion sy'n debygol o achosi niwed arwyddocaol i safleoedd o arwyddocâd rhanbarthol neu leol oni bai eu bod yn cydymffurfio â chyfres o feini prawf sy'n anelu i warchod, hyrwyddo a rheoli nodweddion cydnabyddedig y safleoedd.

POLISI B19 - COED, COEDLANNAU A GWRYCHOEDD A SY'N CAEL EU GWARCHOD

Caniatáu cynigion fydd yn golygu colli neu ddifrod i goeden, coedlan neu wrych sy'n cael eu gwarchod dim ond pan fydd buddion economaidd a/neu gymdeithasol y datblygiad yn gwrthbwysio unrhyw niwed.

POLISI B20 - RHYWOGAETHAU A'U CYNEFINOEDD SY'N BWYSIG YN RHYNGWLADOL A CHENEDLAETHOL

Gwrthod cynigion sy'n debygol o achosi aflonyddwch neu niwed annerbyniol i rywogaethau a warchodir a'u cynefinoedd oni bai y gellid cydymffurfio â chyfres o feini prawf sy'n anelu i ddiogelu nodweddion cydnabyddedig y safle.

POLISI B23 - MWYNDERAU

Diogelu mwynderau'r gymdogaeth leol drwy sicrhau bod rhaid i gynigion gydymffurfio â chyfres o feini prawf sy'n anelu i warchod nodweddion cydnabyddedig a mwynderau'r ardal leol.

POLISI B27 - CYNLLUNIAU TIRLUNIO

Sicrhau fod cynigion a ganiateir yn ymgorffori tirlunio meddal/caled o safon uchel sy'n briodol ar gyfer y safle ac sy'n ystyried cyfres o ffactorau sy'n anelu i osgoi niwed i nodweddion cydnabyddedig.

POLISI B32 - YCHWANEGU AT DDWR WYNEB

Gwrthod cynigion na fyddant yn cynnwys mesurau lleihau llif neu fesurau lliniaru priodol fydd yn arwain at ostwng maint a graddfa'r dŵr wyneb fyddai'n cyrraedd ac yn llifo i afonydd a chyrsgiau dŵr eraill.

POLISI B33 - DATBLYGIADAU SY'N CREU LLYGREDD NEU BOENDOD

Diogelu amwynderau dynol, ansawdd iechyd a'r amgylchedd naturiol neu adeiledig rhag lefelau uchel o lygredd.

POLISI B34 - LLYGREDD GOLAU A GOLEUNI

Sicrhau nad yw cynigion yn amharu'n sylweddol ar amwynder defnydd tir cyfagos a'r amgylchedd.

POLISI C3 - AIL-DDEFNYDDIO SAFLEOEDD A DDEFNYDDIWDYD O'R BLAEN

Cymeradwyr cynigion sy'n rhoi blaenoriaeth i aildefnyddio tir neu adeiladau a ddatblygwyd o'r blaen a leolir o fewn neu o gwmpas ffiniau datblygu cyn belled ag y bo'r safle neu'r adeilad a'r defnydd yn addas.

POLISI C5 - SAFLEOEDD AIL-DDATBLYGU

Caniateir cynigion datblygu ar safleoedd a nodwyd fel safleoedd ailddatblygu cyn belled a'u bod yn gyson â'r briffiau datblygu perthnasol a/neu unrhyw brif gynllun ar gyfer y safleoedd y bydd yr Awdurdod Cynllunio Lleol yn ei gymeradwyo.

POLISI C6 - SAFLE AIL-DDATBLYGU GLYN RHONWY

Caniateir cynigion sy'n creu cyfleoedd cyflogaeth neu hamdden safonol er budd cymunedau Gwynedd ar safle ailddatblygu Glyn Rhonwy os gellir sicrhau bod y datblygiad yn cyd-fynd â chyfres o feini prawf sydd yn ymwneud a materion diwylliannol, ieithyddol, mwynderol, amgylcheddol, gweledol a phriffyrdd. Nodir hefyd y dylid datblygu'r safle mewn modd integredig.

POLISI C7 - ADEILADU MEWN MODD GYNALIADWY

Gwrthodir cynigion ar gyfer datblygiadau newydd neu i addasu a newid defnydd tir neu adeiladau pan nad oes ystyriaeth wedi ei roi i faterion amgylcheddol penodol. Bydd yn rhaid i gynigion gydymffurfio a meini prawf penodol sydd yn ymwneud ag adeiladu mewn modd cynaliadwy, oni bai ei bod yn anymarferol gwneud hynny.

POLISI C27 - CYNLLUNIAU YNNI ADNEWYDDADWY A CHYNALIADWY

Caniatau cynigion am gynlluniau ynni adnewyddadwy a rheoli ynni cyn belled ag y gellir cydymffurfio â chyfres o feini prawf sydd yn ymwneud ag effaith ar ansawdd gweledol y dirwedd a ffactorau amgylcheddol a chymdeithasol.

POLISI C29 - DIOGELU ADNODDAU DŴR

Gwrthodir cynigion a fyddai'n achosi niwed arwyddocaol na ellid ei liniaru neu ei reoli'n effeithiol i ddŵr wyneb, ffynonellau dŵr daear neu ecosystemau dŵr ir.

POLISI CH22 - RHWYDWAITH BEICIO, LLWYBRAU A HAWLIAU TRAMWY

Gwarchodir pob rhan o'r rhwydwaith beicio, llwybrau a hawliau tramwy trwy annog cynigion fydd yn eu hymgorffori yn foddhaol o fewn y datblygiad a thrwy wahardd cynlluniau i ymestyn y rhwydwaith beicio, llwybrau a hawliau tramwy. Os na fydd hyn yn bosib bydd yn rhaid gwneud darpariaeth briodol i wyro'r llwybr neu i ddarparu llwybr newydd boddhaol.

POLISI CH25 - FFYRDD NEWYDD A GWELLIANNAU FFYRDD

Caniateir cynigion ar gyfer gwelliannau i ffyrdd presennol ac i rannau newydd o ffyrdd os bydd cyfiawnhad digonol am y datblygiad ar sail economaidd a diogelwch y cyhoedd ac na fydd effaith amgylcheddol annerbyniol. Bydd angen i ddatblygwyr brofi bod opsiynau eraill wedi eu hystyried ac mai'r cynllun fydd yn amharu lleiaf ar yr amgylchedd a ddewiswyd ac y gellir cydymffurfio gyda chyfres o feini prawf penodol.

POLISI CH29 - GWARDHOD A GWELLA CYSYLLTIADAU I GERDDWYR

Gwrthodir cynigion o fewn Canolfannau a Phentrefi os nad ydynt yn darparu llwybrau cerdded diogel, deniadol ac uniongyrchol i gerddwyr ar draws ac allan o'r safle lle bo cyfle clir i wneud darpariaeth o'r fath.

POLISI CH30 - MYNEDIAD I BAWB

Gwrthodir cynigion ar gyfer unedau preswyl/busnes/diwydiant neu adeiladau/cyfleusterau at ddefnydd cyhoeddus os na ellir dangos y rhoddyd ystyriaeth lawn i ddarparu mynediad priodol i'r ystod ehangaf posib o unigolion.

POLISI CH33 - DIOGELWCH AR FFYRDD A STRYDOEDD

Caniateir cynigion datblygu os gellir cydymffurfio gyda meini prawf penodol sydd yn ymwneud a'r fynedfa gerbydau, safon y rhwydwaith ffyrdd presennol a mesurau tawelu traffig.

POLISI CH36 - CYFLEUSTERAU PARCIO CEIR PREIFAT

Gwrthodir cynigion am ddatblygiadau newydd, ehangu datblygiadau presennol neu newid defnydd os na ddarperir lle i barcio cerbydau oddi ar y stryd yn unol â chanllawiau parcio cyfredol y Cyngor, gan roi ystyriaeth i hygyrchedd gwasanaeth cludiant cyhoeddus, y gallu i gerdded a beicio o safle a phellter y safle at faes parcio cyhoeddus.

POLISI D5 - ANGHENION LLEOLI ARBENNIG

Mewn achosion eithriadol caniatáu lleoli datblygiadau diwydiannol/busnes ar safleoedd heb eu dynodi neu nas diogelwyd ar gyfer busnes/diwydiant os oes ‘anghenion lleoli arbennig’ gwirioneddol nad ellir eu diwallu ar Safle Cyflogaeth Safon Uchel neu Safle Diwydiannol.

Yn ogystal â'r uchod, rhoddir ystyriaeth lawn i Ganllawiau Cynllunio Atodol (CCA) mabwysiedig yr Awdurdod, sydd yn ystyriaethau materol a pherthnasol. Yn berthnasol yn yr achos yma, mae'r canlynol:

CCA - Briffiau Datblygu

CCA – Ymrwymadau Cynllunio

CCA – Cynllunio a'r Iaith Gymraeg

CCA – Cynllunio ar gyfer adeiladu'n gynaliadwy

CCA – Cymeriad y Tirwedd

CCA – Safleoedd Bywyd Gwyllt

2.3 Polisiâu Cenedlaethol:

Polisi Cynllunio Cymru fersiwn 5 2012

Pennod 3 - gwneud penderfyniadau cynllunio a'u gorfodi

Pennod 4 – cynllunio ar gyfer cynaliadwyedd

Pennod 5 - gwarchod a gwella'r dreftadaeth naturiol a'r arfordir

Pennod 6 – gwarchod yr amgylchedd hanesyddol

Pennod 7 – datblygu economaidd

Pennod 8 – trafndiaeth

Pennod 13 – cyfyngu ar risgiau amgylcheddol a llygredd a'u rheoli

Nodyn Cyngor Technegol (NCT)

NCT 5 : cynllunio a chadwraeth natur

NCT 8 : ynni adnewyddadwy

NCT 10 : gorchmynion cadw coed

NCT 11 : sŵn

NCT 18: trafndiaeth

NCT 20 : yr iaith gymraeg

NCT 22: cynllunio ar gyfer adeiladau cynaliadwy

NCT Mwynau (Cymru) 1

3. Hanes Cynllunio Perthnasol:

3.1 Mae hanes cynllunio hirfaith yn ymwneud â'r safle eang hwn gan gynnwys:

- Caniatad am waith paratoi o fewn rhan isaf Glynrhonwy o'r safle i osod seilwaith ag is-adeiledd a chreu llecynnau ar ffurf 'llwyfan' i ddarpar ddefnyddwyr

- Ceisiadau i gynnal gwaith i goed wedi eu gwarchod
- Codi ffatri Siemens a cheisiadau dilynnol o fewn y safle
- Tynnu llechi
- Gwaith adfer a thirlunio
- Yn ogystal a'r amrywiol geisiadau cynllunio ffurfiol, fe gofir fod cynlluniau uchelgeisiol wedi eu trafod yn y gorffennol i ddatblygu'r safle hwn gan gynnwys creu pentref gwyliau, canolfan sgïo dan dô, canolfan beicio mynydd ayyb.

4. Ymgynghoriadau:

Cyngor Cymuned Waunfawr:	Cefnogir y bwriad mewn egwyddor ond amlygir pryder ynglyn ag effaith cerbydau trwm ar dai, eiddo a phlant o fewn ardal y ffordd o Groeslon Waunfawr tuag at Cefn Du, angen sicrhad ynglyn a'r cynllun a phwy fydd yn gwarchod buddiannau'r trigolion lleol, bydd angen cyfyngu ar amseroedd lorïau, pryder ynglyn a safon y ffordd bresennol.
Aelod Lleol Waunfawr:	Ni wrthwynebir y bwriad gan fod cynlluniau i greu ynni trwy ddulliau adnewyddol yn ran o bolisiau mabwysiedig y Cyngor a Llywodraeth Cymru. Er hynny, mae angen gwarchod buddiannau trigolion ar ffordd Cefn Du rhag difrod i'w eiddo o ganlyniad i symudiadau ar y ffordd. Dylid felly sicrhau fod y ffordd yn cael ei uwchraddio cyn cychwyn ar y datblygiad, angen amod i warchod buddiannau trigolion lleol os difrodir eiddo, angen gwarchod llwybrau cyhoeddus ag angen defnydd o lafur lleol a chynnig hyfforddiant priodol i drigolion lleol.
Cyngor Cymuned Llanddeiniolen:	Gofynir sut y cysylltir y safle gyda'r grid cenedlaethol, a fydd angen codi peilonau newydd rhwng a safle a Phentir ?
Cyngor Cymuned Llanberis:	Heb eu derbyn.
Parc Cenedlaethol Eryri:	Oherwydd lleoliad a natur y datblygiad, ni chredir y byddai'r datblygiad yn cael effaith andwyol ar fwynderau'r Parc.
CADW:	Os caiff mesurau lliniaru eu dilyn sef cofnodi unrhyw adeilad neu strwythur i'w ddimchwel, cofnodi'r tirwedd yn gyffredinol a chofnodi unrhyw gofeb a ddarganfyddir, ni fydd effaith niweidiol sylweddol ar dirwedd hanesyddol Dinorwig, cydnabyddir y bydd effaith sylweddol ar ardal chwarel Glynrhonwy ond mae'n rhaid ystyried hyn yng nghyd-destun cymeriad presennol y tirlun a'i ddefnydd diwydiannol ers 19eg ganrif.
Gwasanaeth Cynllunio Archaeoleg Gwynedd:	Adolygiad i'r asesiad archaeolegol ag ASIDOHL diwygiedig yn dderbyniol ag yn cyrraedd y safon derbyniol. Asesiad Archaeolegol - Mae'r gwaith yn debygol o olygu y bydd olion newydd yn cael eu datgelu felly awgrymir cynnwys amod ffurfiol er mwyn sicrhau y bydd yr olion hyn yn cael eu diogelu. ASIDOHL – effaith ar y tirlun hanesyddol yn cael ei gofnodi fel isel ond mae'n amlwg y bydd effaith sylweddol a cholled o nodweddion presennol o fewn ardal Chwarel Glynrhonwy, mae'r twnelu o fudd i leihau'r effaith, ni fydd effaith ar y storfa bomiau ar ran isaf safle Glynrhonwy, mi fydd angen cynnwys mesurau lliniaru effaith trwy amod ffurfiol.

Uned Drafnidiaeth:

Ni wrthwynebir y bwriad mewn egwyddor ond mae rhai agweddau ynglyn a'r bwriad yn parhau yn aneglur, er hynny, teimlir y gellir rheoli'r agweddau hyn trwy amod a chytundebau safonol.

Ffordd Cefn Du – mae'r gwaith lledu yn golygu defnyddio tir ym mherchnogaeth eraill, ni gyflwynwyd tystiolaeth ar ffurf cytundebau gyda'r tirlfeddianwyr hyn, mae'r gwaith lledu yn elfen hanfodol er mwyn darparu ffordd o safon, heb yr elfen yma ni ellir cael mynediad addas ar gyfer rhan Cefn Du o'r safle. Rheolir a chytunir ar fanylion trwy gytundeb 278 o'r Ddeddf Priffyrdd.

Groeslon Waunfawr – cyfeirir yn y wybodaeth at faes parcio i'w greu yn yr ardal yma, er na gyflwynwyd manylion y lleoliad na pherchnogaeth tir i gyd-fynd a'r datganiad yma.

Safle Cefn Du – mae'r bwriad yn golygu gwyrō'r ffordd bresennol dros y mynydd (er nad yw wedi ei gwynebu, mae yn ffordd ddo-barth cydnabyddedig), gan fod rhan o'r ffordd bresennol yn croesi rhan o'r gronfa arfaethedig, nid yw hyn yn glir os bydd y gwyrō yn barhaol neu dros dro ag os bydd rhaid gwyrō iddo fod cyn lleied a phosib o wyriad, rheolir hyn trwy gytundeb gyda Llywodraeth Cymru.

Bydd llif y traffig yn drwm yn ystod y cyfnod adeiladau, awgrymir ymrwymo a chytuno i drefniant monitro ar y cyd gyda'r adran briffyrdd, gwaith cynnal y ffyrdd a bod cost unrhyw waith cysylltiedig ar draul y datblygwr yn unig. Rhaid cyflwyno cynllun rheoli traffig adeiladu cyn cychwyn ar y gwaith.

Awgrymir cynnwys amodau a chyfarwyddyd safonol pellach er mwyn diogelu mwynderau priffyrdd.

Cyfoeth Naturiol Cymru:

Derbyniwyd sylwadau gwreiddiol ar wahan gan Asiantaeth yr Amgylchedd a Chyngor Cefngwlad Cymru. Ers uno'r cyrff yma, derbyniwyd ymateb yn dilyn yr ail-ymgyngori o dan enw'r corff newydd a oedd yn ymgorffori'r sylwadau blaenorol a roddwyd gan amlygu yr angen i gynnwys sylwadau ag amodau blaenorol 'Asiantaeth yr Amgylchedd' sef amodau safonol ynglyn a diogelu cyrsiau a ffynhonnellau dŵr presennol gan gynnwys Llyn Padarn, cyfarwyddyd fod angen trwydded amgylcheddol ar gyfer gollyngiad dŵr o'r safle i'r llyn, materion halogaeth y safle/perylgl llifogydd a draeniad.

Ni wrthwynebir y bwriad ond mae angen cynnwys amodau safonol i osgoi gwasgaru rhywogaethau estron o fewn y tirlun a systemau dŵr, rheolir datblygiad ar lan y llyn trwy gynnwys yr amodau newydd yma ag amodau blaenorol yr asiantaeth ag felly ni chreidir y byddai effaith andwyol gormodol ar 'SSSI' Llyn Padarn.

Ystlumod – dim effaith andwyol os bydd y mesurau lliniaru fel a nodir yn cael eu dilyn.

'Floating Water Plantain' – amod i gynnal arolwg o ardal y Llyn ble gosodir y bibell er mwyn canfod beth sydd yno er nad oes cofnod presennol ar hyn o bryd o bresenoldeb planhigion wedi eu gwarchod.

Adar – presenoldeb adar wedi eu gwarchod o fewn y safle, bwriad i dwnelu yn lleihau'r effaith arnynt ond awgrymir amod i'w diogelu.

Ymlusgiaid – nifer isel o enghreifftiau yn defnyddio'r safle ond awgrymir amod i'w diogelu

Dyfrgwn – er ei bod yn debygol fod dyfrgwn yn defnyddio rhannau o draethlin Llyn Padarn ar gyfer bwydo/chwilota/cymudo, nid oes tystiolaeth o dyllau gorffwys/byw yno, angen bod yn wyliadwrs

yn ystod cyfnod adeiladu.

Adran 42 Deddf Rhywogaethau a Chynefinoedd – angen ymgynghori'n llawn o dan y gofynion yma gyda phartion eraill gan gynnwys uned bio-amrywiaeth y cyngor er mwyn sicrhau y diogelir yr holl faterion perthnasol.

Tirlun – mae'r safle o fewn Tirlun Cofrestredig Hanesyddol Dinorwig ag yn agos i ffiniau'r Parc Cenedlaethol. Ni ystyrir y byddai effaith andwyol ar y Parc ag oherwydd y bwriad i dwnelu mae'r effaith yn gyffredinol wedi ei leihau. Er hynny, mi fydd yr effaith ar gymeriad Chwarel Glynrhonwy yn sylweddol ond trwy ddilyn y mesurau lliniaru, effaith lleol yn unig a ddigwyddir ar y tirlun hanesyddol yn ei gyfanrwydd.

Cyswllt a'r grid trydan – dywedir yn y wybodaeth a gyflwynwyd mai cysylltiad o fewn y rhwydwaith ffyrdd presennol a wneir rhwng y safle a safle'r grid cenedlaethol ym Mhentir. Mi fyddai'n rhaid datgelu'r union fanylion yma pan wneir y cysylltiad er mwyn sicrhau na fyddai effaith andwyol ar rywogaethau a safleoedd a warchodir.

Cadarnheir os bydd y datblygiad yn y ffurf bresennol yn cydymffurfio gyda'r amodau a gyflwynir, ni wrthwynebir y bwriad.

Uned Bio-amrywiaeth:

Cyflwynwyd sylwadau cychwynnol yn datgan pryder ynglyn ag agweddau penodol o'r datblygiad arfaethedig, cynhaliwyd trafodaethau helaeth ynglyn a materion perthnasol a cyflwynwyd gwybodaeth ychwanegol/diwygiedig mewn ymateb i'r sylwadau a dderbyniwyd. Nodir y materion perthnasol yn y ffurf canlynol:

- Cynefinoedd – ar sail y wybodaeth sydd eisioes wedi ei gyflwyno a gwybodaeth diweddarach, ni ofynir am wybodaeth pellach yn nhermau mapiau botaneg y chwarel
- Tir coedwigaeth – mae asesiadau pellach i'w cynnal, rhoddir sylw ar y materion hyn o'u derbyn (yn unol ag amod ffurfiol)
- Arolwg 'Invertebrate' – ni ofynwyd am yr arolwg hyn cyn penderfynu'r cais, ystyrir y byddai'n bosib ystyried ag asesu'r wybodaeth o'i dderbyn cyn i'r gwaith adeiladu gychwyn trwy amod ffurfiol
- Ystlumod – derbynir fod arolygon pellach yn cael eu cynnal a bod strategaeth lliniaru wedi ei gytuno arno gyda CNC.
- Adar – mae'r gwybodaeth a gyflwynwyd (gan gynnwys ymateb RSPB) gan gynnwys Datganiad Dull yn dderbyniol. Derbynir fod arolygon cyson yn parhau ag awgrymir cynnwys ardaloedd agored yn yr asesiadau yn ogystal a'r ardaloedd a nodwyd eisioes.
- Planhigion – nodir y sylwadau ynglyn a rhedyn Wilson Filmy.
- Ffyngau – nodir y sylwadau
- Cen – gofynir am ymgynghoriad i drafod ail-leoli cyn i hyn ddigwydd
- Moch Daear – nodir y wybodaeth a gyflwynwyd a gofynir am drafodaethau pellach os canfyddir moch daear yn ystod cynnal yr arolygon
- Pysgod – nodir y wybodaeth ynglyn a lleoliad yr all-lif
- Ymlusgiaid – cytunir gyda CNC sef y cynhwysir manylion

y mesurau lliniaru mewn Datganiad Dull sydd angen ei amodi i lwyr foddhad yr awdurdod lleol gyda ymgynghoriad gyda CNC cyn cychwyn y gwaith

- Safleoedd dynodedig – nodir sylwadau ag asesiad ‘Penderfyniad o Effaith Tebygol Sylweddol’ mewn perthynas a’r tomenydd llechi newydd i’w creu ger Nant y Betws a’r effaith posib ar nodweddion Eog Safle Cadwraeth Arbennig Afon Gwyrfa.

Cadarnheir fod yr holl agweddau yn dderbyniol ag na fyddai’r datblygiad trwy ei reoli gyda amodau perthnasol yn debygol o gael effaith sylweddol ar nodweddion Afon Gwyrfa a Llyn Cwellyn SAC

Swyddog Coed:

Derbyniwyd arolwg coed cychwynnol ag fe drafodwyd y mater yn helaeth. Mae pryder wedi ei nodi ynglyn ag effaith y datblygiad ar goed hynafol o fewn safle Glynrhonwy sydd yn destun Gorchymyn Gwarchod Coed ffurfiol.

Dŵr Cymru:

Amodau a chyngor safonol ynglyn a draenio tir a diogelu’r rhwydwaith

Gwasanaeth Tân:

Dim sylw

Uned Gwarchod y Cyhoedd:

Awgrymir cynnwys cyfres o amodau caeth er mwyn gwarchod trigolion a busnesau lleol rhag adrawiad anerbyniol ag er mwyn gwarchod yr amgylchedd lleol. Oherwydd natur y datblygiad arfaethedig mae’r amodau a awgrymir yn dechnegol iawn ag yn gofyn am gytundeb pellach ynglyn a nifer o amrywiol agweddau, megis:

- Oriau gwaith/cyfnod adeiladu
- Sŵn
- Allyriadau llwch
- Monitro llygredd am gyfnod o 10 mlynedd
- Sustem rheoli llwch
- Safon aer
- Goleuo
- Ffrwydriadau
- Twnelu

Uned Hawliau Tramwy:

Mae’n fwriad gan y datblygwr, yn ystod cyfnod y gwaith adeiladu, i wyro (dros dro) 5 hawl tramwy yn ogystal â rhan o’r lôn gyhoeddus sy’n mynd o Waunfawr i Lanberis dros Fwlch y Groes. Mae trafodaethau yn parhau rhwng y datblygwr a’r Awdurdod Priffyrdd yn hyn o beth a bydd angen cytuno ar union leoliadau y gwyradau hyn cyn i’r gwaith gychwyn.

Bydd angen gwyro un o’r pum hawl tramwy a effeithir gan y datblygiad yn *barhaol* ac awgrymir fod y gwriad hwn yn cael ei wneud o dan ddarpariaeth Adran 257, Deddf Cynllunio Gwlad a Thref 1990. Mae llinell y gwriad parhaol sydd wedi’i awgrymu gan y datblygwr yn dderbyniol i’r Adain Llwybrau **cyn belled â bod y llwybr newydd yn cael ei adeiladu i safon boddhaol**. Bydd hyn yn destun trafodaeth pellach gyda Quarry Battery. Er mwyn gwyro unrhyw lwybr cyhoeddus, mae gofyn cael “awdurdod” y Cyngor ac felly awgrymir fod yr hawl i wyro’r llwybr yn cael ei

glymu i'r caniatad cynllunio (os y rhoddir).

Ymgynghoriad Cyhoeddus: Rhoddwyd rhybuddion o fewn ag yn ymylu â'r safle gan gynnwys ochr Glynrhonwy/Llanberis ag ochr Waunfawr. Yn ogystal, rhoddwyd rhybuddion yn y wasg leol, gwnaed hyn mewn perthynas a dau gyfnod o ymgynghori a gychwynnodd ar 13.11.12 a 19.06.13 ill dau. Gwybyddwyd trigolion cyfagos ar y ddau achlysur a gyrrwyd yr ail-ymgynghoriad i drigolion lleol ag eraill a ymatebodd i'r ymgynghoriad gwreiddiol gan gynnwys unigolion a grwpiau a ddangosodd ddiddordeb yn y bwriad gan gynnwys Cymdeithas Pysgotwyr Seiont Gwyrfai Llyfni, Ymgyrch Diogelu Cymru Wledig, Ramblers Association, FishLegal, Cyngor Dringwyr Prydain, Ymddiriedolaeth Natur Gogledd Cymru, Clwb Mynydda Cymru ayyb.

Cynhaliwyd yr ail ymgynghoriad oherwydd diwygiadau a gwybodaeth ychwanegol a dderbyniwyd, mae hyn yn unol a Rheol 19 o Reolaethau Asesiad Effaith Amgylcheddol 1999. Derbyniwyd sylwadau yn dilyn yr ail-ymgynghori, nifer yn ail adrodd yr hyn a ddywedwyd yn flaenorol, rhoddwyd y sylw priodol i gynnwys y sylwadau materol.

Ymgynghorodd cwmni Quarry Battery yn lleol cyn cyflwyno cais cynllunio ffurfiol trwy gynnal arddangosfa/cyfarfodydd cyhoeddus a chyhoeddi a dosbarthu pamffledi ynglyn a'r bwriad i dai'r ardal. Yn ogystal, mae'r cwmni wedi bod yn trafod datblygiad arfaethedig ar y safle yma gyda'r awdurdod lleol ers cryn amser, mae barn wedi ei roi ynglyn ag agweddau o'r datblygiad a diwygiadau wedi eu cynnal yn dilyn argymhellion a roddwyd fel fod y cais a gyflwynwyd yn y ffurf a awgrymwyd.

Derbyniwyd nifer sylweddol o lythyrau / gohebiaeth yn gwrthwynebu'r cais yn wreiddiol ar sail:

- Pryder am effaith byr a hir dymor y datblygiad ar fwynderau'r ardal boed yn weledol, hanesyddol, amgylcheddol/colled o gynefinoedd
- Sut gaiff y trydan ei drosglwyddo o'r safle i Pentir/pryder am ddefnyddio peilonau
- Effaith ar y tirlun hanesyddol/gweledol/safleoedd wedi eu dynodi/gwarchod
- Effaith niweidiol ar fywyd gwyllt/ecoleg/rhywogaethau wedi gwarchod
- Datblygiad o'r maint yma angen penderfyniad ar lefel cenedlathol yn hytrach na lleol
- Effaith niweidiol ar diroedd agored/tir comin/rhwystro hawliau tramwy
- Colled o olion a nodweddion archaeolegol pwysig/chwareli hanesyddol yn ardal Cefn Du/Glynrhonwy
- Gwybodaeth camarweiniol/anghywir/anghyson
- Effaith niweidiol ar y Parc Cenedlaethol

- Llygredd – sŵn, llwch, golau, dirgryniad, ffrwydriadau
- Traffig cynyddol ar ffordd anaddas Cefn Du/effaith ar ardal Groeslon Waunfawr/dirywiad i'r ffordd lleol
- Effaith niweidiol ar dai cyfagos i Ffordd Cefn Du
- Cronfa cymunedol anigonol
- Perygl i ddefnyddwyr ffordd presennol gan gynnwys plant yn ardal Groeslon Waunfawr/ffordd Cefn Du
- Diffyg ymgynghoriaeth llawn
- Llifogydd
- Asesiadau am effaith ar yr amgylchedd yn anigonol
- Effaith ar bysgod/silfa yn Llyn Padarn, Llyn Cwellyn, Afon Seiont/Gwyrfai
- Effaith ar Torgoch Llyn Padarn oherwydd codi tymheredd/gwaith cysylltiedig/newid lefelau/ail-lenwi/safon y dŵr
- Diffyg arolwg pysgota
- Ymddangosiad rhywogaethau ymwithiol
- Diffyg mesurau lliniaru digonol
- Effaith niweidiol ar dwristiaeth/digwyddiadau megis Marathon Eryri
- Pryder am gynyddu traffig ar yr A4086 (ffordd Llanberis)
- Cronfeydd yn torri/difrodi
- Diffyg cydymffurfiaeth gyda polisiau mabwysiedig
- Diffyg cydymffurfiaeth gyda canllawiau a rheolau amgylcheddol gan gynnwys asesiad effaith amgylcheddol anghywir
- Y datblygiad wedi cael ei annog gan y cyngor
- Effaith ar ardaloedd a ddynodwyd/gwarchodwyd
- Bygythiad i statws yr ardal fel safle treftadaeth y byd
- Pryder am drefniadau is-adeiledd y safle/angen gwarchod buddiannau trigolion Ffordd Cefn Du/difrod i'r ffordd
- Diffyg ymgynghoriad cyhoeddus cyn ag yn ystod y cais
- Effaith niweidiol ar Ffordd Clegir
- Maint ddim yn gweddu o fewn yr amgylchedd lleol
- Newid ym malans ecolegol yr ardal
- Diffyg gwybodaeth am drefniadau
- Defnydd o Chwarel Fawr yn anerbyniol
- Diffyg elfen o berchnogaeth lleol fyddai o fudd i'r gymuned leol
- Math yma o gynhyrchu ynni ddim yn ddefnydd gorau o adnoddau
- Effaith niweidiol ar goed wedi eu gwarchod
- Tystiolaeth/gwybodaeth arbenigol wedi ei gyflwyno gan ymgynghorwyr amhrofiadol
- Pryder am rediad dŵr o'r safle ar dai yn ardal Clegir
- Lleoliad yn anerbyniol/colled o gynefinoedd/nodweddion hanesyddol a naturiol
- Llygru nentydd/afonydd/llynnoedd sydd wedi eu

- gwarchod
- Colled o adnoddau hamdden awyr agored
- Datblygiad blaenorol gorsaf Dinorwig wedi effeithio'n niweidiol ar Lyn Padarn, hyn yn debygol o ddigwydd eto
- Dim sicrwydd o waith i drigolion lleol
- Llygru nentydd/afonydd/llynnoedd sydd wedi eu gwarchod

Yn ogystal â'r gwrthwynebiadau uchod derbyniwyd gwrthwynebiadau nad oedd yn wrthwynebiadau cynllunio dilys oedd yn cynnwys:

- Materion Iechyd a Diogelwch
- Dim gwerth am arian o ystyried yr allbwn a greuir
- Effaith ar diroedd a hawliau preifat
- Colled o ddringfeydd
- Mwy o niwed presennol gan ddringwyr
- Cefndir y datblygwr yn aneglur
- Effaith ar gyflenwadau dŵr preifat
- Gwaith clirio coedwig blaenorol wedi effeithio ar drigolion lleol yn barod
- Pryder am pwy fyddai datblygwyr y safle o'i werthu ymlaen
- Colled o safle sglefrio/beicio/dringo presennol
- Datblygiad hamdden megis sinema fyddai'n fuddiol
- Diffyg ymgynghori gyda perchnogion tir cyfagos
- Effaith ar werth coedwig cyfagos
- Sustemau'r cyngor ddim yn glir/hygyrch
- Amseru'r ymgynghoriad yn fwriadol dros y nadolig/lleihau cyfleon i bobl wrthwynebu
- Y cyngor/cynghorwyr yn cael eu llwgrwobrwyo

Derbyniwyd nifer o lythyrau / gohebiaeth yn cefnogi / rhoi sylwadau ar y cais ar sail:

- Egwyddor y datblygiad yn cael ei gefnogi/syniad da
- Prin fyddai'r niwed ar yr amgylchedd/fe'i warchodir
- Safle presennol Glynrhonwy yn hyll a blêr
- Cynllun Dinorwig wedi dangos fod effaith hir dymor yn cael ei waredu
- Math yma o ddatblygiad yn werth am arian
- Cefnogi datblygiadau cynaliadwy/cyfleon gwaith lleol
- Angen ail-ddatblygu safle Glynrhonwy oherwydd y buddsoddiad sydd eisioes wedi ei wneud yno
- Datblygiad er llês cenedlaethol gan wneud defnydd da o adnoddau
- Cyfraniad derbyniol i'r strategaeth ynni
- Angen penderfyniad lleol
- Cynyddu dwysedd grid cenedlaethol trwy ffyrdd cynaliadwy
- Gwrthwynebiadau gan leiafrif dros ddiddordeb

- cenedlaethol yn anerbyniol
- Defnydd da o safle diwydiannol sydd eisioes wedi ei ddatblygu

5. Asesiad o'r ystyriaethau cynllunio perthnasol:

5.1 Egwyddor y datblygiad

5.1.1 Mae'r math yma o ddatblygiad yn amlwg angen lleoliad sydd yn cynnig amgylchiadau hanfodol ar ei gyfer gan gynnwys tirlun sydd yn cynnwys nodweddion ffisegol penodol fel yn yr achos yma sef:

- dau neu fwy o dyllau chwarel neu gronfeydd ble gellir pwmpio dŵr o leoliad isel i leoliad uchel o fewn pellter gymharol agos ag sydd o fewn pellter derbyniol i'r grid cenedlaethol.
- daeareg addas sydd yn cynnwys semau o athreiddedd angenrheidiol ag addas megis ffurfiant llechi Llanberis

5.1.2 Y materion cynllunio penodol sy'n ymwneud â'r datblygiad arfaethedig yma yw:

- Sensitifrwydd y tirlun – Parc Cenedlaethol Eryri, Ardal Gwarchod y Tirwedd, Tirlun o Ddiddordeb Hanesyddol Eithriadol Dinorwig, Tiroedd Comin, Tiroedd Mynediad (fel a ddynodwyd o dan Deddf Cefngwlad a Hawliau Tramwy 2000), safle bywyd gwyllt.
- Yr effaith uniongyrchol ag an-uniongyrchol ar ardaloedd a warchodir megis Llyn Padarn, yn ogystal a rhywogaethau a warchodir megis y Torgoch
- Yr angen i dderbyn a chymeradwyo gwybodaeth pellach trwy amodau ffurfiol er mwyn monitro'r datblygiad yn nhermau'r effaith ar yr ardal/amgylchedd/ecoleg/tirlun lleol ag ar fwynderau lleol gan gynnwys effaith a threfniadau trafniadaeth, oriau gweithio, sŵn, llwch ayb
- Oblygiadau economaidd a buddiant i'r boblogaeth leol.
- Y potensial i osod mesurau ar gyfer lliniaru effaith hir dymor oherwydd cyfnod y gwaith yn ystod ag ar ôl cwblhau'r adeiladu a'r angen am waith adfer priodol i ardaloedd a effeithwyd.
- Yr angen am y datblygiad. Mae polisi C27 o'r Cynllun Unedol yn datgan fod rhaid i gynlluniau ynni adnewyddol gydymffurfio gyda cyfres o feini prawf penodol a phan yn briodol, cyflwyno Datganiad Amgylcheddol er mwyn cloriannu goblygiadau amgylcheddol y datblygiad yn llawn.
- Mae polisi C6 o'r Cynllun Unedol yn ymwneud yn benodol gyda safle Glynrhonwy. Mae'r cynllun yn cydnabod fod angen bod yn realistig ond yn hyblyg ar gyfer unrhyw ddatblygiad o'r safle yma ond y byddai'n rhaid cyd-fynd gyda amcanion penodol, sef:
 - datblygiadau fydd yn creu cyfleoedd cyflogaeth neu hamdden newydd safonol ar gyfer ardal Llanberis a thu hwnt
 - datblygiadau fydd yn creu cyfleoedd gwaith cynaliadwy gydol y flwyddyn er mwyn cwrdd ag anghenion penodol marchnad lafur Gwynedd
 - datblygiadau a fydd yn gwarchod diwylliant a Chymreictod yr ardal er budd y gymuned leol
 - datblygiadau o ran dyluniad, graddfa a natur fydd yn gwarchod amgylchedd naturiol eithradol yr ardal ynghyd a mwynderau'r trigolion lleol

5.1.3 Yn ogystal â'r cyfarwyddyd a gynhwysir yn y polisau yma, mae canllawiau datblygu pellach

ar gyfer safle Glynrhonwy ar gael mewn briff datblygu penodol. Mae'r cynnig ar gyfer y safle yn datgan: *Datblygiad cymysg sy'n creu cyfleoedd cyflogaeth neu hamdden safonol er budd cymunedau Gwynedd. Dylid sicrhau datblygiad aml-ddefnydd, cyffrous, atyniadol a chynaliadwy, sydd yn gwarchod amgylchedd gweledol a naturiol arbennig yr ardal ac sydd yn cyd-fynd â'r hyn a nodir yn y cynllun datblygu mabwysiedig ar gyfer y safle. Dylai hyn gyfrannu tuag at ddatblygiad economaidd a chymdeithasol o fewn canolfan a dalgylch Llanberis, ynghyd â chymunedau eraill Gwynedd.*

- 5.2.4 Yn nhermau'r cais fel a gyflwynwyd, mae'r bwriad yn golygu creu dwy gronfa, un ar y lefel uchaf yn ardal Chwarel Fawr (CHF) fydd yn mesur oddeutu 510m o lêd (ar ei ran lletaf) a 25m o uchder gyda'r ail o fewn twll chwarel presennol yng Nglynrhonwy (GL) fydd yn mesur 215m o lêd (ar ei ran lletaf) a 15m o uchder. Defnyddir peiriant twnelu i greu'r cyswllt rhwng y ddau safle sydd yn golygu na fydd angen cloddio uwch ddaear ar gyfer yr elfen yma o'r datblygiad. Byddai'r pibelli tanddaearol gorffenedig i wasanaethu'r datblygiad yn mesur 4 m o lêd
- 5.2.5 Mae prif adeilad sydd ynghlwm a'r datblygiad arfaethedig i'w leoli ar safle a adnabyddir fel platfform 5 o fewn safle Glynrhonwy sef llecyn sydd eisioes wedi ei ddatblygu o dan ganiatad cynllunio blaenorol trwy gynnal gwaith lefelu tir a gosod seilwaith a gwasanaethau yn eu lle. Mae'r adeilad uwchlaw y ddaear i gynnwys ystafell beiriannau ag amrywiol offer, gweithdy, swyddfa ag ystafell reoli ayyb. Mae'r mwyafrif o 'ofod' a greuir i'w leoli o dan y ddaear gan gynnwys siafft, neuadd generadur/pwmp, neuadd tyrbein, pibelli i mewn ag allan a sustem ddraenio. Mae'r gorlifan a gorsaf bwmpio sydd ei angen ger Llyn Padarn i'w osod o dan y ddaear i ffwrdd o feysydd parcio presennol Y Glyn yn agos i ddŵr twfn y llyn.
- 5.2.6 Yn dilyn trafodaethau cychwynnol ynglyn a'r bwriad, ag er mwyn lleihau effaith andwyol ychwanegol ar ffordd Cefn Du ag yn benodol trigolion lleol ar hyd y ffordd ag yn îs am gyfeiriad Groeslon Waunfawr a thu hwnt, penderfynwyd y byddai creu tomenydd newydd yn ardal Chwarel Fawr/Cefn Du o'r gwastraff a ddeilliai o'r gwaith twnelu, yn aflonyddu llai ar fwynderau lleol oherwydd y lleihad mewn niferoedd o gerbydau fyddai ei angen i gludo'r gwastraff oddiar y safle. Mae'r tomenydd newydd i'w creu yn gyfochrog ag ynghlwm gyda tomenydd presennol. Fel y nodwyd eisioes, ag fel sydd yn ddisgwyliedig i gais o'r maint a chymhlethdodau cysylltiedig, mae'r datblygiad wedi esblygu ag addasu dros amser gan fod trafodaethau wedi awgrymu newidiadau, arolygon wedi golygu addasu ayyb. Mae'n wir i ddweud y bydd effaith ar diroedd agored/gwyrdd presennol, ond teimlir mai effaith tymor byr fyddai hyn a bod y gwaith mwyaf i'w gynnal oddimewn i diroedd sydd eisioes wedi gweld eu datblygu fel yng Nglynrhonwy ar gyfer defnydd diwydiannol diweddar neu yn hanesyddol yn safle Cefn Du ar gyfer y diwydiant llechi.
- 5.1.7 Byddai'r storfa neu 'compownd' adeiladu yn cael ei greu ar blatfform presennol o fewn safle Glynrhonwy ar gyfer adeiladu cronfa GL, tra bydd angen yr un peth ger cronfa CHF.
- 5.1.8 Mae mynedfa tuag at y safle, yn benodol i ochr Cefn Du, yn broblemus oherwydd natur cyfyngedig y rhwydwaith ffyrdd presennol a'r math o gerbydau tebygol fydd angen ymweld a'r safle. Cyflwynwyd asesiad trafnidiaeth fel rhan o'r Datganiad Amgylcheddol ble nodir yr ymchwil sydd wedi ei wneud ynglyn a'r elfen yma. Mae mynedfa bwriedig tuag at safle Cefn Du i fyny o'r briffordd A4085 trwy gyffordd bresennol ger Croes y waun, Waunfawr ac yna i fyny trwy Groeslon Waunfawr am Cefn Du. Mae'n amlwg y bydd angen gwella nifer o rannau presennol o'r ffyrdd hyn yn enwedig ffordd Cefn Du ei hun, mae hyn yn debygol o olygu lledu'r ffordd, darparu manau pasio a gwella gwyneb presennol y ffordd ei hun. Mi fydd y fynedfa i ochr Glynrhonwy trwy'r gyffordd bresennol gyda ffordd A4086 ar gyrion pentref Llanberis. Mae'n debygol y bydd angen mân newidiadau i'r gyffordd yma am gyfnod byr yn ystod y datblygiad, ond fe'i adnewyddir wedi cwblhau. Mae Ffordd Clegir yn haneru'r safle i bob pwrpas gan redeg o Lanberis tuag at Cwm y Glo/Llanrug. Nid oes unrhyw fwriad i

ddefnyddio'r ffordd yma yn ystod y datblygiad ar wahan i gyfnodau o'i chau pan fydd angen cynnal gwaith twnelu agos.

- 5.1.9 Mae prif elfen y bwriad o ddefnyddio'r tyllau sydd eisioes wedi eu creu ar ochr y mynydd yn golygu mai ardal fychan o dir nas datblygwyd erioed o'r blaen a ddefnyddir. Ystyrir fod y bwriad sydd yn defnyddio safle Glynrhonwy yn bennaf ar gyfer y datblygiad, yn gwneud defnydd da o dir a ddatblygwyd eisioes ag mae'n rhaid cofio hefyd fod Glynrhonwy wedi ei ddynodi ar gyfer ail-ddatblygiad heb gyfyngiad penodol ynglyn a'r math o ddiwydiant neu ddefnydd fyddai'n briodol. Mae'r datblygiad yn cynnwys elfen ble fyddai tomen llechi newydd yn cael ei chreu/ ychwanegu at domen bresennol, er hynny, mae gwastraff a gynhyrchir o ganlyniad i'r gwaith twneli yn cael ei ddefnyddio yn ogystal i greu waliau'r cronfeydd ag yn gyffredinol oddimewn i'r safle.
- 5.1.10 Yn ddibynnol ar ystyriaethau llawn a roddir i holl ystyriaethau cynllunio perthnasol eraill ynghlwm a'r bwriad a'r math yma o ddatblygiad, ystyrir fod yr egwyddor o ddatblygiad yn dderbyniol ag yn cydymffurfio gyda gofynion polisiau a chanllawiau lleol a chenedlaethol yn ogystal a gofynion polisiau A1, A3, C3, C5, C6 & D5 o Gynllun Datblygu Unedol Gwynedd.

5.3 Mwynderau gweledol

- 5.2.1 Mae asesiad llawn wedi ei wneud ynglyn ag effaith gweladwy'r datblygiad arfaethedig ar y tirlun, yn benodol Tirlun Hanesyddol Eithriadol Dinorwig. Mae hyn wedi ei wneud ar ffurf asesiad ASIDOHL (Assessment of the Significance of Impact of Development on Historic Landscapes) yn dilyn ymgynghori cyn cyflwyno cais gyda Ymddiriedolaeth Archaeolegol Gwynedd a Chyngor Cefngwlad Cymru (bellach yn CNC) fel sydd yn ofynnol ag yn unol a chanllawiau disgwylidig. Mae asesiad ASIDOHL wedi gwneud gwerthusiad llawn o effaith gweledol y datblygiad ar yr ardal o ddi-ddordeb hanesyddol, ardal gwarchod y tirlun a Pharc Cenedlaethol Eryri. Mae'r asesiad wedi defnyddio amrywiol leoliadau ar gyfer edrychiadau tuag at y safle gan gynnwys lluniau cyfrifiadur wedi eu creu yn 'dangos' y datblygiad gorffenedig yn ei ffurf terfynol oddimewn i'r safle ag oddimewn y tirlun ehangach. Mae'r adroddiad yn asesu effaith uniongyrchol ag an-uniongyrchol y datblygiad ar y tirlun o safbwynt eang yn ogystal a'r effaith yn lleol, ag yn awgrymu camau lliniaru er mwyn lleihau'r effaith. Diwygwyd yr asesiad yma yn dilyn ymgynghori'n ffurfiol gyda'r Cyngor Cefngwlad/Cyfoeth Naturiol Cymru, roedd hyn ei angen er mwyn cadarnhau rhai agweddau penodol na gynhwyswyd yn yr adroddiad gwreiddiol.
- 5.2.2 Yn ogystal, rhoddwyd ystyriaeth llawn i gynnwys dynodiad yr ardal ar sustem LANDMAP, ynddo mae yn cyfeirio ag yn nodi pwysigrwydd elfennau penodol gan gynnwys Gweledol/Synhwyrdd, Hanesyddol, Cynefinoedd, Daearegol, Diwylliannol. Mae'r elfennau yma i gyd yn cael eu cyfeirio atynt fel unai o werth uchel neu eithriadol.
- 5.2.3 Mae'r ystyriaeth a roddir i effaith arwyddocaol y datblygiad a'r ardrawiad ar fwynderau gweledol y tirwedd yn cael ei benderfynu trwy gyfuniad o faint yr effaith a sensitifrwydd gosodiad y tirwedd i unrhyw newid. Mae'r datblygiad arfaethedig yn cael effaith uniongyrchol ar dirlun safle'r cais sydd yn anochel oherwydd natur cais o'r math yma.
- 5.2.4 Mae sensitifrwydd y tirweddau dynodedig sydd yn amgylchynu'r safle wedi cael ei ystyried yn llawn. Mae pellter a maint y datblygiad yn ystyriaethau hanfodol gan fod edrychiadau pell o'r safle yn mynd i olygu na fyddai'r datblygiad yn hollol amlwg o ardaloedd ehangach gan wneud defnydd da o'r safle a defnydd o orffeniadau fyddai'n gweddu i'w leoliad.
- 5.2.5 Mae ardrawiad ag effaith y datblygiad ar faterion gweledol a'r tirlun, yn cael ei asesu yn nhermau'r effaith yn eang sef cyfuniad o'r gwaith datblygu oddimewn i'r safle, symudiadau, storio deunyddiau ag offer, colli elfennau presennol o fewn y tirwedd, yn arbennig ffurf y tirwedd ag edrychiadau o fewn ardal Cefn Du, ffurf presennol y tir a'r llystyfiant yn ystod

cyfnod y gwaith ag yn dilyn gwaith adfer. Mi fydd effaith ar y tirwedd yn cael ei leihau yn ychwanegol trwy gytundeb ynglyn a gwaith lliniaru ag adfer gan gynnwys cynllun tirlunio cadarn fyddai'n benodol yn gwarchod ardal y datblygiad amlycaf.

5.2.7 Mae ffurf y datblygiad a'r camau lliniaru sydd wedi eu nodi yn ymgais i osgoi, lleihau a digolledu'r effaith amgylcheddol parhaol o ganlyniad i'r gwaith, mae hyn yn cynnwys y bwriad bellach i dwnelu yn hytrach nag agor ffosydd a chladdu'r pibellau yn ogystal a'r camau canlynol:

- Defnyddio safleoedd sydd wedi eu datblygu eisioes ar gyfer agweddau parhaol o'r datblygiad megis codi'r prif adeilad ar lwyfan sydd eisioes wedi ei greu ar gyfer datblygiad diwydiannol ag sydd yn cael ei sgrinio gan bresenoldeb coed sylweddol oddiamgylch
- Defnyddio llechen lleol ar gyfer cladio adeiladau a defnydd o lechen yn gyffredinol pan fo'n briodol gan gynnwys adeiladu'r cronfeydd
- Cynllunio waliau'r cronfeydd fel eu bod yn cyfleu ag yn ymdoddi gyda graddfa a cyfuchlin y chwareli presennol a'r tirlun yn gyffredinol er mwyn cyfleu edrychiadau a ffurf presennol gan osgoi creu ymddangosiad rhy artiffisial
- Mae lleoliad y domen lechi newydd yn fwriadol ar lecyn ble fydd yn ymdoddi gyda tomenni presennol ag mae i'w chynllunio er mwyn annog tyfiant o gynefinoedd newydd naturiol er mwyn lleihau'r effaith gweledol, diogelu rhag erydu, ag annog ystod ehangach o fio-amrywiaeth
- Cedwir unrhyw lysdyfiant sydd wedi cytrefu yn naturiol o fewn y safle
- Ble'n ymarferol, gwynebir ffyrdd mynediad a chynnal gyda deunydd sydd yn gweddu yn weledol er mwyn iddynt ymdoddi gyda'r tirwedd
- Cedwir waliau carreg naturiol a'u gwella ble fo hynny'n briodol
- Os collir coed o ganlyniad i'r datblygiad, fe ail-blannir rhywogaeth o'r un math i'w digolledu
- Codir ffens oddiamgylch y cronfeydd er mwyn atal anifeiliaid rhag crwydro

5.2.7 Rhaid sicrhau y bydd gwaith adfer safle yn dilyn cwblhau datblygiad fel yma yn cael ei wneud gyda ystyriaeth i'r tirlun hanesyddol a bio-amrywiaeth presennol yr ardal. Rhaid sicrhau fod arbenigedd yn nhermau profiad o adfer y math yma o safle yn cael ei ddefnyddio er mwyn cynnal y math o goed, llwyni a grug yn ogystal a gwair a blodau gwyllt sydd yn gynhenid i ardal y cais. Fe welir fod gwaith adfer y math yma o safle wedi ei wneud i safon uchel mewn ardaloedd eraill o'r sir, bydd rhaid cynnal y safon yma a sicrhau y bydd cytundeb lawn ar y math o fesurau y cymerir.

5.2.8 Bwriad unrhyw raglen adfer yw annog adferiad tir trwy broses mor naturiol a phosib yn dilyn gwaith o'r math yma. Mae rhannau o'r safle fel y nodwyd eisioes wedi adfer yn naturiol oherwydd cyfnod hir o lonyddwch, anogir ystyriaeth i'r ffurf yma wrth lunio rhaglen gwaith adfer priodol ar gyfer y safle. Bydd llwyddiant cynllun fel yma yn ddibynnol ar fonitro a chydweithrediad cyson a'i fod yn cael ei gydlyn fel strategaeth ar gyfer y safle gyfan.

5.2.9 Mae canlyniad effaith y datblygiad ar dirlun hanesyddol Dinorwig wedi cael ei asesu gan Ymddiriedolaeth Archeolegol Gwynedd/ Cyfoeth Naturiol Cymru fel effaith isel, er mae'n amlwg y bydd yr effaith ar Glynrhonwy yn sylweddol. Er hynny, mae gwaith blaenorol eisioes wedi ei gynnal o fewn y safle yma gan adael safle sydd yn amlwg wedi ei drawsnewid i raddau ers ei ddefnydd fel chwarel weithredol. Mae'r colledion o fewn Chwarel Glynrhonwy yn cael ei lliniaru trwy gynnwys amod archaeolegol ffurfiol.

5.2.10 Mewn ymateb i'r ymgynhoriad ynglyn a'r datblygiad arfaethedig hwn, ni wrthwynebodd Parc Cenedlaethol Eryri i'r bwriad oherwydd ni chredir y byddai'r datblygiad yn cael effaith andwyol ar fwynderau'r Parc oherwydd lleoliad a natur y datblygiad.

- 5.2.11 Fe ystyrir felly fod y cynllun fel a gyflwynwyd gyda'r bwriad i adfer safleoedd ynghyd a rhestr o amodau fel a awgrymwyd, yn ddigonol i liniaru effaith y datblygiad ar fwynderau gwledol a'r tirwedd lleol ag felly yn cydymffurfio gyda gofynion polisiau A1, B7, B10, B12, B14, B23, B27 o'r Cynllun Unedol.

5.3 Mwynderau cyffredinol a phreswyl

- 5.3.1 Cynhaliwyd ymgynghoriad llawn gyda cyrff perthnasol fel Asiantaeth yr Amgylchedd (cyn ag ar ôl creu Cyfoeth Naturiol Cymru) ag Uned Gwarchod y Cyhoedd yr Awdurdod. Cydnabyddir fod y cais yma yn un dyrys a chymhleth gan nad yw yn gais sydd yn gyffredin o ran y math o ddatblygiad a fwriedir a'i faint. Er fod peth pryder wedi ei amlygu ar adegau i gynnwys y wybodaeth a gyflwynwyd yn wreiddiol ag effaith y datblygiad ar faterion perthnasol, diwygwyd a diweddarwyd y wybodaeth gan yr ymgeisydd ag o ganlyniad, awgrymir amodau perthnasol a gofynir am drwyddedau priodol cyn gellir cychwyn ar y gwaith.
- 5.3.2 Rhaid cydnabod trwy ddynodi'r safle fel safle ail-ddatblygu yn y Cynllun Unedol, fod datblygiad ar y safle yn ddisgwyliedig ag yn ffurfio rhan o strategaeth hir dymor ar gyfer creu datblygiad sy'n creu cyfleon cyflogaeth safonol er budd cymunedau Gwynedd.
- 5.3.3 Mae nifer o faterion a all amlygu ei hun yn ystod cyfnod adeiladu datblygiad o'r math a maint yma yn cael eu rheoli trwy reolaethau a chan adrannau eraill y cyngor ag asiantaethau allanol. Ni fyddai'r awdurdod cynllunio lleol pe byddai caniatad yn cael ei roi, yn rheoli pob agwedd o'r datblygiad ond trwy gyflwyno a chytuno ar fanylion amodau caeth, teimlir y byddai materion megis rheoli sŵn, llygredd, symudiadau cerbydau ayyb yn cael eu diogelu ag na fyddai ardrawiad gormodol hir dymor ar fwynderau trigolion lleol a'r gymuned yn gyffredinol o wneud hynny.
- 5.3.4 Mae gan yr uned Gwarchod y Cyhoedd lleol gyfrifoldeb dros faterion megis sŵn, golau ag effeithiau dirgryniad ayyb, fe fydd rhaid i unrhyw ddatblygwr gydymffurfio gyda cyfyngiadau fel a awgrymir yng nghanllawiau presennol Llywodraeth Cymru ynglyn a'r agweddau yma a chynnal monitro cyson o'r sefyllfa er mwyn sicrhau cydymffurfiaeth. Mae'r angen i gytuno yn ffurfiol gyda'r uned Drafnidiaeth o dan ofynion Deddf Priffyrdd hefyd yn golygu fod elfen ychwanegol o reolaeth ar gael yn ymwneud a materion fyddai'n effeithio ar y rhwydwaith ffyrdd lleol a defnyddwyr y ffyrdd yma, ni wrthwynebir y cais ar sail y materion hyn ond fe fydd rhaid cynnal arolygon ag asesiadau cyson er mwyn sicrhau nad oes ardrawiad yn digwydd o ganlyniad i'r symudiadau hyn.
- 5.3.5 Er nad oes tai preswyl yn union gyfochrog a safle'r cais boed o ochr Glynrhonwy neu Cefn Du, mae'r datblygiad yma yn anorfod yn mynd i effeithio yn achlysurol ar fwynderau preswyl sydd tu hwnt i ffiniau cyfochrog safle. Lleolir tai/adeiladau ar wasgar o fewn ardal Clegir a ger priffordd yr A4086 ar gyrion Llanberis, ceir hefyd nifer o dai yn ardal Groeslon Waunfawr ag ar hyd ag oddiar Ffordd Cefn Du. Mae'r effaith ar breswylwyr y tai hyn yn debygol o fod yn effaith tymor byr i raddau oherwydd mai ymyrraeth yn ystod y cyfnod adeiladu sydd yn fwyaf tebygol o ddigwydd megis symudiadau cerbydau trwm, sŵn, golau ayyb. Rhaid nodi hefyd fod potensial i dai yn ardaloedd Fachwen a Dinorwig hefyd gael eu effeithio yn weledol oherwydd eu bod yn uniongyrchol gyferbyn â safle Glynrhonwy ar draws y dyffryn.
- 5.3.6 Trwy osod yr amodau cynllunio caeth a chynhwysfawr fel yr awgrymir gan Uned Gwarchod y Cyhoedd a'r Uned Trafnidiaeth a thrwy gydymffurfio gyda gofynion rheolaethau perthnasol eraill er mwyn sicrhau fod materion yn ymwneud a sŵn, dirgryniadau, symudiadau cerbydau ayyb yn cael eu rheoli a monitro, ni ystyrir y byddai effaith niweidiol gormodol hir dymor ar fwynderau trigolion lleol. Fe ystyrir felly fod y bwriad yn cydymffurfio gyda gofynion polisiau A1, A3 a B23, B33 a B34.

5.4 Materion trafndiaeth a mynediad

- 5.4.4 Mae'r datblygiad arfaethedig yn anorfod ar adegau am gael effaith ar drafndiaeth, y rhwydwaith ffyrdd lleol a materion yn ymwneud a mynediad oherwydd yr angen am gerbydau ag offer sylweddol i gynnal y gwaith a'r niferoedd yn nhermau gweithlu fydd ei angen yn ystod cyfnod yr adeiladu. Mi fyddai'r datblygiad hefyd yn amharu ar y gallu i ddefnyddio llwybrau a hawliau tramwy presennol. Cynhaliwyd asesiad manwl ar ffurf asesiad Trafndiaeth ffurfiol yn ystod cyfnod adeiladu a gweithredu ar safleoedd CHF a GL, mesurwyd ag aseswyd nifer y symudiadau yn erbyn lefelau traffig presennol gyda sylw hefyd yn cael ei roi i ffurf llwybrau cerbydau hanfodol. Canfuwyd o ganlyniad i'r asesiadau y byddai'r rhwydwaith ffyrdd lleol yn gallu ymdopi gyda'r holl symudiadau heb gyfaddawdu gormod ar symudiadau presennol.
- 5.4.5 Er hynny, mae yn anorfod fod amharu achlysurol yn mynd i ddigwydd ag fe gydnabyddir hynny. Er mwyn sicrhau fod yr effaith hyn yn cael ei gadw i lefel dderbyniol mae bwriad i lunio Cynllun Rheoli Trafndiaeth a Chynllun Teithio. Mae'r cynlluniau yma i'w cyflwyno yn ffurfiol er mwyn derbyn ei gymeradwyaeth ag y byddant yn egluro sut fydd traffig yn cael ei reoli, sut mae oedi yn cael ei reoli, sut y rheolir symudiadau cerbydau, beicwyr a cherddwyr os bydd cau ffyrdd neu wyro achlysurol.
- 5.4.3 Oherwydd natur a ffurf adeiledig tai ar hyd Ffordd Cefn Du, mae pryder amlwg wedi ei godi gan drigolion y tai yma (ag yn gyffredinol yn ardal Cefn Du a Groeslon Waunfawr) am effaith symudiadau cerbydau trwm ar eu tai ag ar eu mwynderau yn gyffredinol. Mae camau posib wedi eu crybwyll gan y datblygwr mewn ymateb i'r pryderon hyn gan gynnwys cynnal arolygon o'r tai cyn ag ar ôl cwblhau'r datblygiad yn ogystal a gwella ansawdd Ffordd Cefn Du ei hun. Mae hyn yn cael ei ddisgrifio o fewn y Datganiad Cynllunio a gyflwynwyd gyda chynnig i greu cronfa fydd yn mynd i'r afael a gwaith sydd yn anigonol neu is-safonol (mae hyn yn fater a threfniant sifil rhwng y datblygwyr a thrigolion lleol). Yn ogystal, mae trefniant ffurfiol ei angen trwy gytundeb o dan rhan 278 o'r Ddeddf Priffyrdd i gynnal gwaith i'r rhwydwaith ffyrdd lleol ag i sicrhau fod safon derbyniol terfynol i'r ffyrdd a ddefnyddir. Mae'r bwriad yn effeithio ar y ffordd di-ddosbarth ar draws Cefn Du sef ffordd sydd yn hanesyddol wedi cysylltu Waunfawr a Llanberis, cyn cychwyn ar unrhyw ran o'r datblygiad, rhaid i'r ffordd yma gael ei atal/gwyro yn ffurfiol o dan adran 247 o Ddeddf Cynllunio Gwlad a Thref 1990. Mae'r ffordd i'w gwyro cryn bellter o'i chwrs presennol yn ystod y cyfnod adeiladu ond o gwblhau'r gwaith, mi fydd y gwyriad yn rhesymol gan ddilyn yn agos i linell bresennol y ffordd.
- 5.4.4 Ystyrir fod lle digonol oddimewn safle Glynrhonwy i gadw cerbydau ag y bydd trefniadau yn cael eu rhoi mewn lle i ddarparu yr un peth ar ochr Cefn Du o'r datblygiad. Er fod natur y datblygiad a'r tirwedd yn debygol o greu problemau o ran hygyrchedd i rai gyda thrafferthion symud, mi fyddai'r elfennau fyddai yn hygyrch yn gorfod cydymffurfio gyda gofynion mynediad i bawb, gan sicrhau mynediad i bawb. Trwy wneud hyn a thrwy drefniadau ychwanegol yn ymwneud a materion priffyrdd fydd i'w cytuno arnynt yn ffurfiol trwy ofynion amodau caeth a gofynion Deddf a Rheoliadau Priffyrdd, ystyrir y bydd gofynion Polisiau CH30, CH33 a CH36 yn cael eu bodloni.
- 5.4.5 Mae'r datblygiad yn mynd i gael effaith uniongyrchol ar hawliau tramwy o fewn ardaloedd penodol o'r safle, yn bennaf, o fewn ardal CHF/Cefn Du. Mae uned hawliau tramwy'r awdurdod wedi cynnal trafodaethau gyda'r datblygwr yn dilyn cynnig i wyro llwybrau o fewn ardal y datblygiad dros dro ag yn barhaol. Yn ogystal, mae tir o fewn ardal Chwarel Fawr wedi ei ddynodi fel tir gyda hawl mynediad o dan hawliau Deddf Hawliau Tramwy a Chefn Gwlad 2000 (CRoW) gan ei fod wedi ei gategoreiddio fel tir comin cofrestredig. Mae gan y cyhoedd hawl cyffredinol i gerdded ar safleoedd fel hyn, a gan fod tir CRoW yn lledaenu ar draws oddeutu 55% o dir safle'r datblygiad arfaethedig, mae angen sicrhau fod

cytundeb clir o dan y ddeddfwriaeth perthnasol ynglyn a threfniadau hawliau tramwy dros dro a pharhaol ar draws y safle.

- 5.4.6 Mae peth tir sydd yn cael ei ddefnyddio i bwrpas pori yn debygol o gael ei golli, mae colled o diroedd gwyrdd a thiroedd nodweddiadol fynyddig fel y gwelir yn ardal Cefn Du yn anffodus o ystyried y cyfnod hir o ddefnydd a'r ail-sefydlu o gynefinoedd a ddigwyddodd yn dilyn darford y chwareli llechi. Er hynny, ni nodir yn y sylwadau a dderbyniwyd gan y cyrff perthnasol fod gwrthwynebiad i golli'r tiroedd hyn, ag fel y nodwyd eisioes, bydd unrhyw golled o goed er enghraifft, yn cael eu lliniaru trwy ail-blannu a thirlunio yn gyffredinol.
- 5.4.7 Nodir yma fod rhan o'r safle oddiamgylch ardal Chwarel Fawr, o fewn tir sydd wedi ei ddynodi fel Tir Comin ffurfiol, mae hyn yn golygu y bydd unrhyw waith adeiladu o fewn y tir yma angen caniatad ar wahan gan y Gweinidogion Cymreig o dan Deddf Cyfraith Eiddo 1925.
- 5.4.8 Ystyrir fod y bwriad trwy ei reoli ymhellach trwy ofynion rheolaethau ag amodau perthnasol, yn dderbyniol ag felly yn cydymffurfio gyda gofynion polisiau A3, CH22, CH25 a CH29 o'r Cynllun Unedol.

5.6 Materion Bioamrywiaeth

- 5.5.1 Mae lleoliad y datblygiad arfaethedig yma yn cynnwys safleoedd pwysig yn nhermau bio-amrywiaeth, rhywogaethau wedi eu gwarchod, coed sydd yn destun Gorchymyn Gwarchod Coed, ecoleg yr ardal yn gyffredinol a safleoedd penodol sydd iddynt statws wedi eu gwarchod megis Llyn Padarn ag yn an-uniongyrchol, Afon Gwyrfai. Mae'r datblygiad wedi ei asesu yn llawn yn nhermau effaith posib ar Safle o Ddiddordeb Gwyddonol Arbennig Llyn Padarn a Safle Cadwraeth Arbennig Afon Gwyrfai Llyn Cwellyn. Mae rhinweddau hynod bwysig i'r adaloedd hyn, y prif nodweddion yw presenoldeb y Torgoch yn Llyn Padarn ag Eog yn Afon Gwyrfai. Yn amlwg hefyd oddimewn safle eang fel yma a chyfnod hir o ddim defnydd, yw ail-ymddangosiad planhigion a bywyd gwyllt o fewn ardaloedd y chwareli, coed wedi eu gwarchod, rhywogaethau wedi eu gwarchod yn gwneud defnydd o ardaloedd gwag ayyb. O fewn tirlun uchel oddiamgylch ardal Chwarel Fawr, gwelir nodweddion arferol i'r math yma o diroedd gan gynnwys presenoldeb planhigion megis grug, glaswelltau ayyb.
- 5.5.2 Mae Cyngor Gwynedd fel yr awdurdod cymwys, wedi cynnal 'Penderfyniad o Effaith Tebygol Sylweddol' er mwyn ystyried sgil effaith y datblygiad ar eog yn defnyddio afon Nant y Betws ag Afon Gwyrfai, o ganlyniad canfuwyd trwy gynnwys amodau diogelu a monitro cyson, na fyddai effaith niweidiol ar gyfanrwydd y safle a warchodir.
- 5.5.3 Mae'r Asesiad Effaith Amgylcheddol yn cynnwys arolygon ag asesiadau ar gyfer ystod eang o fywyd gwyllt a llysdyfiant ag fe ystyrir fod y wybodaeth a gyflwynwyd i safon derbyniol. Gosodir amodau fel yr awgrymwyd gan CNC (yn wreiddiol fe'u rhoddwyd ar wahan gan Asiantaeth yr Amgylchedd a Chyngor Cefngwlad Cymru) i dderbyn a chymeradwyo gwaith pellach a derbyn asesiadau pellach a nodir y bydd angen cynnal gwaith adfer cynhwysfawr wedi cwblhau'r gwaith er llês nid yn unig edrychiadau ag effaith ar y tirlun ond hefyd er mwyn adfer cynefinoedd yn ogystal.
- 5.5.4 Mae CNC ag Uned Bio-amrywiaeth Cyngor Gwynedd yn awgrymu gosod amodau caeth er mwyn gwarchod y materion perthnasol yma ac maent o'r farn, trwy wneud hyn, nad oes gwrthwynebiad i egwyddor y datblygiad cyn belled ag y gellid dangos trwy fanylion a monitro pellach na fyddai effaith niweidiol sylweddol ag hir dymor ar ardaloedd a rhywogaethau wedi eu gwarchod gan gynnwys Llyn Padarn ag Afon Gwyrfai.

- 5.5.6 Mae Cyfoeth Naturiol Cymru yn cadarnhau eu bod yn cytuno gyda casgliad y ‘Penderfyniad o Effaith Tebygol Sylweddol’ sef nad yw’r cynnig yn debygol o gael effaith sylweddol ar Ardal Cadwraeth Arbennig Afon Gwyrfai a Llyn Cwellyn.
- 5.5.7 Fe gredir felly fod ystyriaeth llawn wedi ei roi i’r holl wybodaeth a dderbyniwyd, sylwadau a dderbyniwyd gan ymgynghorwyr statudol a sylwadau gwrthwynebwyd a thrwy osod amodau (gan gynnwys gofyn am a chymeradwyo “Construction Environmental Management Plan”) fel ag awgrymwyd mae’n bosib sicrhau fod gwarchodaeth llawn yn cael ei gynnal a chytundeb clir yn cael ei wireddu mewn perthynas a’r materion hyn, trwy wneud hynny, credir fod gofynion polisiau a chanllawiau cynllunio cenedlaethol yn cael eu bodloni yn ogytal a pholisiau A1, A3, B15, B16, B17, B20 o’r Cynllun Unedol.

5.6 Materion Archaeolegol

- 5.6.1 Y gwaith adeiladu ei hun yn amlwg fydd yn cael yr effaith mwyaf ar leoliadau o ddiddordeb Archaeolegol, oherwydd hynny, cynhaliwyd arolwg manwl o’r safleoedd hyn ar ffurf Asesiad Archaeolegol ffurfiol. Y prif ardaloedd sy’n cael eu effeithio fydd ardaloedd Chwarel Fawr a Glynrhonwy, cadarnhawyd gan Gwasanaeth Cynllunio Archaeolegol Gwynedd y byddai’r effaith yma yn sylweddol ond oherwydd fod arwyddocâd yr effaith ar y safleoedd hyn yn amlwg ni fyddai angen asesiad pellach cyn caniatáu’r cais cynllunio (mae hyn yn unol a chyfarwyddyd yng nghylchlythyr y Swyddfa Gymreig 60/96).
- 5.6.4 Nid yw gwir effaith y datblygiad ar olion archaeolegol yn wybyddus oherwydd fod posibilrwydd y bydd olion pellach fel y datblygir y safleoedd hyn, fe ofynir felly am raglen gwaith trylwyr cyn cychwyn ar y gwaith i adnabod a chofnodi olion a lliniaru effaith y datblygiad ar yr ardal o ddiddordeb.
- 5.6.5 Gellir rheoli’r elfen yma trwy amod ffurfiol fel yr awgrymwyd gan y Gwasanaeth Archaeolegol a theimlir trwy wneud hyn y byddai gofynion polisi B7 yn cael ei fodloni.

5.7 Diogelwch cyhoeddus ac atal trosedd

- 5.7.1 Mae mynediad presennol i mewn i’r safle wedi ei gyfyngu am resymau amlwg, sef mater o ddiogelwch a diogelu tiroedd preifat. Mae lleoliadau megis chwareli llechi yn hynod o beryglus ag er fod ymgais wedi ei wneud gan y Cyngor i ddiogelu safleoedd mae achosion o ‘dorri i mewn’ wedi bod ar adegau gyda defnydd hamdden megis dringo, sglefrio, beicio ayyb yn cael ei gynnal mewn amrywiol rannau o’r safle- Glynrhonwy yn bennaf.
- 5.7.3 Yn ystod cyfnod yr adeiladu, bwriedir diogelu safleoedd y datblygir a storio offer/peiriannau trwy osod ffens ddiogelwch bwrpasol tra fydd golau diogelwch cyfeiriadol wedi ei leoli mewn mannau allweddol.

5.8 Materion cynaliadwyedd

- 5.8.1 Mae cyrraedd safonau adeiladu penodol ynglyn a materion cynaliadwy yn hanfodol ag yn ofynnol yn ôl deddfwriaeth cyfredol a pherthnasol. Mae’n arferol gosod amodau er mwyn cyrraedd y safonau priodol yma ag fe reolir hyn ymhellach trwy drefn Rheolaeth Adeiladu, o wneud hyn, ystyrir y byddai gofynion polisi C7 yn cael ei fodloni.
- 5.8.6 Mae cynhyrchu ynni ym Mhrydain ar hyn o bryd yn ddibynnol yn bennaf ar ddulliau sy’n defnyddio tanwydd ffosil. Mae cydnabyddiaeth i’r angen o symud i ffwrdd o’r dull yma o gynhyrchu ynni a buddsoddi mewn datblygiadau mwy cynaliadwy ag adnewyddadwy.
- 5.8.7 Mae polisiau a chyfarwyddyd lleol a chenedlaethol yn annog datblygiadau sydd yn gwyro i’r cyfeiriad yma, ond mae lleoli’r datblygiadau hyn yn gallu bod yn gynhennus a phroblemus ar

adegau. Yn yr achos yma, mae angen lleoliad neilltuol a phenodol ar gyfer datblygiad o'r math yma, yng Nglynrhonwy gwelir fod yr amgylchiadau yn addas ar gyfer y cynllun tra hefyd yn gwneud defnydd priodol (yn rhannol) o safle sydd wedi ei ddatblygu eisioes.

- 5.8.8 Mae datblygiadau ynni adnewyddol amrywiol eu natur yn cael eu gwireddu yn lleol a chenedlaethol. Yn yr achos yma, fe welir honiadau gan aelodau o'r cyhoedd nad dyma'r ffordd fwyaf cynaliadwy o greu trydan (sef yr elfen sydd yn defnyddio trydan pan yn pwmpio dŵr o'r gronfa isaf i'r uchaf). Mae angen ystod eang o ddatblygiadau ynni adnewyddol sydd yn eu cyfanrwydd yn ategu gyda'u gilydd at ofynnion cenedlaethol i wyro oddiwrth y drefn draddodiadol o greu trydan. Er mai cymharol fychan fydd y cyfraniad a ddeilliai o'r ffynhonnell yma, mae yn gyfraniad pwysig tuag at y nod o gynhyrchu ynni trwy ffyrdd adnewyddol. Fe welir fod datblygiad (er ar raddfa sylweddol fwy) pwysig Dinorwig sydd yn llythrennol ar draws y dyffryn, wedi llwyddo i gynhyrchu ynni adnewyddol yn y ffurf yma ag yn ymddangos yn ffynnu fel safle o wneud hynny.
- 5.8.9 Ystyrir fod yr amgylchiadau yma yn gweddu gyda gofynion y datblygiad, mae'r math a ffurf o ddatblygiad a fwriedir yn bwysig tuag at gyrraedd targedau cenedlaethol sydd yn eu tro yn cyfrannu at dargedau rhyngwladol. Mae cyfraniad, er mor 'fychan' yw o ran yr hyn a gynhyrchir o fudd eang ag yn bodloni gofynion canllawiau a chyfarwyddyd cenedlaethol a gofynion polisi C27 o'r Cynllun Unedol.

5.9 Hanes cynllunio perthnasol

- 5.9.1 Fel y nodwyd yn flaenorol, mae'r safle yma wedi cael ei ystyried ers cryn amser fel safle ar gyfer datblygiadau sylweddol i'r ardal, yn bennaf mewn cysylltiad a defnyddiau hamdden/twristaidd. Ni benderfynwyd yn ffurfiol ar y datblygiadau hyn trwy'r drefn cynllunio.
- 5.9.2 Y datblygiad amlycaf a welir ar y safle sydd yn destun hanes cynllunio yw safle eang ffatri Siemens (neu Euro DPC fel roedd yn flaenorol). Ni dderbyniwyd sylwadau gan y cwmni ag felly ni ystyrir fod pryder yn nhermau effaith y datblygiad arfaethedig yma ar y gwaith a'r safle.
- 5.9.3 Mae'r safleoedd a ddisgrifir fel 'llwyfannau' sydd eisioes wedi eu rhannol ddatblygu o fewn safle Glynrhonwy, yn parhau ar gael i ddarpar ddefnyddwyr ag ni theimlir y byddai'r datblygiad yma yn amharu yn ormodol ar ddatblygu'r safleoedd hyn i'r dyfodol.

5.10 Yr economi

- 5.10.1 Mae datblygu'r safle yma yn y ffurf fel a ddangosir yn golygu y bydd cyfleon creu gwaith i'r tymor byr a hir dymor ar gael. Yn amlwg, y gobaith yw mai trigolion lleol fydd yn elwa o'r cyfleon hyn yn ystod y cyfnod adeiladu ag yn y tymor hir pan fydd y safle yn weithredol. Er hynny, ni ellir sicrhau a mynnu fod hyn yn cael ei orfodi oherwydd deddfwriaeth Ewropeaidd sydd yn caniatáu i weithwyr o fewn y gymuned Ewropeaidd allu gweithio o fewn ffiniau unrhyw un o'u cyd-aelodau.
- 5.11.2 Oherwydd maint y datblygiad a phwysigrwydd datblygu'r safle sydd wedi ei ddynodi fel Safle Datblygu Strategol er budd cymunedau Gwynedd, y gobaith yw y bydd y boblogaeth lleol yn elwa o'r datblygiad ag y byddai cyfleon creu gwaith parhaol yn hytrach na thymhorol o fudd i gadw unigolion ifanc lleol yn yr ardal er llês hir dymor cymunedau lleol a'r iaith Gymraeg.

- 5.11.3 Ni ystyrir y byddai caniatâu'r datblygiad yma yn amharu ar agweddau megis twristiaeth ag edrychiadau atyniadol yr ardal. Ni wrthwynebwyd y cais gan y Parc Cenedlaethol Eryri yn nhermau effaith ar fwynderau'r Parc. Fel fyddai'n ddisgwyliedig ar adegau yn ystod cyfnod adeiladu cynllun o'r maint yma, fe fydd adegau ble fydd tarddiad ar y tirlun lleol o safbwyntiau agos ag yn ehangach, ond teimlir mai byr dymor fydd yr effaith hyn. Gwelir safle Gorsaf Dinorwig a sut mae wedi ymdoddi i mewn i'w leoliad ag bellach yn ffurfio rhan o'r tirlun (i nifer, nid yw cronfa Marchlyn yn amlwg oherwydd ei ffurf ag ail-sefydliad o gynefinoedd naturiol). Ni fydd y cyfnod yma yn ddelfrydol yn nhermau effaith gweledol ar yr ardal hynod yma, ond o'i gwblhau (a wneir yn unol a gofynion amodau caeth), y gobaith yw y bydd yn gweddu i'w ardal o ran edrychiadau a'r gallu o bosib i gael ei hybu fel atyniad ychwanegol i'r ardal fel y gwelir yn achos Gorsaf Dinorwig.
- 5.11.4 Ni ystyrir fod y sylwadau a wnaed gan y cyhoedd mewn perthynas a cholli adnoddau hamdden presennol yn berthnasol oherwydd mai tiroedd preifat yw nifer o'r safleoedd a ddefnyddwyd ag felly trwy dresmasu mae unigolion wedi cael mynediad a gwneud defnydd o'r safleoedd hyn. Ni ystyrir felly fod colled o adnoddau hamdden lleol o ganiatâu'r cais yma.
- 5.11.5 Ystyrir y byddai buddiant o gymeradwyo'r datblygiad hwn yn lleol ag y byddai o'r herwydd yn cydymffurfio gyda gofynion polisiau A2, A3 a C6.

5.12 Materion llifogydd

- 5.11.4 Mae angen ystyried mwy nag un agwedd yn ymwneud a'r mater o 'lifogydd' yn yr achos yma sef datblygiad gyda'r potensial o greu llifogydd yn uniongyrchol ag an-uniongyrchol ag effaith cyffredinol o ganiatâu'r datblygiad ar faterion cysylltiol megis cyflenwadau dŵr, dŵr gwyneb a thablau dŵr presennol yn yr ardal.
- 5.11.5 Mae asesiadau trylwyr wedi eu cynnal a'u cyhoeddi ar ffurf Asesiadau Canlyniadau Llifogydd ag Asesiad Bylchu Argae fel rhan o'r wybodaeth a gyflwynwyd gyda'r cais. Mae'r wybodaeth yma sydd yn cyfeirio at y materion perthnasol fel a nodir uchod, wedi cael ei asesu gan yr ymgynghorwyr perthnasol megis Asiantaeth yr Amgylchedd/Cyfoeth Naturiol Cymru sydd yn datgan y gellir rheoli materion fel yma trwy amodau sydd yn gwarchod buddiannau trigolion lleol a'r ardal yn gyffredinol.
- 5.11.6 Yn gryno, maent yn datgan:
- Y perygl mwyaf, a mwyaf sylweddol, a gysylltir â'r cynllun yw bylchu argae. Daw cynllun manwl unrhyw gronfa fawr newydd tan Ddeddf Cronfeydd 1975. Rhaid i gynllunio ac adeiladu'r fath gronfeydd fod â Pheiriannydd Adeiladu o dan y 'Rhestr Holl Baneli'.
 - Os adeiledir argae newydd o dan y Ddeddf, nid yw hynny'n golygu nas bylchir. Mae perygl cynhenid wastad yn gysylltiedig â'r fath argaeau. Oherwydd gofynion y DC, mae'n annhebyg y bylchir yr argae.
 - Cyfeiriwn ni chi at yr asesiad bylchiad yn rhan o'r Asesiad Canlyniadau Llifogydd, a chynghorwn y dylid ceisio cyfraniad eich Cynllunwyr Argyfyngol parthed yr agwedd hon.
 - Rhaid i'r cynllun manwl sicrhau bod leinin ac is-ddraeniad y cronfeydd yn addas, er mwyn sicrhau nad yw holltau a gosodiadau'r man yn caniatáu llwybrau llif annerbyniol o'r cronfeydd.
 - Mae'r cwt pwmpio i'w godi yn y parth perygl llifogydd nesaf at Lyn Padarn. Argymhellir camau lliniaru er mwyn cyfyngu effaith llifogydd. Dylid darparu gofod rhydd ychwanegol, uwchlaw'r lefelau llifogydd amcangyfrifedig, ynghyd â chynlluniau llifogydd cytunedig.
 - Bydd angen rhagor o ymchwiliadau ynghylch llifau is-ddaearyl adeg y camau cynllunio manwl.
 - Parthed rheoli dŵr wyneb: Ni fu unrhyw ymchwil tir, hyd yn hyn, er mwyn penderfynu ymdreiddiad ar gyfer rheoli dyfroedd wyneb. Ni ddylai trefniadau dŵr wyneb gynyddu perygl llifogydd trwy orlwytho dyfrffosydd derbyn ym manau eraill. Bydd angen oedi llif er mwyn

- rheoli cyfraddau gollwng, a bydd angen eu cytuno.
- Rhaid cytuno ar unrhyw ollyngiadau o'r cronfeydd.

5.11.4 Cesglir felly fod y gwaith fel y'i cyflwynwyd, wedi ymchwilio i bob ffynhonnell o berygl llifogydd angenrheidiol ar gyfer y cam cynllunio hwn sy'n gysylltiedig â'r cais cynllunio presennol. Bydd angen trwydded dynnu pellach ar gyfer unrhyw dyniad fydd yn fwy na 20 medr ciwbig y diwrnod, golyga hyn y bydd angen trwydded dynnu ar gyfer y tyniad sy'n llenwi'r gronfa i ddechrau ag mae'n debygol y bydd angen cytuno ar amseriad gollyngiadau o GL i Lyn Padarn, gan ddibynnu ar faint o ddŵr sydd o dan ystyriaeth. O ystyried felly nad oes gwrthwynebiad i'r bwriad yn ddibynnol ar gyflwyno a chytuno ar fesurau pellach trwy amodau ffurfiol, credir fod y bwriad yn dderbyniol ag yn cydymffurfio gyda gofynion polisiau B32 a C29.

5.12 Materion isadeiledd

5.12.1 Yn nhermau safle Glynrhonwy, mae gwaith sydd eisioes wedi ei gynnal wedi darparu llwyfannau pwrpasol gyda'r bwriad o greu cyfleon cyflogaeth. Mae'r gwaith yma wedi ei ariannu yn gyfangwbl trwy raglen waith Strategaeth Môn Menai sef prosiect wedi ei lunio gan Lywodraeth Cynulliad Cymru ar gyfer annog datblygiadau a buddsoddiadau ar draws ardal eang o Ogledd Gorllewin Cymru. Mae'r safle yn cynnwys rhwydwaith o ffyrdd safonol, systemau draenio, cyflenwad trydan (sydd wedi ei uwchraddio yn ddiweddar) ayyb.

5.12.2 Un pryder cyson sydd wedi ei godi yn y sylwadau/gwrthwynebiadau a dderbynwyd fel rhan o'r ymgynghoriad yw sut bydd cysylltiad yn cael ei wneud o'r safle i'r grid cenedlaethol. Mae'r awdurdod cynllunio lleol yn ogystal yn rhannu'r pryderon yma gan nad yw'r ardal fel ag y mae gyda phresenoldeb peilonau trydan fel y gwelir ymhellach i lawr y dyffryn er enghraifft. Mi fyddai presenoldeb peilonau o fewn Dyffryn Peris yn anerbyniol oherwydd yr effaith niweidiol ar y tilrun. Mae'r ymgeisydd wedi datgan mai'r bwriad fyddai i gysylltu'r safle i'r isbwerdy ym Mhentir o dan ddaear gan ddefnyddio'r rhwydwaith ffyrdd lleol. Mi fyddai'r agwedd yma y tu hwnt i ffiniau'r datblygiad arfaethedig ag yn destun caniatad pellach.

5.13 Budd cymunedol

5.13.1 Mae'r datblygwyr wedi cyflwyno pecyn o wybodaeth sydd yn eguro sut y byddant yn cyfrannu trwy Gronfa Cymunedol, at brosiectau neu waith grwpiau lleol (mae hyn yn arferol mewn cysylltiad a phrosiectau o'r math a maint yma ag yn unol a chyfarwyddyd cenedlaethol. Maent yn datgan:

- Fod datblygiad y cynllun arfaethedig yng Nglynrhonwy gan gwmni Quarry Battery yn cynnig buddiant i gymunedau lleol trwy 5 ffurf:
- 1) Cyfraniad uniongyrchol o £250,000 i ariannu prosiectau cymunedol lleol wedi ei drefnu fel cyfraniad cychwynnol o £125,000 ar ddechrau'r cynllun a'r gweddill i'w dalu wedi comisiynu'r cyfleusterau.
- 2) Cyfraniad uniongyrchol o £10,000 y flwyddyn i gefnogi prosiectau cymunedol lleol cyfredol.
- 3) Swyddi a buddiant economaidd yn ystod cyfnod adeiladu
- 4) Swyddi tymor hir yn ystod y cyfnod gweithredol
- 5) Taliadau hir dymor o drethi busnes

5.13.3 Mi fyddai Cylch Gorchwyl y Gronfa Cymunedol yn destun cytundeb rhwng Cwmni Quarry Battery a Chyngor Gwynedd. Y bwriad fyddai llunio Cylch Gorchwyl Drafft mewn

cydweithrediad rhwng swyddogion y Cyngor a Chwmni Quarry Battery. Gan mai Cyngor Gwynedd yw'r awdurdod lleol a'r prif dirfeddiannwr yng nghyd-destun y safle gyfan, rhaid diogelu'r cyfraniad cymunedol trwy drefniant cyfreithiol ffurfiol megis cytundeb 106 neu drefniant lês/gwerthiant y tir.

- 5.13.4 Nid oes cytundeb terfynol ynglyn a manylion y trefniant yma na'r swm sydd wedi ei gynnig gan y datblygwyr, mi fydd negodi o dderbyn hawl i weithredu rhwng swyddogion yr adran, uned eiddo a'r adran gyfreithiol yn nhermau'r union drefniadau a'r swm disgwylidig.

5.14 Datganiad Ieithyddol a Chymunedol

- 5.14.1 Cyflwynwyd yr adroddiad yma fel asesiad ffurfiol o effaith y datblygiad arfaethedig ar y gymuned yn lleol a'r iaith Gymraeg. Cynhaliwyd trafodaethau gyda'r uned bolisi ynglyn a'r mater, a chanfuwyd mai'r math yma o asesiad fyddai'n briodol ag iddo gael ei lunio yn unol a gofynion Canllaw Cynllunio Atodol: Cynllunio a'r Iaith Gymraeg mabwysiedig Cyngor Gwynedd.

- 5.14.2 Mae'r datganiad yn egluro sut mae'r datblygiad arfaethedig yn debygol o gael effaith positif ar y gymuned yn lleol ag yn ehangach ag ar yr iaith Gymraeg, yn benodol:

- Cyfleon gwaith tymor byr a hir dymor.
- Datblygu safle o ddi-ddordeb hanesyddol gan gadw ag ehangu nodweddion pwysig presennol i'r dyfodol a diogelu'r amgylchedd naturiol yn nhermau'r tirlun, ecoleg ag etifeddiaeth diwylliannol.
- Cynnal hawliau tramwy trwy wro llwybrau yn ystod cyfnod adeiladu a'u ail-sefydlu wedi cwblhau'r datblygiad.
- Datblygiad cynaliadwy gan fod bywyd hir dymor o o leiaf 125 mlynedd iddo.
- O ganlyniad i'r cyfarfodydd cyhoeddus a gynhaliwyd, datgelir fod 76% o'r rhai ddaru ymateb yn ystod y cyfnod yma yn gefnogol i'r bwriad.
- Defnyddir yr iaith Gymraeg yn gwbl gyfartal gan gwmni Quarry Battery, ag fe welir fod yr arddangosfeydd a gynhaliwyd a'r llenyddiaeth a gynhyrchiwyd wedi sicrhau fod y Gymraeg yn cael lle cyfartal.

- 5.14.2 Ystyrir fod y ddogfen yma yn unol a gofynion Canllaw Cynllunio Atodol: Cynllunio a'r Iaith Gymraeg. Mae'n cyfeirio at y materion perthnasol ag yn cadarnhau y bydd y datblygiad yma o fudd i'r gymuned yn lleol trwy gynnig cyfleon gwaith ag yn sicrhau fod dyfodol i bobl ifanc yr ardal i barhau i fyw yn lleol tra'n atgyfnerthu statws yr iaith.

5.15 Unrhyw ystyriaethau eraill

- 5.15.1 Derbyniwyd gwybodaeth ychwanegol i'r hyn a gyflwynwyd yn wreiddiol ac fe ystyrir fod y wybodaeth yma wedi ei hysbysu yn briodol ag yn unol a gofynion rheoliadau perthnasol. Rhoddwyd copiau o'r wybodaeth yma yn ychwanegol i'r dogfennau gwreiddiol ar safle we y Cyngor, ag mewn lleoliadau hygyrch megis swyddfa'r gwasanaeth ym Mhwllheli, pencadlys y Cyngor yng Nghaernarfon ag yn y Llyfrgell yn Llanberis.

5.16 Yr ymateb i'r ymgynghoriad cyhoeddus

- 5.16.1 Fel y nodir yn flaenorol, derbyniwyd nifer sylweddol o ymatebion i'r ymgynghoriad cyhoeddus naill ai o blaid neu yn erbyn y datblygiad arfaethedig. Y prif bryderon a nodwyd oedd yr effaith ar fwynderau trigolion lleol, materion trafnidiaeth, effaith ar y tirlun, colli adnoddau/hawliau tramwy, effaith amgylcheddol niweidiol, cydymffurfiaeth gyda gofynion a threfniadau Rheoliadau perthnasol, effaith ar ecoleg yr ardal, effaith ar safleoedd a

rhywogaethau wedi eu gwarchod yn benodol Llyn Padarn/Torgoch/Afon Gwyrfa, archaeoleg a'r tirlun hanesyddol ayyb.

5.16.2 Rhoddwyd ystyriaeth lawn gan yr Awdurdod Cynllunio Lleol i wrthwynebiadau fel ystyriaethau materol wrth baratoi argymhelliad ar gyfer y cais hwn. Yn ogystal, mae'r ystyriaethau materol sydd yn berthnasol i'r cais yma wedi cael eu ymgorffori yn yr adroddiad a'u hasesu yn unol â'r polisi a chyfarwyddyd perthnasol. O ganlyniad ag wedi llwyr ystyried yr holl faterion a nodwyd, credir fod y cais yn dderbyniol a thrwy rheoli a monitro pellach trwy gytundeb ffurfiol, credir y bydd y datblygiad arwyddocaol yma yn dderbyniol ac yn parhau i gael mewnbwn iddo gan yr Awdurdod Cynllunio Lleol a chyrrff perthnasol eraill megis Cyfoeth Naturiol Cymru, Gwasanaeth Archaeoleg, Uned Trafnidiaeth, Uned Hawliau Tramwy, Gwarchod y Cyhoedd ayyb.

6. Casgliadau:

6.1 Mae'r datblygiad arfaethedig yma yn debygol o gael effaith ar y tirlun lleol yn ystod cyfnod yr adeiladu ag am gyfnod wedi hynny nes fo camau lliniaru wedi ymsefydlu. Mae'r effaith amlycaf yma yn debygol o fod ar ran Cefn Du/Chwarel Fawr o'r safle yn bennaf, mae'r safle yma yn amlwg wedi bod yn ardal diwydiannol prysur ar un cyfnod ond mae'r cyfnod ddefnydd wedi gweld rhannau helaeth yn ail-sefydlu yn naturiol. Er hynny, fe ystyrir y byddai effaith hir dymor y datblygiad yn cael ei liniaru ag na fyddai'r edrychiadau parhaol yn cael effaith niweidiol ar y tirlun lleol o safbwynt edrychiadau agos a phell. Rhaid cofio fod y mwyafrif o'r datblygiad a fwriedir oddimewn i safle Glynrhonwy sydd eisioes wedi ei ddatblygu ag sydd wedi ei ddynodi yn ffurfiol yng Nghynllun Datblygu Unedol Gwynedd fel Safle Datblygu Strategol, ystyrir felly fod yr egwyddor o ddatblygiad eisioes wedi ei dderbyn ag nad oes materion polisiau cynllunio perthnasol sydd yn gwrthdweud a chyfiawnhau gwrthodiad.

6.2 Mae'r datblygiad wedi ei asesu'n llawn gan ddatgan na fyddai'n cael effaith niweidiol uniongyrchol neu an-uniongyrchol ar rhywogaethau a safleoedd wedi eu gwarchod gan gynnwys Llyn Padarn ag Afon Gwyrfa. Rhaid derbyn a chytuno ar nifer o asesiadau pellach trwy drefniant amodau ffurfiol a bydd rhaid derbyn trwydded ar gyfer rhai agweddau o'r datblygiad cyn gellir cychwyn ar y gwaith adeiladu.

6.3 Mae'r math yma o ddatblygiad angen lleoliad, amgylchiadau ag adnoddau penodol ar ei gyfer. Mae'r safle yma yn ei gyfanrwydd yn cynnig hynny ag mi fyddai yn cyfrannu yn sylweddol i'r economi leol yn y tymor byr ag i'r hir dymor.

6.4 Mae angen sicrhau fod cynlluniau adfer yr adaloedd amlycaf yn cael ei wneud gyda chytundeb llawn i fanylion y gwaith bwriedig, yr un mor bwysig fydd rhaid sicrhau fod monitro cyson a thrylwyr yn cael ei wneud er mwyn sicrhau fod cynefinoedd a llystyfiant yn ail-sefydlu yn unol ag argymhellion yr asesiadau y cytunir arnynt a'r wybodaeth a gyflwynwyd yn y Datganiad Amgylcheddol.

6.5 I grynhoi felly:

- Mae'r datblygiad yn dderbyniol mewn egwyddor ag y byddai'n cyfrannu'n bositif tuag at gynhyrchu ynni trwy ddulliau cynaliadwy yng Ngwynedd ag o fewn safle sydd wedi ei ddynodi fel Safle Datblygu Strategol, ystyrir fod hyn yn unol a gofynion polisiau lleol, rhanbarthol a chenedlaethol, yn benodol polisiau A1, A3, C27, B23, C3, C5, C6, C27, D5.
- Rhaid cytuno ar gynllun tirlunio a manylion adfer safleoedd, o wneud hynny, bodlonir gofynion polisiau A3, B23, B27.

- Mi fyddai'r datblygiad yn cyfrannu'n sylweddol tuag at yr economi lleol trwy ddarparu cyfleon gwaith a chynnig cyfraniadau ariannol er budd y gymuned leol (cytundeb terfynol ei angen ynglyn a'r union drefniadau a maint y cyfraniadau a gyflwynir) ystyrir felly fod y bwriad yn cydymffurfio gyda gofynion polisiau A2, A3, C6.
- Mae'r cais wedi cael ei asesu'n llawn yn nhermau effaith a thrawiad ar faterion archaeolegol a materion yn ymwneud a'r tirlun gan gynnwys Tirlun Hanesyddol Eithriadol Dinorwig a Pharc Cenedlaethol Eryri. Canfuwyd na fyddai effaith niweidiol hir dymor uniongyrchol neu an-uniongyrchol ag felly ystyrir nad yw'r bwriad yn groes i ofynion polisiau B7, B10, B12, B14, B23.
- Yn unol a gofynion amodau caeth fel yr awgrymwyd gan wasanaethau eraill ag asiantaethau allanol a thrwy rheoli a monitro trylwyr a chyson, ystyrir y gosodir camau diogelu trylwyr yn eu lle er mwyn sicrhau na fyddai'r datblygiad (yn enwedig yn ystod y cyfnod adeiladu) yn cael effaith niweidiol ar yr amgylchedd yn lleol megis yr amgylchedd dŵr lleol a chyfanwydd ardaloedd dynodedig megis Llyn Padarn ag Afon Gwyrfa. O wneud hyn, ystyrir fod gofynion polisiau A1, A3, B15, B16, B17, B20, B23, B32, B33, B34 yn cael eu bodloni.
- Mi fyddai gweithredu'r gwaith adfer bwriedig yn golygu creu a rheoli cynefinoedd, mesurau lliniaru a gwaith tirlunio ag adfer tirlun yn arbennig ar gyfer rhywogaethau wedi eu gwarchod, fe wneir hyn er mwyn osgoi effaith niweidiol hir dymor ar fywyd gwyllt yr ardal. Fe wneir y gwaith yma trwy gyflwyno a chytuno ar gynnwys asesiadau a rhaglenni gwaith penodol ychwanegol yn ogystal a cydymffurfio gyda gwybodaeth a gyflwynwyd eisioes megis y Datganiad Amgylcheddol. Mae effaith negyddol yn debygol o fod ar rai coed sydd wedi eu gwarchod o fewn safle Glynrhonwy. Gwneir pob ymgais i warchod a chadw'r coed yma trwy osod amodau sydd yn gofyn am wybodaeth pellach ar ffurf cynlluniau manwl a chynllun rheolaeth i'w gytuno arno a dynodi ardaloedd penodol i'w gwarchod yn gyfangwbl rhag unrhyw ddatblygiad. Mae'n anodd penderfynu ar y mater yma o flaen llaw oherwydd y bydd asesiadau a arolygon manwl yn cael eu cynnal yn ddiweddarach ag wedi cwblhau rhain, y bydd y darlun yn amlygu ei hun. Trwy gytuno ar y manylion hyn yn ffurfiol, bodlonir amod B19.
- Cwblhawyd 'Penderfyniad o Effaith Tebygol Sylweddol' (Determination of Likely Significant Effect) o dan Rheoliadau Cadwraeth Cynefinoedd a Rhywogaethau 2010 oherwydd y potensial y byddai'r datblygiad yn ei gael ar un o 5 nodwedd Safle Cadwraeth Arbennig (SAC) Afon Gwyrfa a Llyn Cwellyn. Canfuwyd na fyddai'r datblygiad yn debygol o gael effaith ar nodweddion y safle cadwraeth pwysig yma. Yn ogystal mae asesiad llawn wedi ei wneud o'r datganiadau ecolegol/amgylcheddol perthnasol a gyflwynwyd mewn perthynas a rhywogaethau wedi eu gwarchod, ecoleg, Safle o Ddiddordeb Gwyddonol Arbennig Llyn Padarn ayyb. Mae'r wybodaeth yma a'r wybodaeth diwygiedig a dderbyniwyd ar gais Cyngor Cefngwlad Cymru/Cyfoeth Naturiol Cymru, wedi ei gadarnhau fel yn dderbyniol a gosodir cyfres o amodau caeth gan gynnwys "Construction Environmental Management Plan" i'w gytuno arno er fodd yr awdurdod lleol, mewn ymgynghoriad â CNC. Ystyrir felly fod y datblygiad yn dderbyniol ag yn bodloni gofynion polisiau A1, A3, B15, B16, B17, B20.
- Mae cynnwys amodau perthnasol a'r angen am ganiatadau pellach yn unol a rheoliadau perthnasol cysylltiol megis gofynion yr uned briffyrdd, uned gwarchod y cyhoedd, adeiladu cynaliadwy ayyb yn golygu y ceir rheolaeth pellach dros agweddau gyda'r potensial i amharu neu greu niwsans ar fwynderau cyffredinol a phreswyl lleol gan gynnwys hawliau tramwy, symudiadau a'r rhwydwaith ffyrdd lleol, sŵn ayyb. Trwy gytuno ar fesuriadau a manylion gwaith a monitro yr hyn a wneir, mae'n bosib bodloni gofynion polisiau C7, C29, CH22, CH25, CH29, CH30, CH33, CH36.
- Mae'r datblygiad arfaethedig yn gwneud defnydd priodol o ffurf naturiol a phresennol y safle.
- Mae'r math yma o ddatblygiad angen amgylchiadau a lleoliad penodol, mae daeareg addas ffurfiant llechi Llanberis er enghraifft yn angenrheidiol ag yn briodol ar gyfer y datblygiad.

- Datgelir trwy amod ffurfiol, rhaglen gwaith bwriedig gan gynnwys yn benodol, cyfnod a manylion datblygu cam wrth gam. Trwy gytuno ar fanylion fel yma, rheolir y datblygiad er mwyn sicrhau fod mwynderau trigolion lleol yn cael eu gwarchod.

7. Argymhelliad:

- 7.1 Dirprwyo'r hawl i'r Uwch Reolwr Cynllunio i ganiatáu'r cais yn ddarostyngedig i gytuno ar amodau a chytundeb ynglŷn â threfniadau'r gronfa gymunedol gan gynnwys maint y cyfraniadau tebygol.

Amodau:

1. Amser
2. Cydymffurfio gyda cynlluniau
3. Manylion deunyddiau a chynlluniau manwl strwythurau
4. Archaeoleg
5. Materion Priffyrdd
6. Amodau Cyfoeth Naturiol Cymru (o safbwynt materion ecolegol ac o safbwynt diogelu'r amgylchedd)
7. Materion Bio-amrywiaeth
8. Materion Coed
9. Amodau Dŵr Cymru
13. Materion Gwarchod y Cyhoedd
14. Hawliau Tramwy
15. Tirlunio