

Location Plan
1:500 @ A1



2021 Google Overlay
1:1250 @ A1

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This product contains data surveyed at one or more of the following scales: 1/1250, 1/2500 & 1/10000.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Heights are given in metres above datum.

The alignment of tunnels is approximate.



Existing Site Photo 1



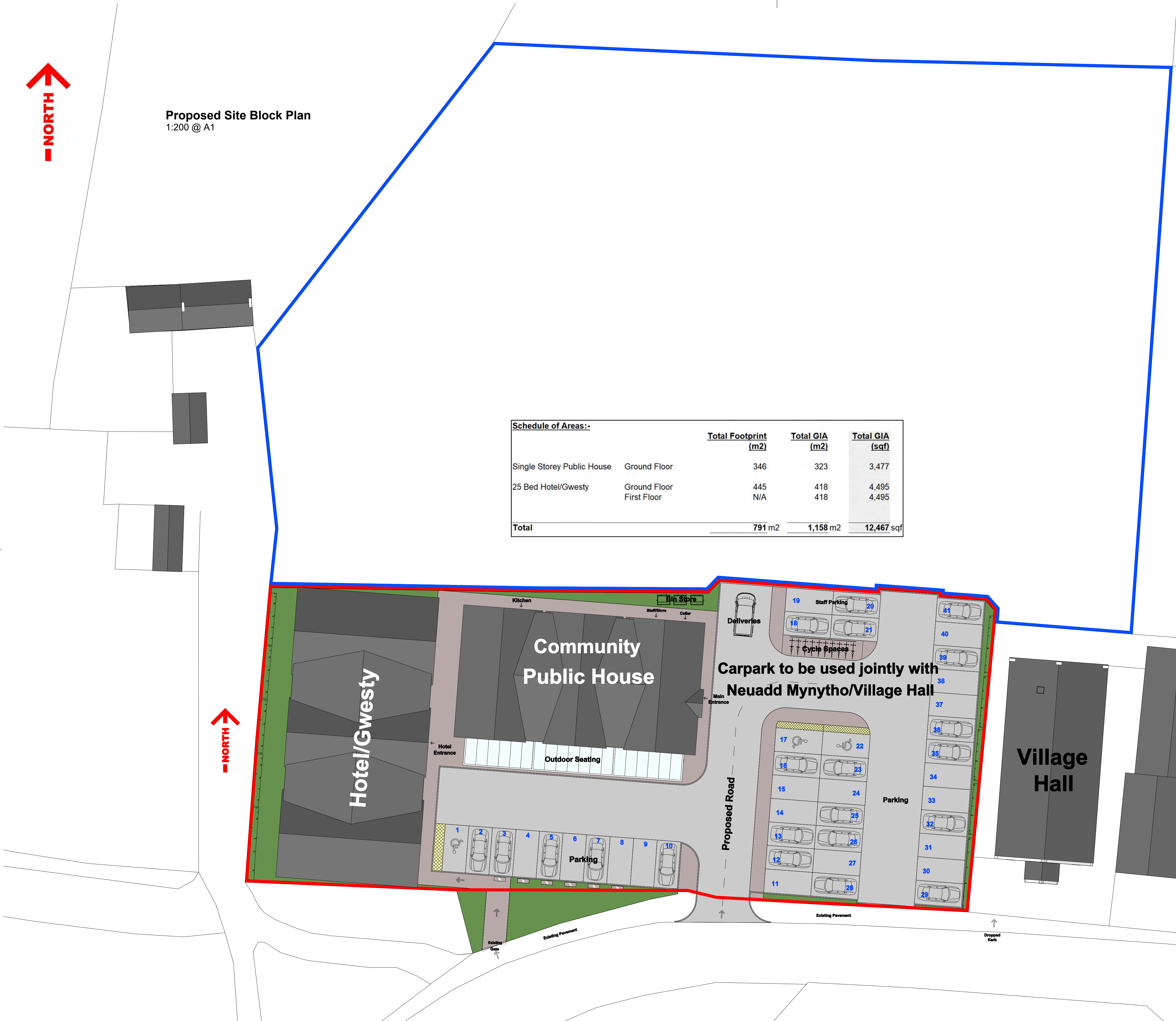
PLANNING APPLICATION DRAWING



**THE REDEVELOPMENT OF BROWNFIELD LAND TO CREATE A NEW HOTEL, COMMUNITY PUBLIC HOUSE & SHARED COMMUNITY PARKING FOR THE VILLAGE HALL.
LAND AT MURMUR Y MOR & MYNYTHO GARAGE, PWLLHELI LL53 7RH
EXISTING SITE & LOCATION PLANS**

DRAWING TITLE:	EXISTING SITE & LOCATION PLANS	DATE:	12/09/2023
CLIENT:	OSBORNE HOUSE LTD	SCALE:	AS SHOWN @ A1
PROJECT:	PROPOSED DEVELOPMENT LAND AT MURMUR Y MOR & MYNYTHO GARAGE, PWLLHELI LL53 7RH	FILE NAME:	PLANNING02
DRAWING NO:	827.1OBH200/01	DRAWN BY:	RAJ
		REV:	-

Proposed Site Block Plan
1:200 @ A1



Schedule of Areas:-		Total Footprint (m2)	Total GIA (m2)	Total GIA (sqf)
Single Storey Public House	Ground Floor	346	323	3,477
25 Bed Hotel/Gwesty	Ground Floor	445	418	4,495
	First Floor	N/A	418	4,495
Total		791 m2	1,158 m2	12,467 sqf

Summary of the Revised Proposal

Following the previous proposal, now withdrawn (application C23/0089/39/AM) submitted in February 2023, and in response to comments from the Local Community/Town Council, Statutory Consultees and Planning Officer; this revised proposal has been amended as follows:-

Revised Description:- Demolition of the existing residential dwelling and commercial garage along with all associated ancillary buildings, the construction of a single-storey public house and a two-storey 25 bed hotel, the creation of parking areas for joint use with the Village Hall/Neuadd Mynytho, and improvements to the existing vehicular access.

Now omitted from the previous proposal:-

- The 16 self-serviced Holiday Accommodation on the greenfield land to the rear of the site removed.
- The 5 two-storey Local Market Houses on the field removed.

This revised application:- in summary, is to re-develop this existing residential and commercial site and create a new mixed use development that includes:-

- a single-storey Public House,
- a two-storey 25 Bed Hotel,
- shared parking area for the Village Hall/Neuadd Mynytho.

The proposal will also include:-

- an upgraded vehicular access to the existing site,
- cycle spaces for the public and staff,
- green infrastructure & permeable paving to minimize the environmental impacts,
- electric vehicle charging points,
- a reduction in scale, form/pattern and re-designed to reduce the massing,
- a less intrusive and intense design to reduce the impact of the development,
- retention of the rural break between the buildings & the Village Hall not consolidating development and retaining the visual separation,
- the use of local materials,
- less road/tarmac surfaced areas,
- a sustainable surface water drainage system (SUDs),
- foul drainage discharging into either the mains sewerage system or private sewage treatment,
- social and economic benefits,
- all new buildings located within the existing boundary of the existing dwelling and commercial garage, on Previously Developed/Brownfield Land.

This is an outline application with some reserved matters and permission for appearance, landscaping, layout and scale is not sought. Further details subject to the usual application for reserved matters resolving any conditions will be submitted should this revised outline application be successful.

- Plans illustrating the proposal along with the minimum and maximum heights have been provided.
- The site includes approximately 0.16h (16,716 sqf) of Previously Developed Land/Brownfield Land, which incorporates an existing residential dwelling, commercial buildings, various existing accesses and areas of hard standings.
- Development on the greenfield land located to the north has been omitted.
- The site is outside the Llŷn Area of Outstanding Natural Beauty designation.
- The site is outside the Foel Gron a Thir Comin Mynytho Site of Special Scientific Interest (SSSI).

Neuadd Mynytho



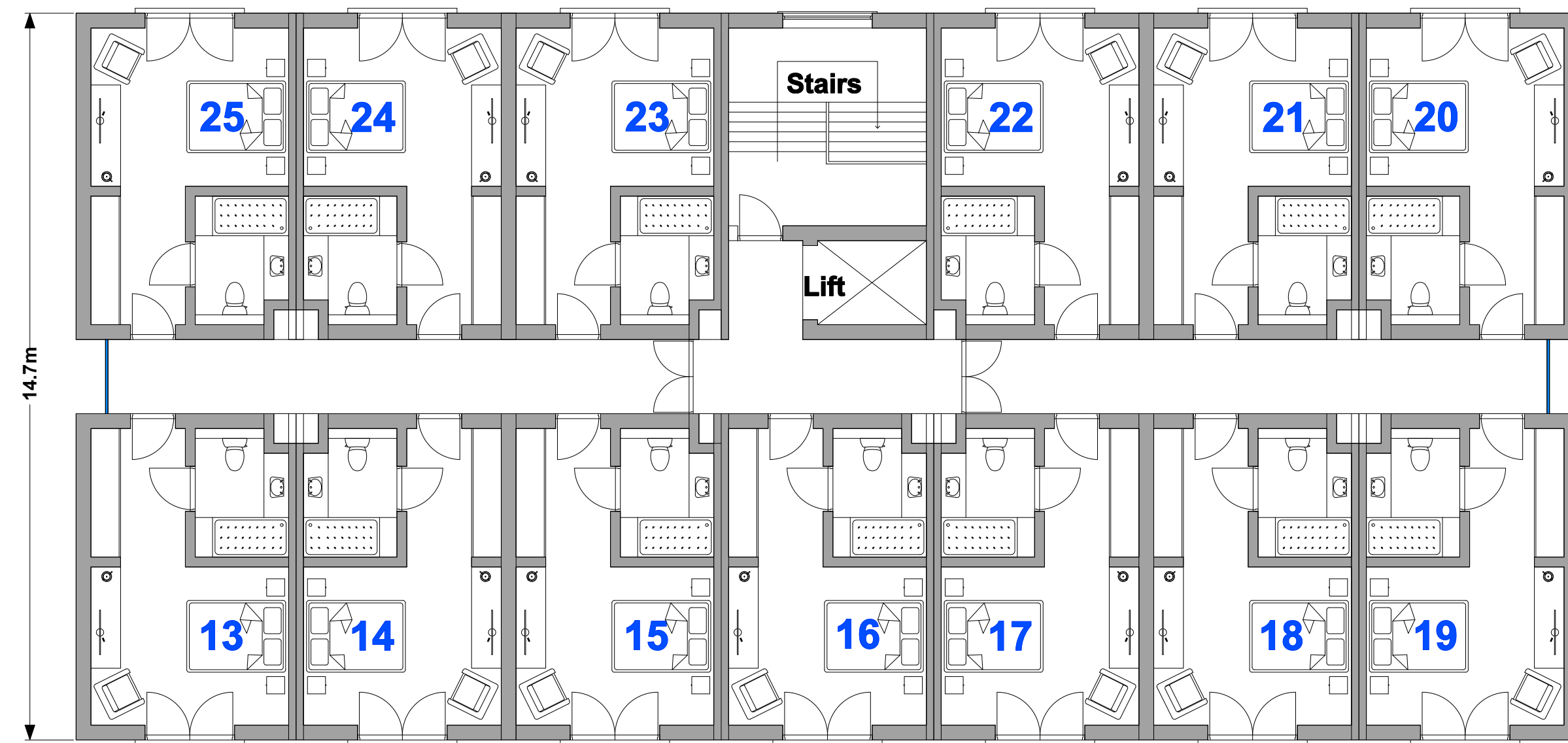
PLANNING APPLICATION DRAWING



THE REDEVELOPMENT OF BROWNFIELD LAND TO CREATE A NEW HOTEL, COMMUNITY PUBLIC HOUSE & SHARED COMMUNITY PARKING FOR THE VILLAGE HALL. LAND AT MURMUR Y MOR & MYNYTHO GARAGE, PWLLHELI LL53 7RH
PROPOSED OUTLINE SITE BLOCK PLAN

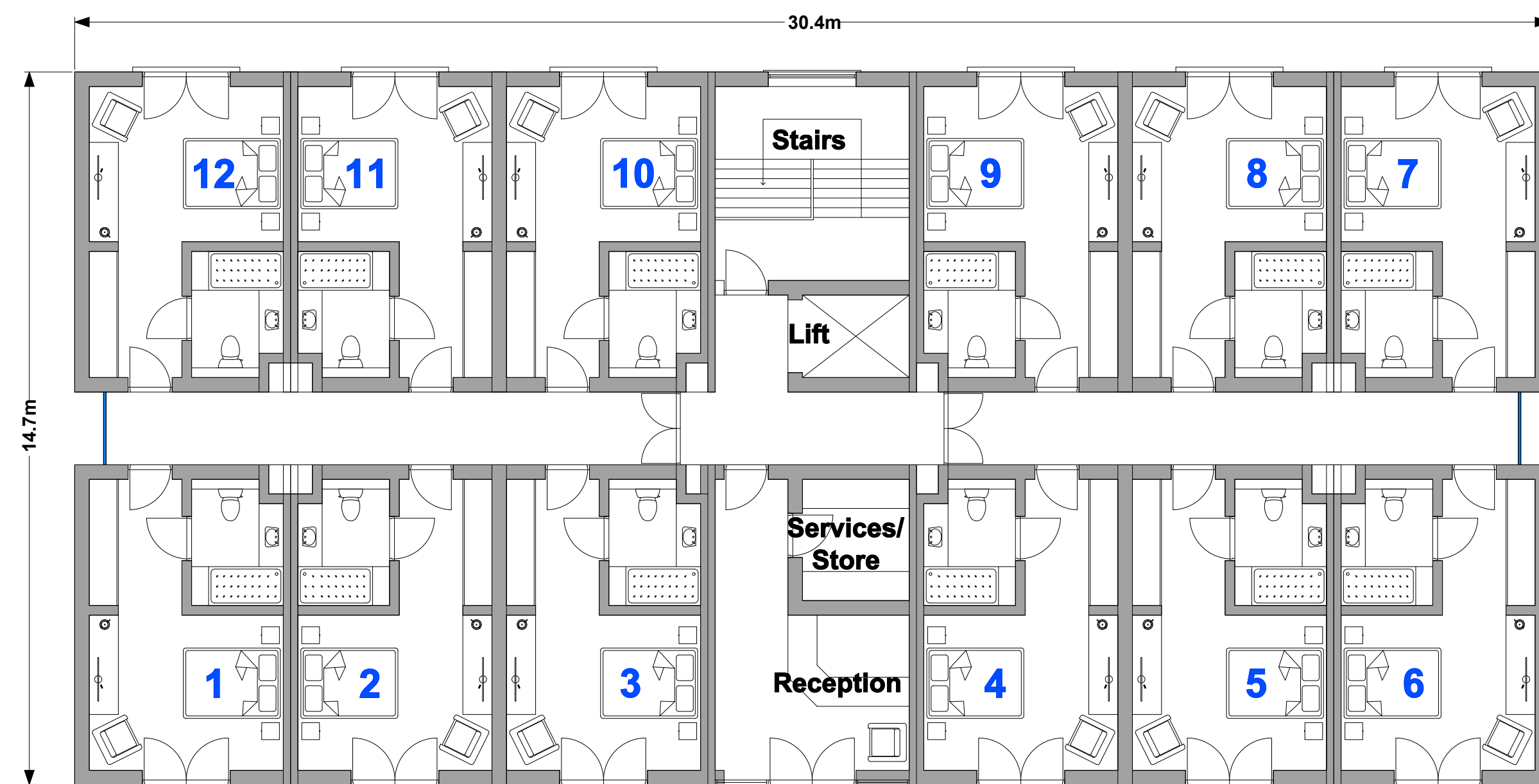
DRAWING TITLE: PROPOSED OUTLINE SITE BLOCK PLAN	DATE: 12/09/2023
CLIENT: OSBORNE HOUSE LTD	SCALE: AS SHOWN @ A1
PROJECT: PROPOSED DEVELOPMENT LAND AT MURMUR Y MOR & MYNYTHO GARAGE, PWLLHELI LL53 7RH	FILE NAME: PLANNING02
DRAWING NO: 827.1OBH200/03	DRAWN BY: RAJ
	REV: -

Proposed Hotel/Gwesty Floor Plans
1:100 @ A1



Proposed 1st Floor Plan

First Floor GIA 418m² (4,495 sqf)



Proposed Ground Floor Plan

Ground Floor GIA 418m² (4,495 sqf)
Total GIA = 836m² (8,990 sqf)

Footprint = 445m² (4,790 sqf)

Typical Double Bedroom GIA 24m² (258 sqf)



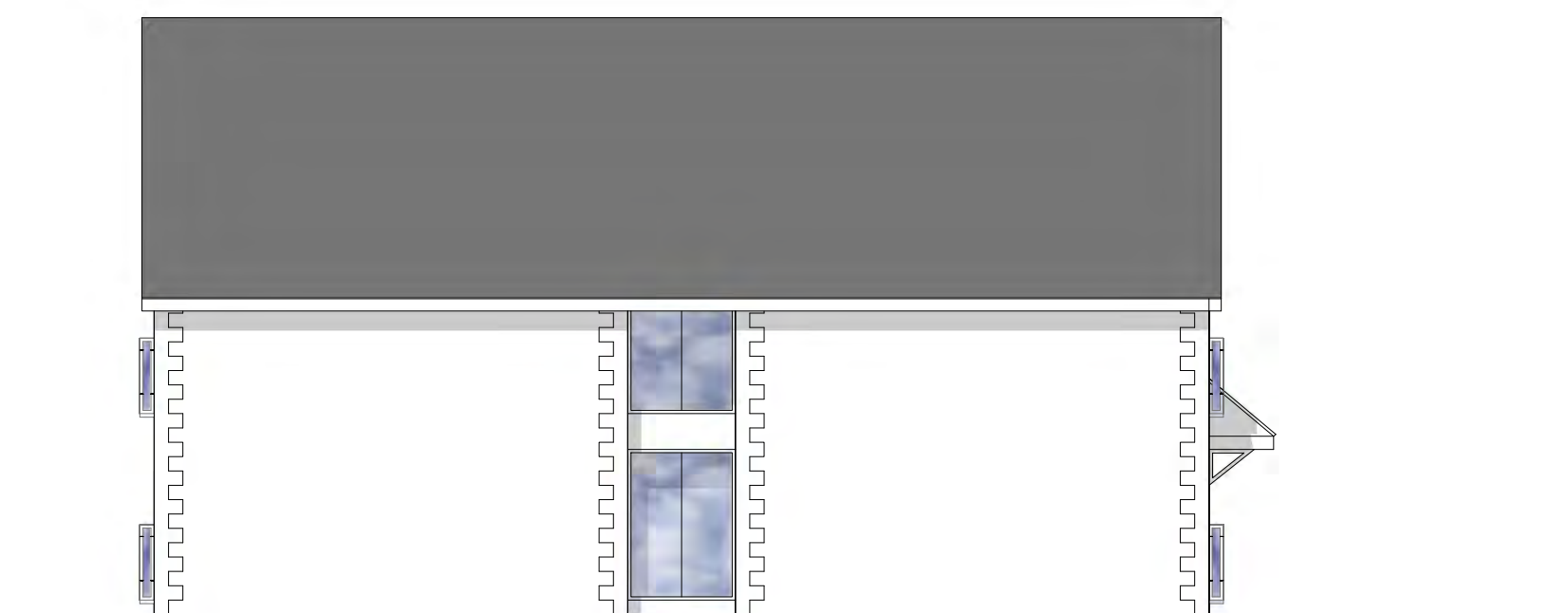
3D Perspective



Proposed Hotel/Gwesty Front Elevation
1:100 @ A1



Proposed Hotel/Gwesty Rear Elevation
1:100 @ A1



Proposed Hotel/Gwesty Side Elevation 1
1:100 @ A1



Proposed Hotel/Gwesty Side Elevation 2
1:100 @ A1

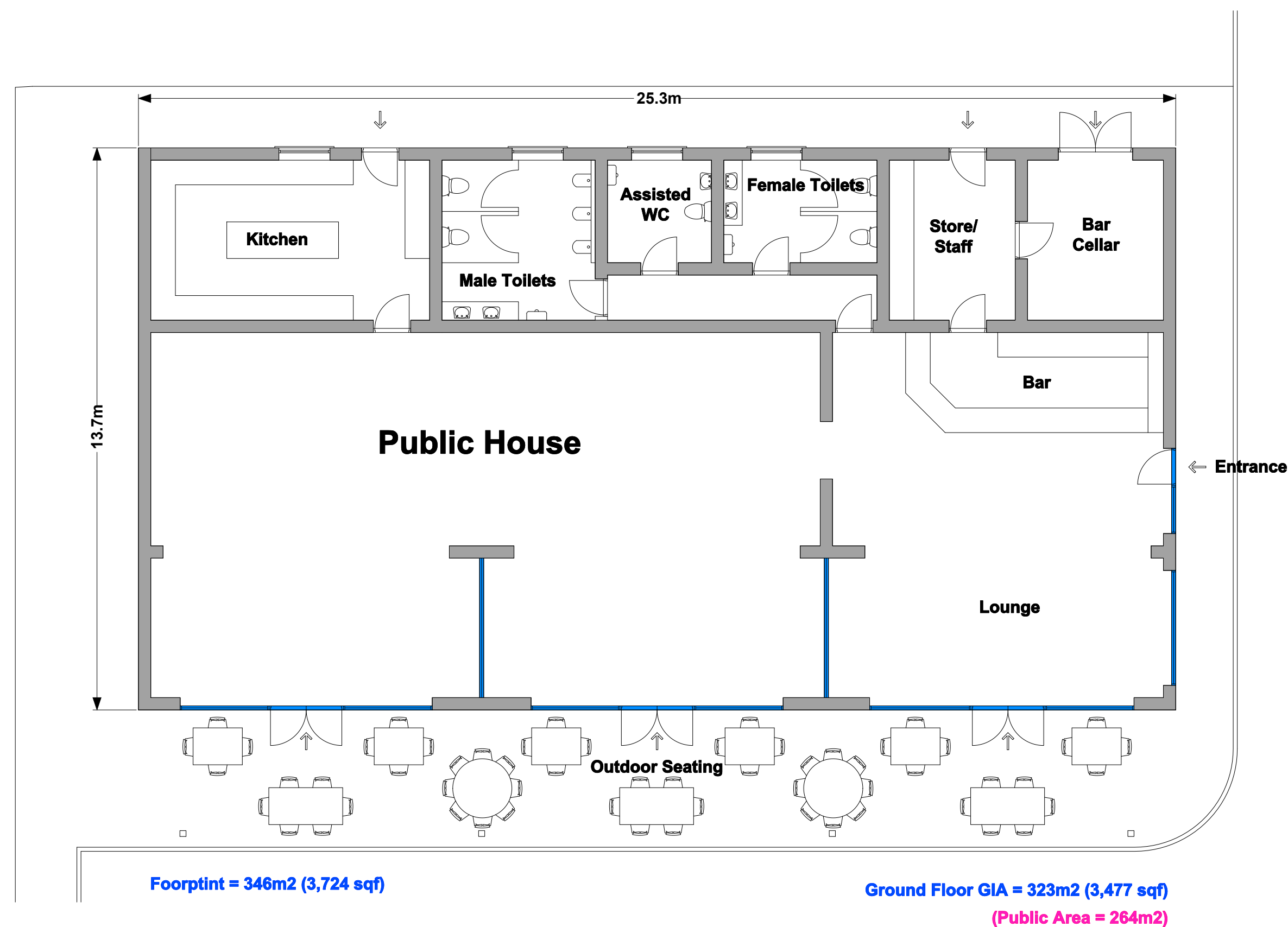


PLANNING APPLICATION DRAWING



**THE REDEVELOPMENT OF BROWNFIELD LAND TO CREATE A NEW HOTEL, COMMUNITY PUBLIC HOUSE & SHARED COMMUNITY PARKING FOR THE VILLAGE HALL.
LAND AT MURMUR Y MOR & MYNYTHO GARAGE, PWLLHELI LL53 7RH
OUTLINE HOTEL/GWESTY GENERAL ARRANGEMENTS**

DRAWING TITLE:	OUTLINE HOTEL/GWESTY GENERAL ARRANGEMENTS	DATE:	12/09/2023
CLIENT:	OSBORNE HOUSE LTD	SCALE:	AS SHOWN @ A1
PROJECT:	PROPOSED DEVELOPMENT LAND AT MURMUR Y MOR & MYNYTHO GARAGE, PWLLHELI LL53 7RH	FILE NAME:	PLANNING02
DRAWING NO:	827.1OBH200/04	DRAWN BY:	RAJ
		REV:	-



Proposed Single Storey Public House Floor Plan
1:100 @ A1

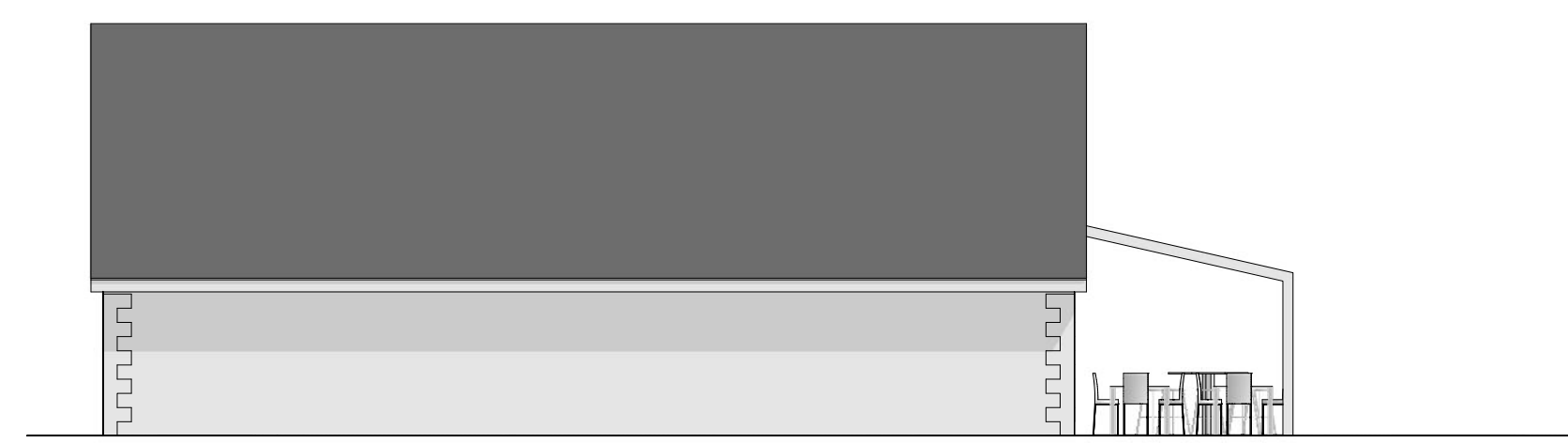
Proposed Single Storey Public House Front Elevation
1:100 @ A1



Proposed Single Storey Public House Rear Elevation
1:100 @ A1



Proposed Single Storey Public House Side Elevation 1
1:100 @ A1



Proposed Single Storey Public House Side Elevation 2
1:100 @ A1



PLANNING APPLICATION DRAWING



DRAWING TITLE:	OUTLINE COMMUNITY PUBLIC HOUSE GENERAL ARRANGEMENTS	DATE:	12/09/2023
CLIENT:	OSBORNE HOUSE LTD	SCALE:	AS SHOWN @ A1
PROJECT:	PROPOSED DEVELOPMENT LAND AT MURMUR Y MOR & MYNYTHO GARAGE, PWLLHELI LL53 7RH	FILE NAME:	PLANNING02
DRAWING NO:	827.1OBH200105	DRAWN BY:	RAJ
		REV:	-

Planning Policy Summary

Relevant Policies:
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 made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.

The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act and 'Sustainable Development Principle'.

Anglesey and Gwynedd Joint Local Development Plan 2011-2026, adopted 31 July 2017:
PS 1: The Welsh Language and Culture
ISA 2: Community facilities
TRA 2: Parking standards
TRA 4: Managing transport impacts
PS 5: Sustainable development
PS 6: Alleviating and adapting to the effects of climate change
PCYFF 1: Development Boundaries
PCYFF 2: Development Criteria
PCYFF 3: Design and place shaping
PCYFF 4: Design and landscaping
PS 13: Providing opportunities for a prosperous economy
PS 14: The visitors' economy
PS 15: Town centre and retail developments
MAN 6: Retailing in the countryside
PS 17: Settlement strategy
PS 19: Conserving and where appropriate enhancing the natural environment
AMG 2: Special landscape areas
AMG 5: Local biodiversity conservation
AMG 6: Protection sites of local or regional significance
PS 20: Preserving and where appropriate enhancing heritage assets
AT 1: Conservation areas, world heritage sites and registered historic landscapes, parks and gardens

Supplementary Planning Guidance (SPG):
SPG: Maintaining and creating distinctive and sustainable communities
SPG: Tourist facilities and accommodation
SPG: Character of the landscape
SPG: Wildlife sites

National Policies:
Future Wales: The National Plan 2040
Planning Policy Wales (Edition 11 - February 2021)
Technical Advice Note (TAN) 4: Retail and Commercial Developments
TAN 5: Planning and nature conservation
TAN 6: Planning for sustainable rural communities
TAN 13: Tourism
TAN 18: Transport
TAN 20: Planning and the Welsh Language
TAN 23: Economic development
TAN 24: The historic environment

Anglesey and Gwynedd Joint Local Development Plan 2011 - 2026
Written Statement
31 July 2017

CYNGOR SIR YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

CYNGOR GWYNEDD
COUNCIL

6.3 Managing Growth and Development - Economy and Regeneration

- The scale, type and character of the proposed development is appropriate for its urban/rural setting;
- The proposed development is of high quality in terms of design, layout and appearance;
- The proposed development will support and extend the range of facilities within the Plan area;
- The proposal is supported by evidence to demonstrate that there would be local employment opportunities.

Where appropriate, the development can be accessed by various modes of transport, especially sustainable modes of transport, such as walking, cycling and public transport.

Explanation:

6.3.59 In order to sustain a prosperous tourism industry that provides employment opportunities for local communities, it is essential to extend the variety and standard of visitor attractions and facilities. New attractions and facilities can help in securing employment and generate income. The developments can also increase the range of facilities open to local people.

6.3.60 The natural and built environments are key factors in attracting tourists into the Plan area, however new tourism developments can have a negative impact upon the local environment and communities if they are insensitively developed or inappropriately located.

6.3.61 This policy aims to encourage the development of high quality sustainable tourism attractions and facilities in the right place. New attractions and facilities should be located, where possible, within development boundaries where visitors can access a range of services by a choice of travel modes.

6.3.62 The policy also recognises that in exceptional circumstances some attractions and facilities require an open countryside, non-urban location which could be acceptable where they result in an all year round tourism facility and rural employment gain. This type of development would be, for example, those connected with features of the natural or historic environment or outdoor activity such as, visitor or interpretation centres or development associated with outdoor activities. However, development should not be at the expense of the local environment or community interests. Outside of the development boundaries proposals should first look at re-using or extending existing buildings in order to protect the countryside from inappropriate development. However, new build attractions could be permitted in certain areas of the countryside if it can be demonstrated there are no sequentially preferable sites and buildings. All proposals outside existing settlements will need to establish why a rural location is necessary.

POLICY TWR 2: HOLIDAY ACCOMMODATION

Proposals for:

- The development of new permanent serviced or self-serviced holiday accommodation, or
- The conversion of existing buildings into such accommodation, or
- Extending existing holiday accommodation establishments,

will be permitted, provided they are of a high quality in terms of design, layout and appearance and that all the following criteria can be met:

Anglesey and Gwynedd Joint Local Development Plan (31 July 2017) 103

6.3 Managing Growth and Development - Economy and Regeneration

- In the case of new build accommodation, that the development is located within a development boundary, or makes use of a suitable previously developed site;
- That the proposed development is appropriate in scale considering the site, location and/or settlement in question;
- That the proposal will not result in a loss of permanent housing stock;
- That the development is not sited within a primary residential area or does not significantly harm the residential character of an area;
- That the development does not lead to an over-concentration of such accommodation within the area.

Explanation:

6.3.63 This policy is not relevant to proposals to establish new static holiday and touring caravans, holiday chalets or alternative luxury camping sites. Such proposals will be considered under policies TWR 3 and TWR 5 of this Plan.

6.3.64 In terms of serviced accommodation, this policy applies to a variety of different types from large high quality hotels to small bed and breakfast accommodation. Quality hotels and other serviced accommodation can potentially bring significant economic benefits to the Plan area and broaden the range of holiday accommodation available to visitors. It is widely recognized that the Plan area lacks an adequate range of such accommodation. The aim of this policy is to support the principle of expanding the range and improving the quantity and quality of serviced accommodation. In line with Policy PS 14 it is also important that the loss of hotels is resisted.

6.3.65 Evidence about occupancy rates suggests that good quality self-serviced accommodation continues to be a popular choice for visitors. Policy PS 14 and Policy TWR 2 recognises that managing the wide range of high quality self-serviced accommodation is essential in providing visitors with choice. The policy therefore aims to support the principle of providing high quality self-serviced holiday accommodation in sustainable locations which presents such a choice.

6.3.66 Where planning permission is given for self-serviced accommodation, a condition will be attached to ensure that the building will only be used as holiday accommodation and that it cannot be used for permanent occupation. 'New build' self-serviced accommodation will not be permitted in the open countryside to protect the area from private holiday homes being built across the Plan Area.

6.3.67 Historically national planning guidance and local planning policy (particularly within the Gwynedd Local Planning Authority area) has given priority to the conversion of existing buildings in the countryside for economic use. This means that within some areas there is an abundance of buildings that have been converted to self-serviced accommodation. Therefore, there is concern about oversupply of self-serviced accommodation in some parts of the Plan area. This could mean that providers and operators may not receive the anticipated return in income from what may be a significant investment. Clearly it is not the intention of national guidance or the Council for this policy to lead to an over-concentration of this type of holiday accommodation within a particular location, which could result in businesses failing. Applicants will be required to submit a detailed business plan, which demonstrates the robustness of the proposed scheme. This would enable the Council to assess whether the scheme has a realistic chance of being viable, is not speculative in nature, and would help to make sure that there is no loophole to allow the redevelopment of existing buildings in the countryside for holiday use, and then allow them to convert to residential use if shown to be unviable in holiday use. Supplementary Planning Guidance will be published to provide more information about the matter.

Anglesey and Gwynedd Joint Local Development Plan (31 July 2017) 104

6.1 Managing Growth and Development - Safe, Healthy, Distinctive and Vibrant Communities

POLICY ISA 2: COMMUNITY FACILITIES

The Plan will help sustain and enhance community facilities by:

- Granting the development of new community facilities, provided that:
 - they are located within or adjoining development boundaries or they are located outside development boundaries but within clusters where the proposal will provide an essential facility to support the local community;
 - in the case of new buildings, that the local community's needs cannot be satisfied through the dual use of existing facilities or the conversion of existing buildings; where the proposal is for a facility being relocated, it can be demonstrated that the existing site is no longer suitable for that use;
 - the proposal is of an appropriate scale and type compared to the size, character and function of the settlement;
 - the proposal is easily accessible by foot, cycle and public transport.

The provision of new or enhanced multi-use community facilities, including the co-location of healthcare, school, library and leisure facilities in accessible locations will be encouraged.

- Resisting the loss or change of use of an existing community facility unless:
 - a suitable replacement facility can be provided by the developer either on or off site, and within easy and convenient access by means other than the car, or
 - it can be demonstrated that the facility is inappropriate or surplus to requirements, or
 - in the case of a commercially operated facility:
 - there is evidence that the current use has ceased to be financially viable, and
 - that it could not reasonably be expected to become financially viable and
 - no other suitable community use can be established, and
 - there is evidence of genuine attempts to market the facility, which have been unsuccessful.

Explanation:

6.1.19 Policy ISA 2 aims to protect existing community facilities and encourage the development of new facilities where appropriate. Local leisure and community facilities are important to the health, social, educational, linguistic and cultural needs of the Plan Area, as well as its economic well-being. For the purposes of this policy, community facilities are defined as facilities used by local communities for health, leisure, social and educational purposes and include schools, libraries, leisure centres health care provision, theatres, village halls, cemeteries, places of worship, public houses, and any other facility that fulfils a role of serving the community.

6.1.20 Where a new facility is proposed outside a settlement, it must be demonstrated that the proposed location is the best available and is accessible to the local community. Extensions to existing community facilities which are not within or well-related to a settlement will be granted where it can be demonstrated that the facility is well located to meet the needs of the community it is to serve.

Anglesey and Gwynedd Joint Local Development Plan (31 July 2017) 46

...making use of a previously developed site, ...helping to sustain and enhance an existing community facility

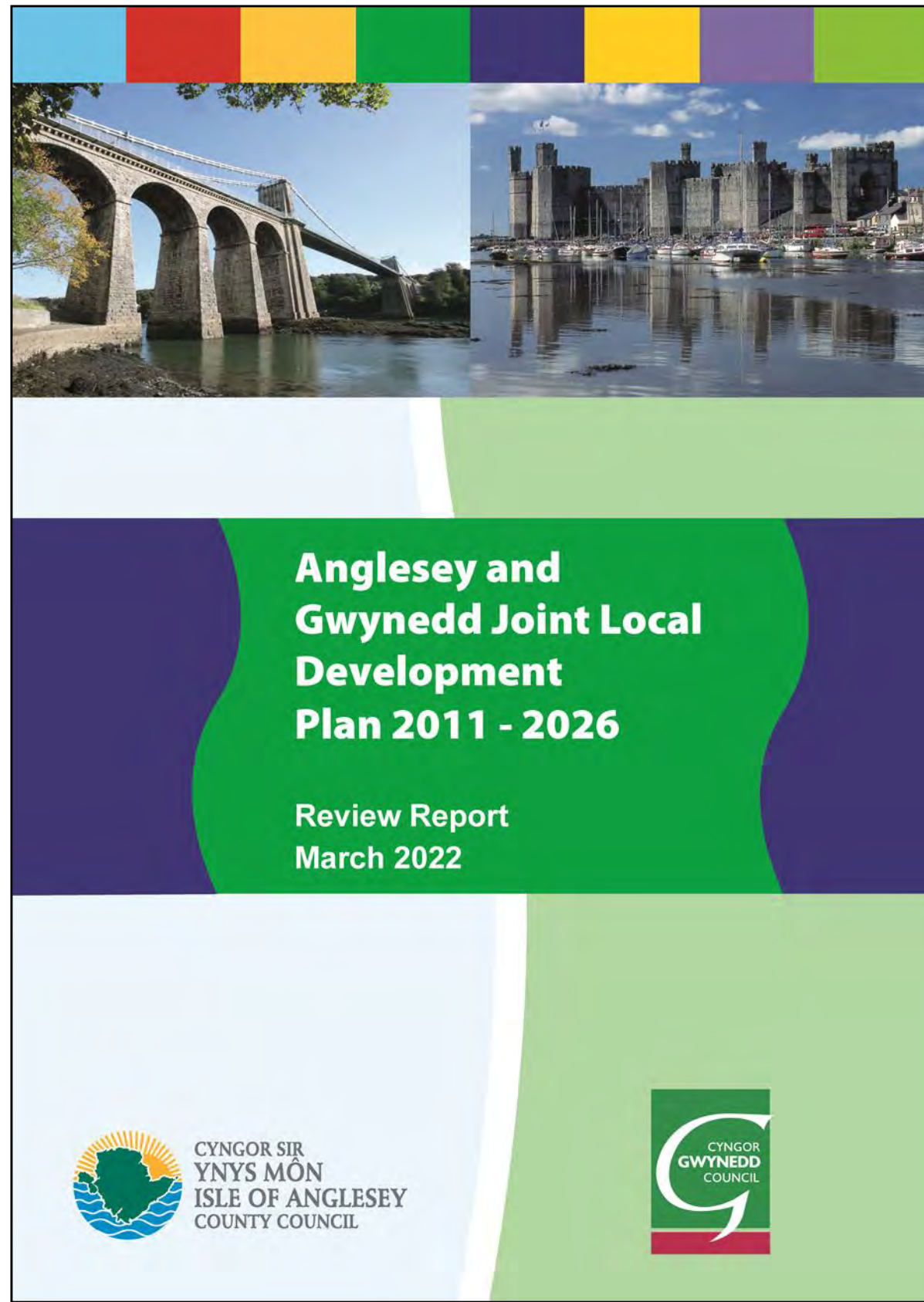


PLANNING APPLICATION DRAWING



THE REDEVELOPMENT OF BROWNFIELD LAND TO CREATE A NEW HOTEL, COMMUNITY PUBLIC HOUSE & SHARED COMMUNITY PARKING FOR THE VILLAGE HALL. LAND AT MURMUR Y MOR & MYNYTHO GARAGE, PWLLHELI LL53 7RH
3D SITE PERSPECTIVE 1

DRAWING TITLE:	3D SITE PERSPECTIVE 1	DATE:	12/09/2023
CLIENT:	OSBORNE HOUSE LTD	SCALE:	AS SHOWN @ A1
PROJECT:	PROPOSED DEVELOPMENT LAND AT MURMUR Y MOR & MYNYTHO GARAGE, PWLLHELI LL53 7RH	FILE NAME:	PLANNING02
DRAWING NO:	827.1OBH200106	DRAWN BY:	RAJ
		REV:	-



Wales. The Act also gives Welsh Ministers the task of setting targets to reduce greenhouse emissions and set carbon budgets. It introduces new powers to increase the amount of materials to be recycled, as well as improving the quality of materials to be recycled. The act also places a duty on Natural Resources Wales (NRW) to prepare a State of Natural Resources Report and Area Statements.

Well-being of Future Generations (Wales) Act 2015

2.6 Although the date of this Act is 2015, it came into force after the JLDP was submitted for examination (April 2016). The Well-being of Future Generations (Wales) Act received Royal Assent in April 2015 and came into force on 1 April 2016. The Act strengthens the current governance arrangements for improving the well-being of Wales by ensuring that sustainable development is at the heart of decision made by government and public bodies. It aims to make a difference to the lives of people in Wales in relation to a number of well-being goals including improving health, culture, heritage and the sustainable use of resources. The Act provides the legislative framework for the preparation of Local Well-being Plans, which replace Single Integrated Plans.

2.7 The act's seven well-being goals are as follows:

1. A prosperous Wales
2. A resilient Wales
3. A healthier Wales
4. A more equal Wales
5. A Wales of cohesive communities
6. A Wales of Vibrant Culture & Thriving Welsh Language
7. A globally responsible Wales

2.8 During the examination of the Joint LDP, the implications of the Act were addressed to ensure that the Plan reflected the aims contained in the Act.

Revisions to National Planning Policy guidance

National Plans and Policies

Future Wales: The National Plan 2040 (2021)

2.9 "Future Wales: The National Plan 2040" is the national development framework, setting the direction for development in Wales up to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including maintaining and developing a vibrant economy, achieving decarbonisation and climate resilience, developing strong ecosystems and improving the health and well-being of our communities.

4

2.10 The National Plan identifies four regions for the future development of policy in Wales - North Wales, Mid Wales, South West Wales and South East Wales. Each region must have a Strategic Development Plan (SDP) that recognises the strengths and challenges in that region, and also complements the plans and work taking place in other regions. This means that regions should work well together to deal with issues that are occurring across the regions and maximise the opportunities for growth. Broadly speaking, SDPs will be prepared in a similar way to Local Development Plans, but will not replace them. LDPs will continue to focus on local planning policies but may be more concise and more focused once the SDP has been adopted. Overall, the Plans (SDP and LDPs) are expected to be in line with the Future Wales Plan.

Planning Policy Wales Edition 11 (February 2021)

2.11 This document has significant implications for the planning system in Wales and identifies the planning system as one of the main mechanisms for creating sustainable places, and that the principles of place creation are a tool to achieve this through plan making and determining planning applications. Since the LDP was adopted in July 2017, the Welsh Government has published a revised version of Planning Policy Wales (Edition 10) in December 2018. The document has been re-drafted to ensure that the seven well-being goals and five ways of working of the Well-being of Future Generations Act 2015 are fully integrated into planning policy. It also ensures that the concept of creating space is at the heart of national planning policy. This change ensures that planning decisions take account of all aspects related to well-being and provide new development that is sustainable and caters for everyone's needs. A factual update of Planning Policy Wales was published in February 2021 (Edition 11) to align it with the publication of Future Wales and include wider legislative, policy and guidance updates since Edition 10 was published in December 2018.

2.12 In addition, the following new or revised Technical Advice Notes have been published as well as revoking some of them since the JLDP was adopted in July 2017.

Technical Advice Note (TAN 1): Joint Housing Land Availability Study (TAN1) (January 2015)

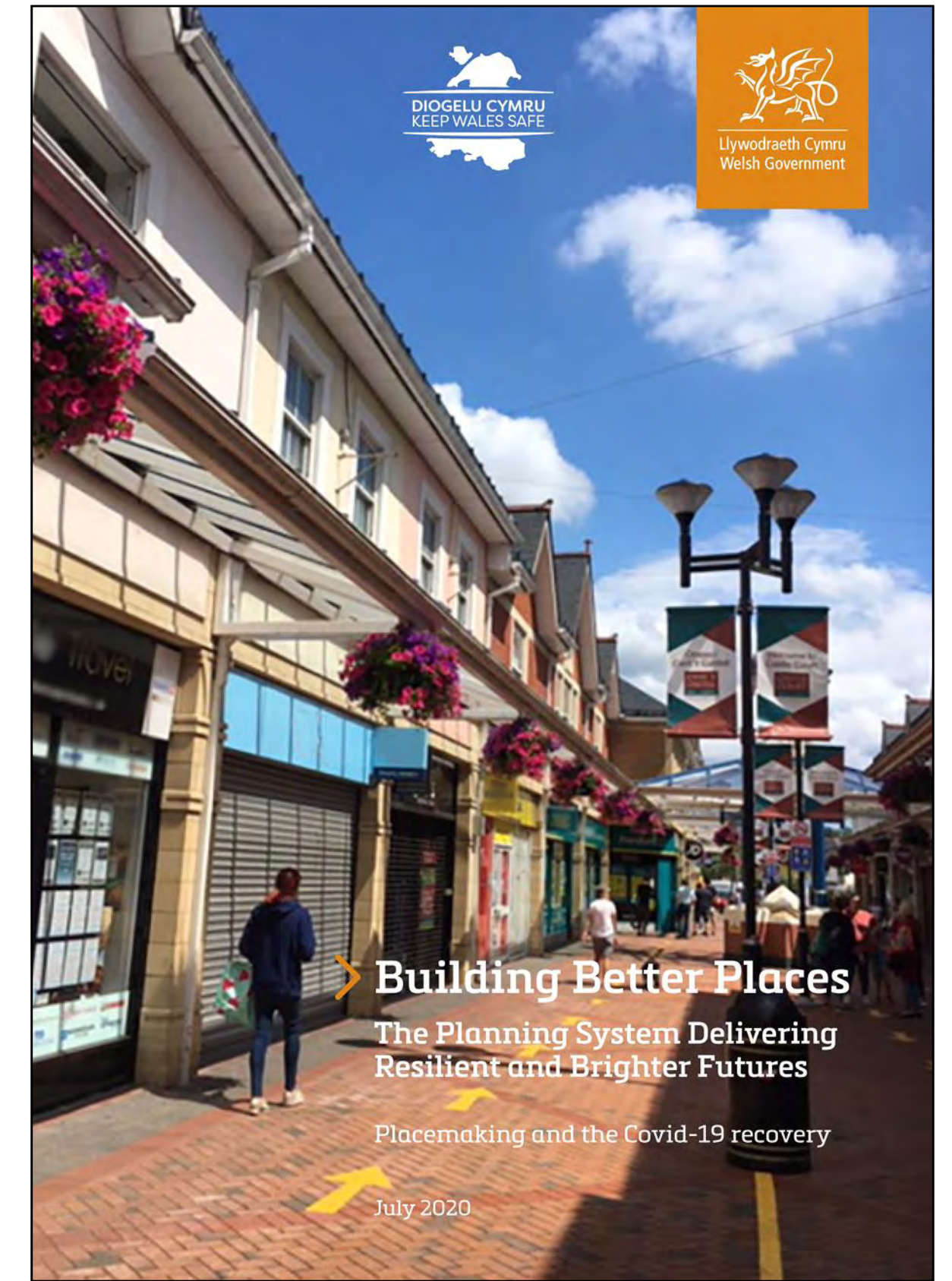
2.13 Technical Advice Note (TAN) 1 has been revoked in its entirety as a result of the policy change to PPW which now outlines that Local Planning Authorities are expected to use their housing trajectory as the basis for monitoring the process of delivering their housing requirement.

Technical Advice Note (TAN 8): Planning for Renewable Energy (July 2005)

2.14 Following the publication of Future Wales: The National Plan 2040 (2021) TAN 8 was revoked.

Technical Advice Note (TAN 15) Development, flooding and coastal erosion

5



...making use of a previously developed site, ...helping to sustain and enhance an existing community facility

3D Site Perspective 2
NTS



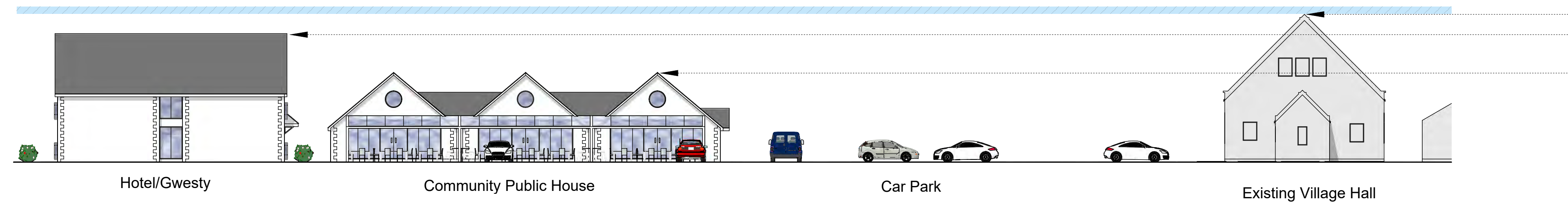
PLANNING APPLICATION DRAWING



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LAND AT MURMUR Y MOR & MYNYTHO GARAGE, PWLLHELI LL53 7RH
3D SITE PERSPECTIVE 2**

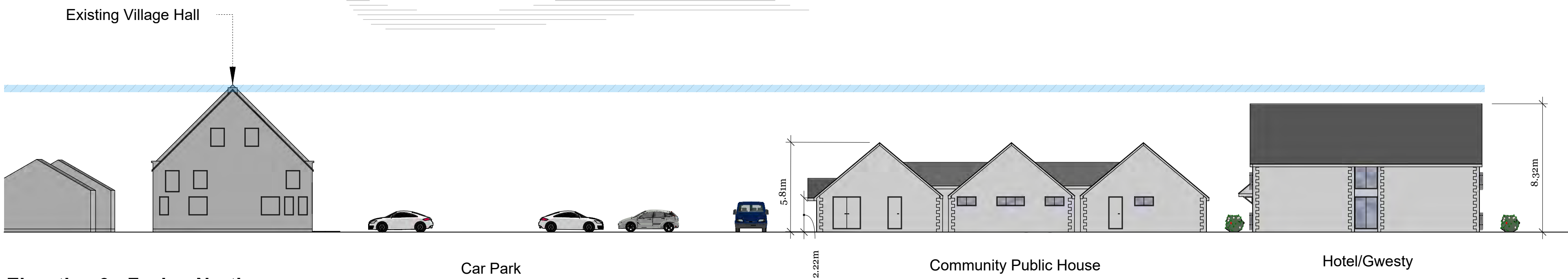
DRAWING TITLE: 3D SITE PERSPECTIVE 2	DATE: 12/09/2023
CLIENT: OSBORNE HOUSE LTD	SCALE: AS SHOWN @ A1
PROJECT: PROPOSED DEVELOPMENT LAND AT MURMUR Y MOR & MYNYTHO GARAGE, PWLLHELI LL53 7RH	FILE NAME: PLANNING02
DRAWING NO.: 827.1 OBH 200 07	DRAWN BY: RAJ
	REV: -

Elevation 1 - Facing South
1:200 @ A1 (Showing Dimensions)



Proposed Heights

	Upper	Lower
Existing Village Hall	8.32m	4.42m
Hotel/Gwesty	8.32m	4.42m
Community Public House	5.81m	2.22m



Elevation 3 - Facing North
1:200 @ A1

Planning Policy Considerations Statement

Policy ISA 2: Community Facilities (Public House and Shared Car Park)

This revised proposal is for a new Public House and car park which is to be also shared with the adjacent Village Hall, this will help sustain and enhance this existing community facility.

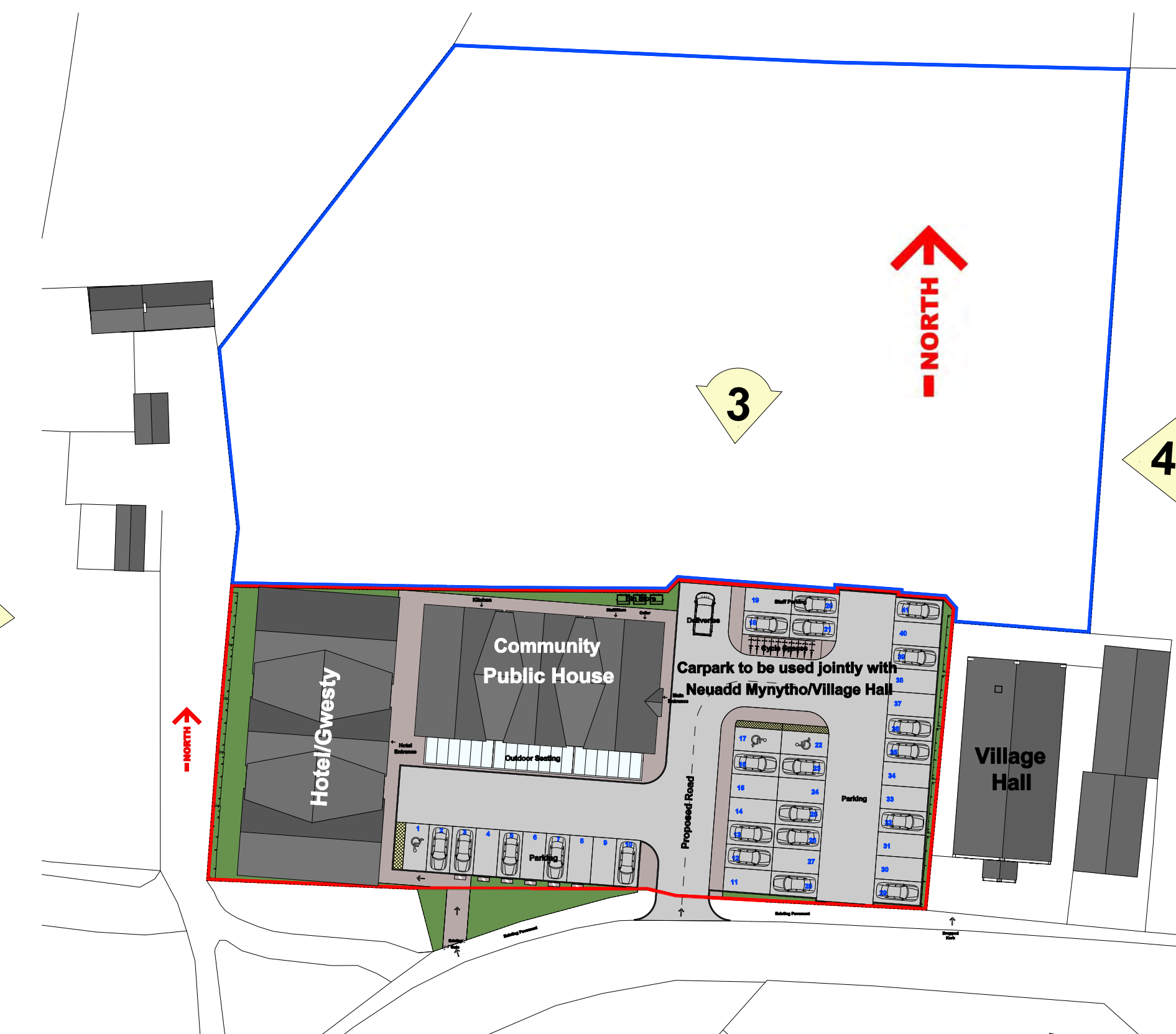
These proposed new facilities:-

- are adjacent to the development boundary,
- are located outside the development boundaries within a cluster,
- will provide an essential facility to support the local community,
- are of an appropriate scale and type compared to the size, character and function of the settlement,
- are easily accessible by foot, cycle and public transport,
- are new and enhanced multiuse,
- are in an accessible location along a busy road.

Policy TWR 2: Holiday Accommodation (Hotel)

This revised proposal is also for new permanent serviced holiday accommodation, which;

- is of a high quality design, layout and appearance,
- makes use of a suitable previously developed site;
- is appropriate in scale considering the site, location and settlement,
- will not result in a loss of permanent housing stock,
- is not sited within a primarily residential area,
- does not lead to an over-concentration of such accommodation within the area.



Site Elevation Key Plan
1:500 @ A1



Elevation 2 - Facing West
1:200 @ A1



Elevation 4 - Facing East
1:200 @ A1

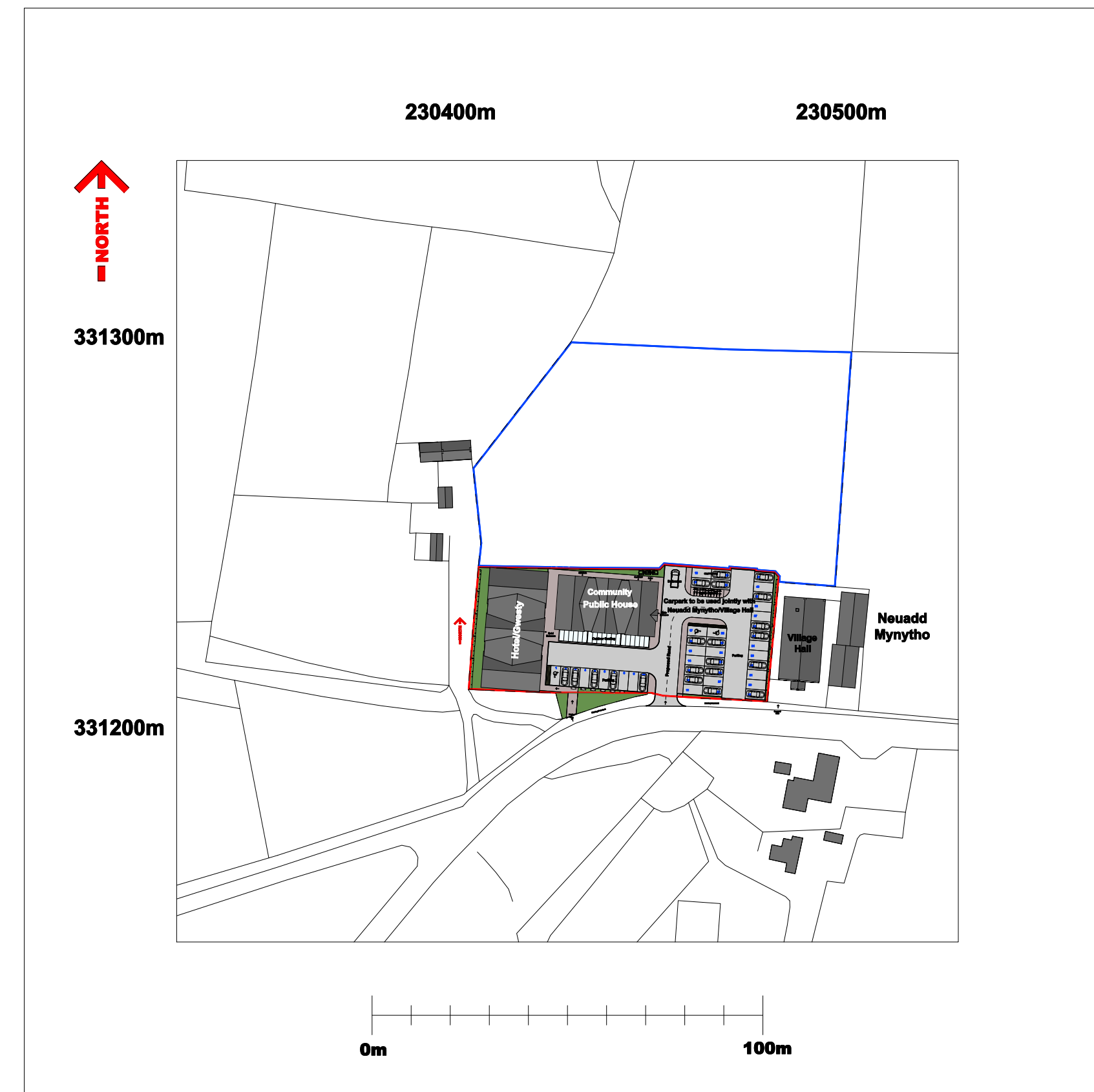
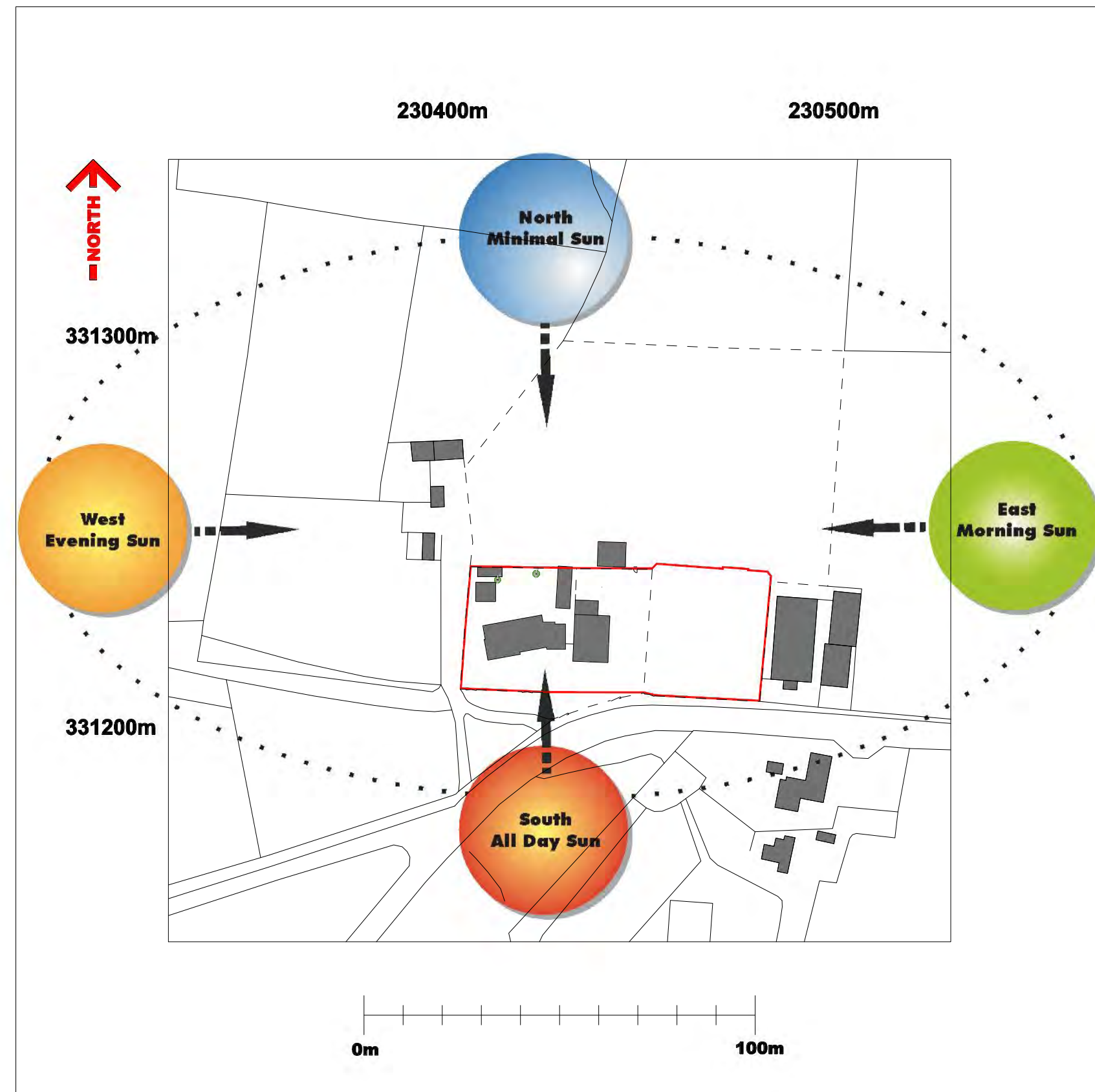


PLANNING APPLICATION DRAWING



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LAND AT MURMUR Y MOR & MYNYTHO GARAGE, PWLLHELI LL53 7RH
OUTLINE SCALE, LIMITS & KEY PLAN**

DRAWING TITLE:	OUTLINE SCALE, LIMITS & KEY PLAN	DATE:	12/09/2023
CLIENT:	OSBORNE HOUSE LTD	SCALE:	AS SHOWN @ A1
PROJECT:	PROPOSED DEVELOPMENT LAND AT MURMUR Y MOR & MYNYTHO GARAGE, PWLLHELI LL53 7RH	FILE NAME:	PLANNING02
DRAWING NO:	827.1OBH200108	DRAWN BY:	RAJ
		REV:	-

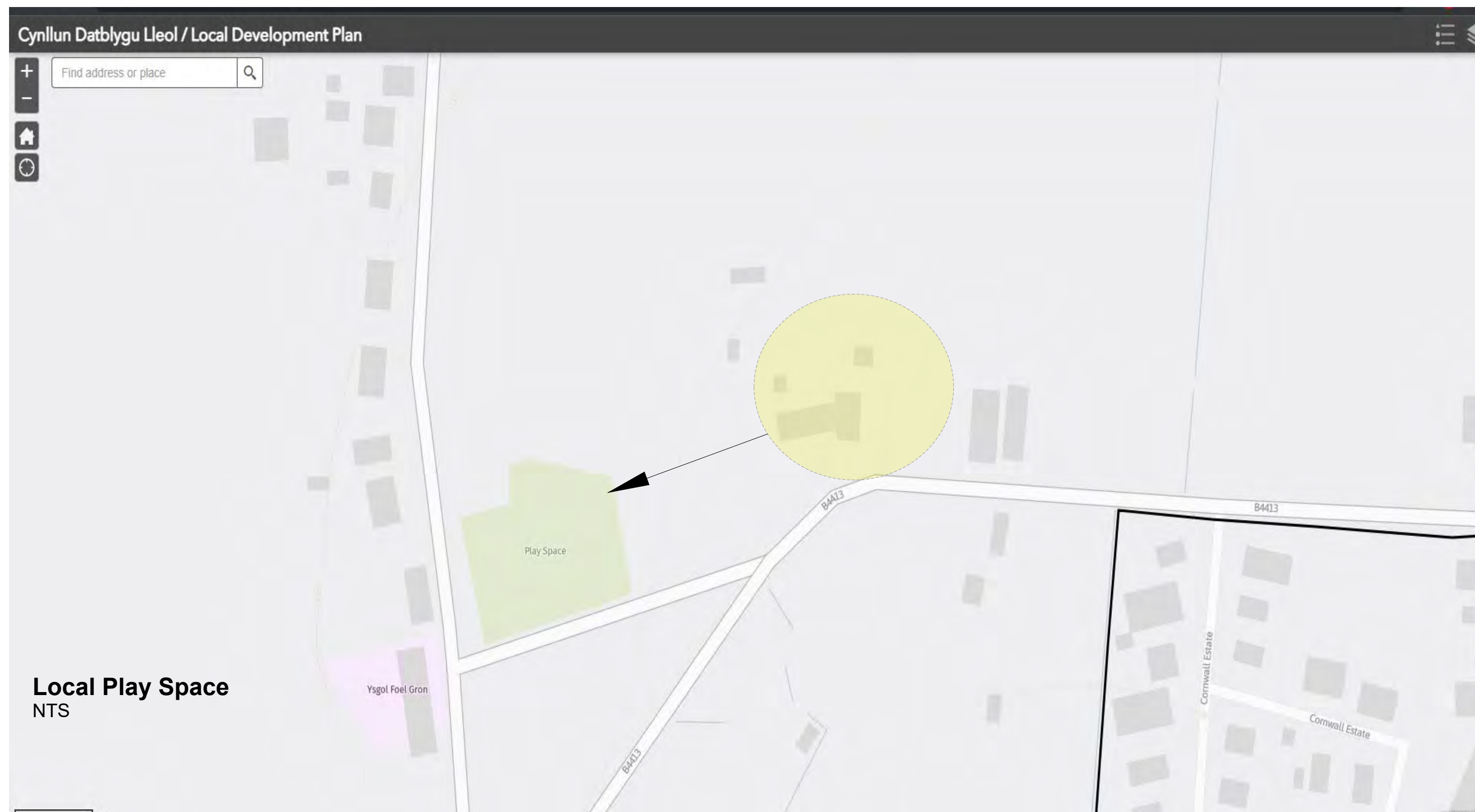
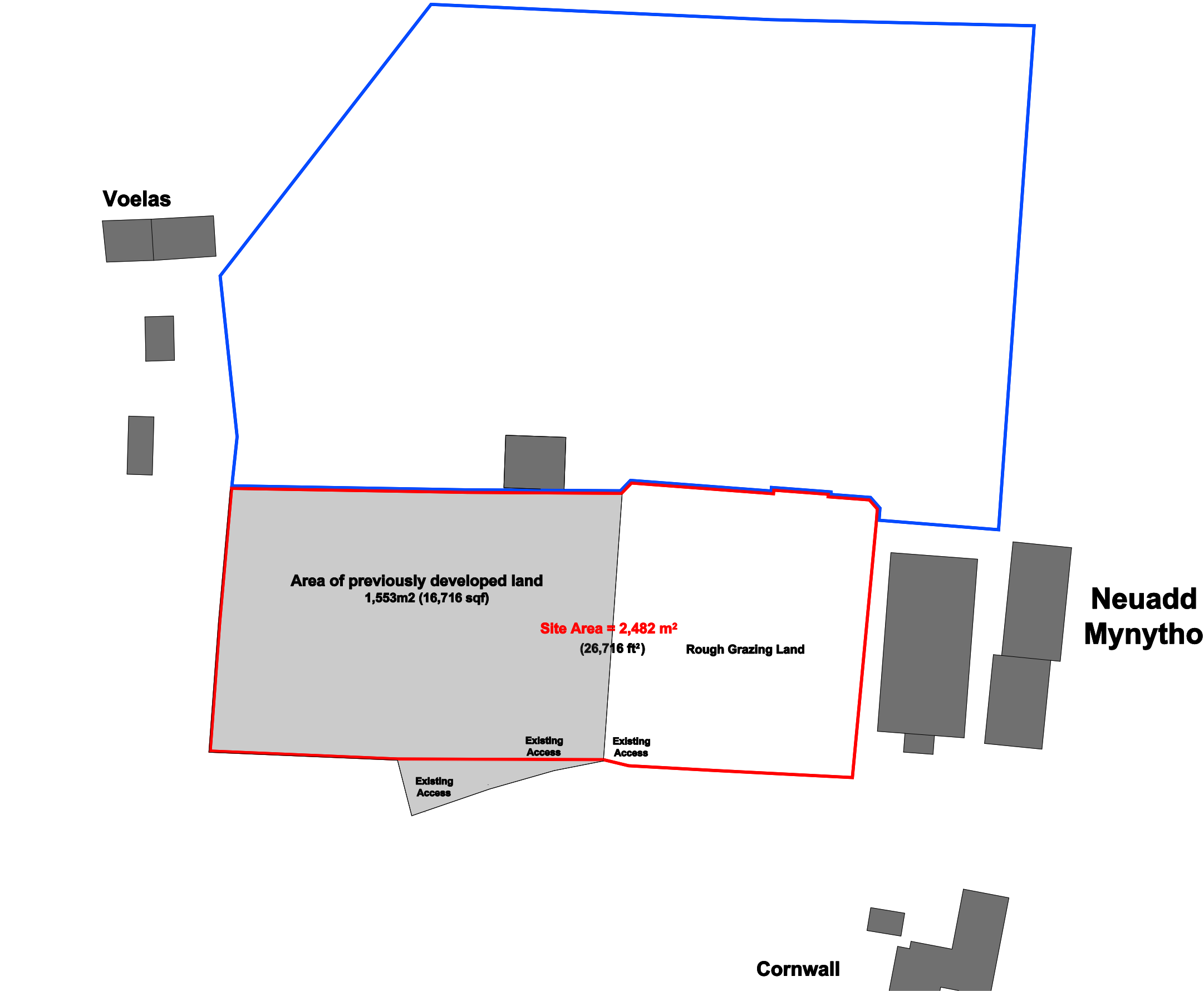


Proposed Outline Site Plan
1:1250 @ A1

Promoting:

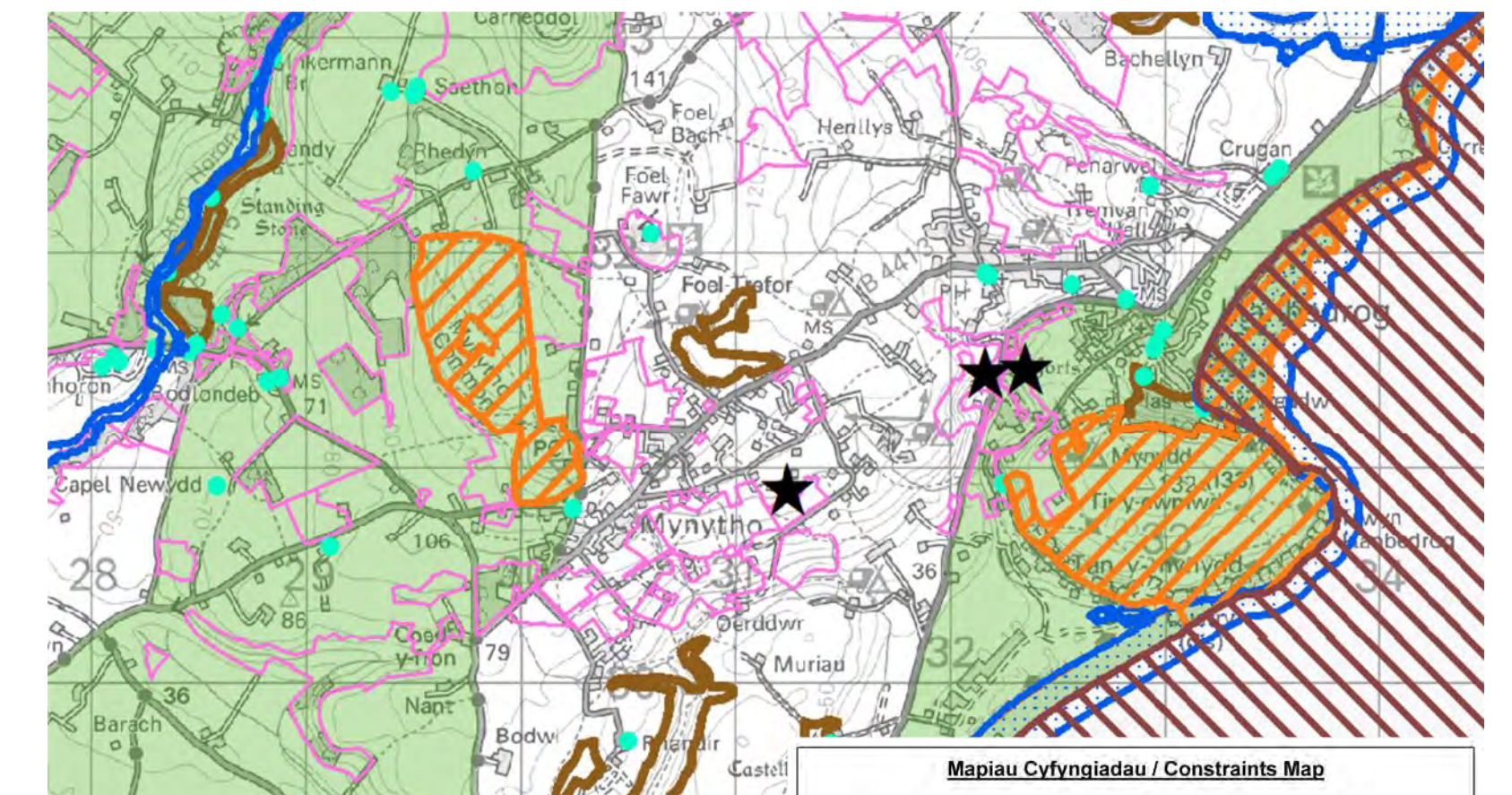
- Sustainable Development on Previously Developed Land
- The use of the Welsh Language & Culture
- A Welsh Name for the Development
- Hotel Holiday Accommodation and Tourism
- Prosperity, Urban Growth & Regeneration
- Rural Communities and the Rural Economy
- Vibrant Rural Areas & Employment
- A Local Welsh Building Contractor for the Construction Work

Land Use Context Plan
1:500 @ A1



Bus Stops & Train Stations

NEARBY TRAIN STATIONS		NEARBY BUS STOPS	
Penryn Rail Station	4.89 MILES / 97.8 MINUTES	Penryn Post Office	0.11 MILES / 2.3 MINUTES
Stewart Rail Station	6.75 MILES / 135 MINUTES	Penryn Bus	0.13 MILES / 2.5 MINUTES
Penrynham Rail Station	8.23 MILES / 164.6 MINUTES	St. Andrew's	0.3 MILES / 6.1 MINUTES
St. Auston Rail Station	12.55 MILES / 251.1 MINUTES	St. Auston	0.34 MILES / 6.8 MINUTES
Lanloggion Rail Station	16.43 MILES / 328.6 MINUTES	Penryn	0.47 MILES / 9.4 MINUTES



Mapia Cyfyngiadau / Constraints Map

Nodiant / Legend

- Ardal o Harddech Naturiol Eiddaidd (AHNE) / Area of Outstanding Natural Beauty (AONB)
- Gwarchodfa Natur Cenedlaethol (GNL) / National Nature Reserve (NNR)
- Gwarchodfa Natur Lleol (GNL) / Local Nature Reserve (LNR)
- Ardal Gwarchodfa Arbennig (AGA) / Special Protection Area (SPA)
- Ardal Cadwraeth Arbennig (ACA) / Special Area of Conservation (SAC)
- Ardal RAMSAR Site
- Safe o Ddi-ddordeb Gwyddonol Arbennig (SoDdGA) / Site of Special Scientific Interest (SSSI)
- Arfordir Treftadaeth / Heritage Coast
- Ffwrdd Llifogydd C1 Flood Risk Zone
- Ffwrdd Llifogydd C2 Flood Risk Zone
- Ardal Cadwraeth / Conservation Area
- Heneb Rhestrdedig / Scheduled Ancient Monument
- Safe Treftadaeth y Byd / World Heritage Site
- Adfeid Rhestrdedig / Listed Building
- Parciau a Gerddi Hanesyddol Cofrestrdedig / Registered Historic Parks and Gardens
- Tirweddau Hanesyddol Cofrestrdedig / Registered Historic Landscape
- Safe Bywyd Gwyllt / Wildlife Site
- Safe Bywyd Gwyllt Poeb / Candidate Wildlife Site
- Ardal Ymgynghori GLO / Coal Referral Area
- Awdurdod Parc Cenedlaethol Eryri / Snowdonia National Park Authority
- Awdurdod Cynllunio Lleol Cyfagos / Adjacent Local Planning Authorities

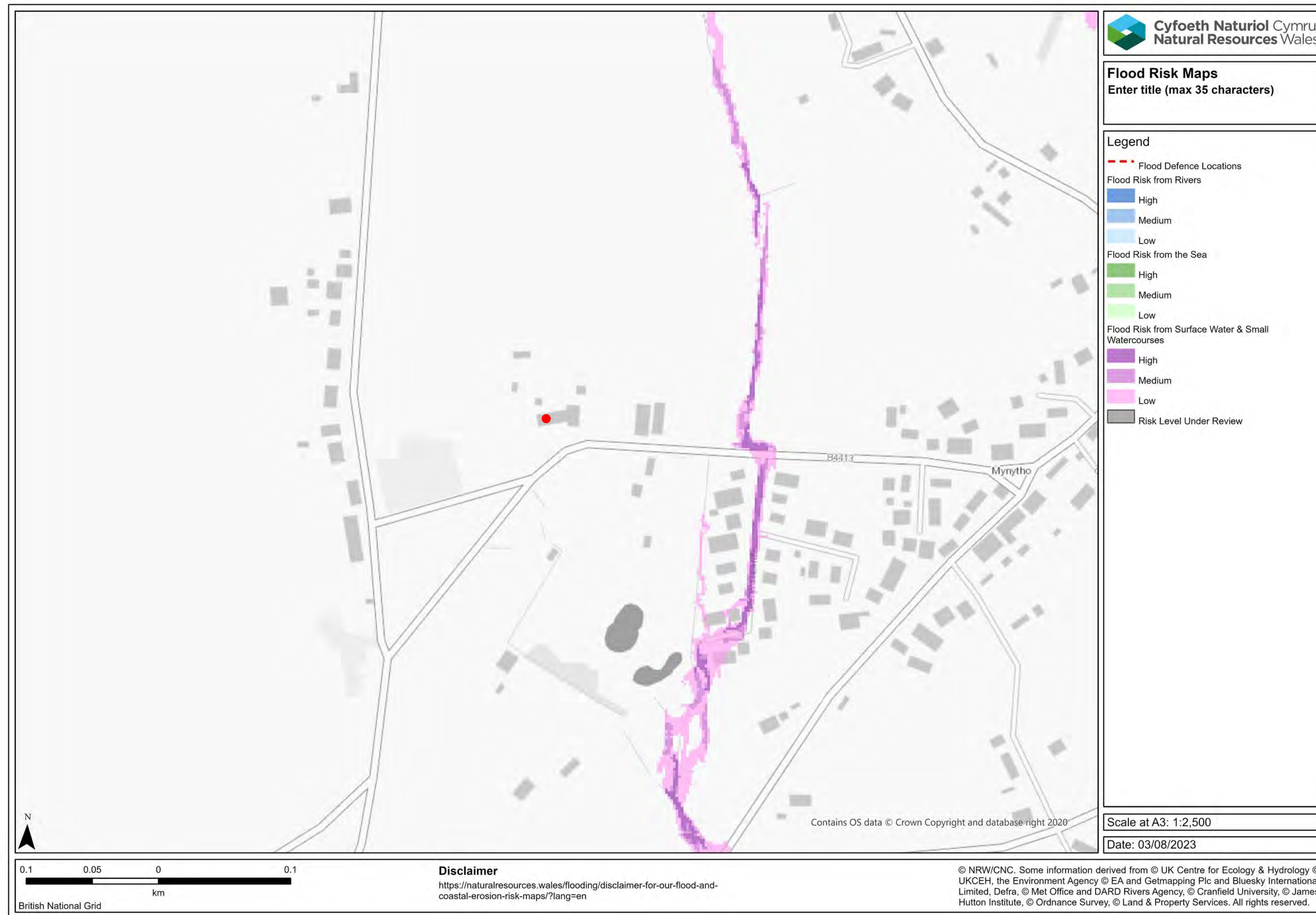


PLANNING APPLICATION DRAWING



August 2023 Flood Risk Maps

NOTES: THIS DRAWING IS COPYRIGHT PROTECTED & MUST NOT BE REPRODUCED IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF INITIATIVES (DESIGN) LTD.



Results for the area within 10 metres of: MURMUR Y MOR, MYNYTHO, PWLLHELI, LL53 7RH

Very low risk	Flooding from rivers Risk less than 0.1% chance each year More about very low risk from rivers
Very low risk	Flooding from the sea Risk less than 0.1% chance each year More about very low risk from the sea
Very low risk	Flooding from surface water and small watercourses Risk less than 0.1% chance each year More about very low risk from surface water and small watercourses

The risk levels are: High, Medium, Low and Very low.

Check your flood risk

<https://check-your-flood-risk.naturalresources.wales> 03/08/2023

Flood risk report for the area within 10 metres of:

MURMUR Y MOR, MYNYTHO, PWLLHELI, LL53 7RH

Very low risk	Flooding from rivers Risk less than 0.1% chance each year
Very low risk	Flooding from the sea Risk less than 0.1% chance each year
Very low risk	Flooding from surface water and small watercourses Risk less than 0.1% chance each year

The risk levels are: High, Medium, Low and Very low.

This area:

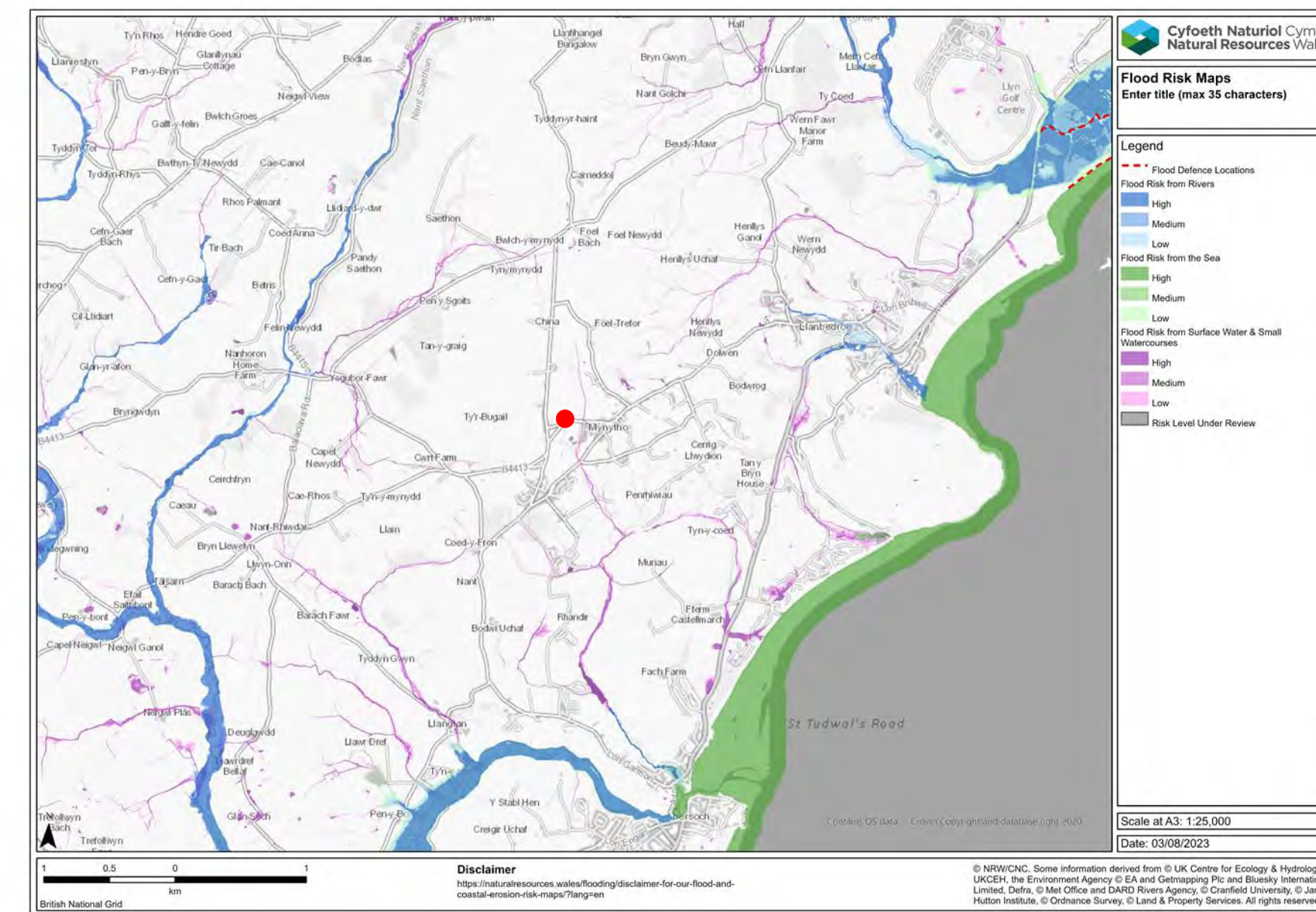
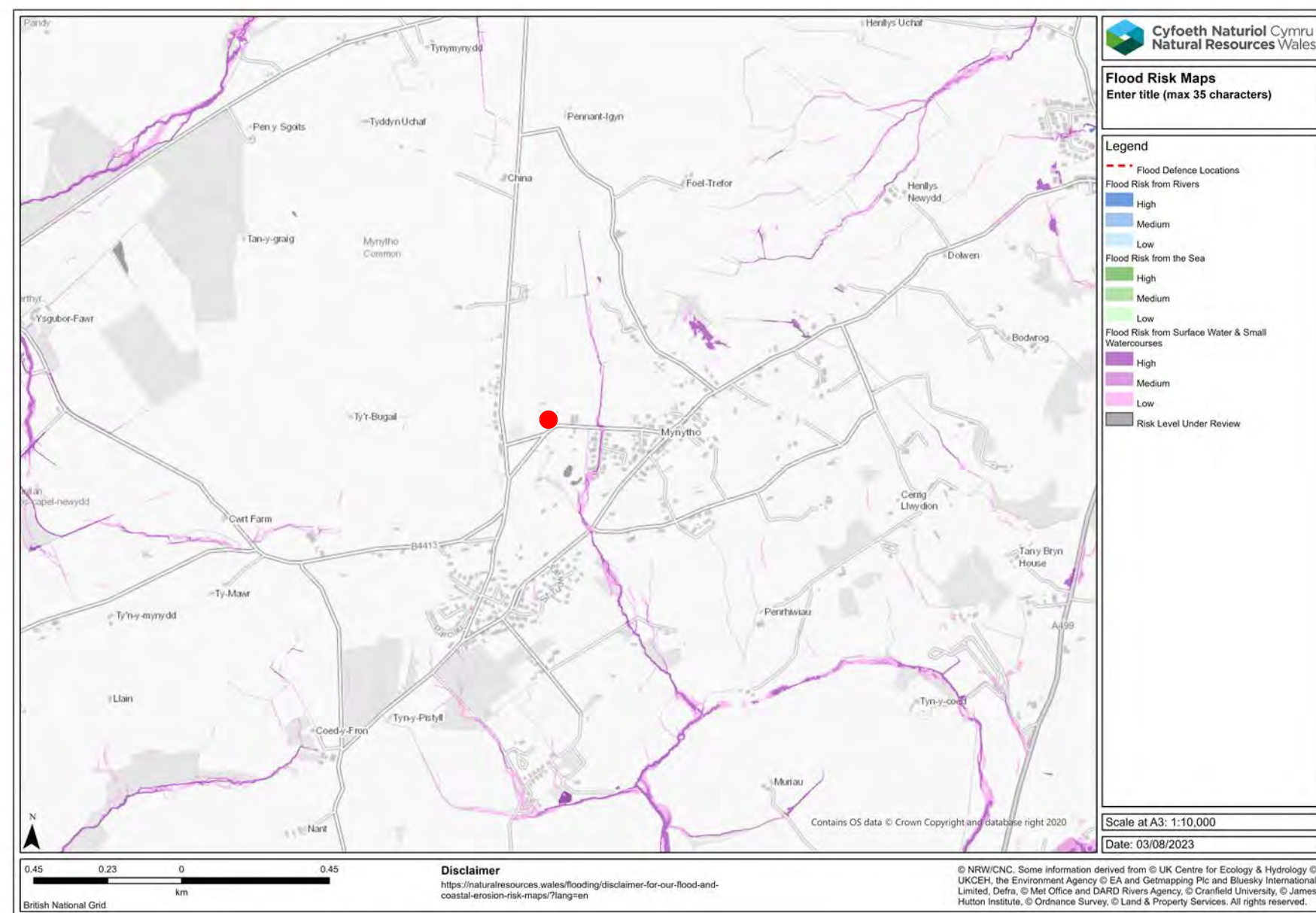
- Does not benefit from flood defences
- Has no recorded flooding

This risk level takes into account the effect of any flood defences that may be in this area. Flood defences reduce, but do not completely stop the chance of flooding as they can be overtopped or fail.

Please note

We cannot give the flood risk for individual buildings because this depends on building features and other local factors like drainage conditions.

[https://check-your-flood-risk.naturalresources.wales/home/ChefRiskLevels?mp=1691059935923&postcode=LL53 7RH&address=MURMUR Y MO...](https://check-your-flood-risk.naturalresources.wales/home/ChefRiskLevels?mp=1691059935923&postcode=LL53%207RH&address=MURMUR%20Y%20MOR)

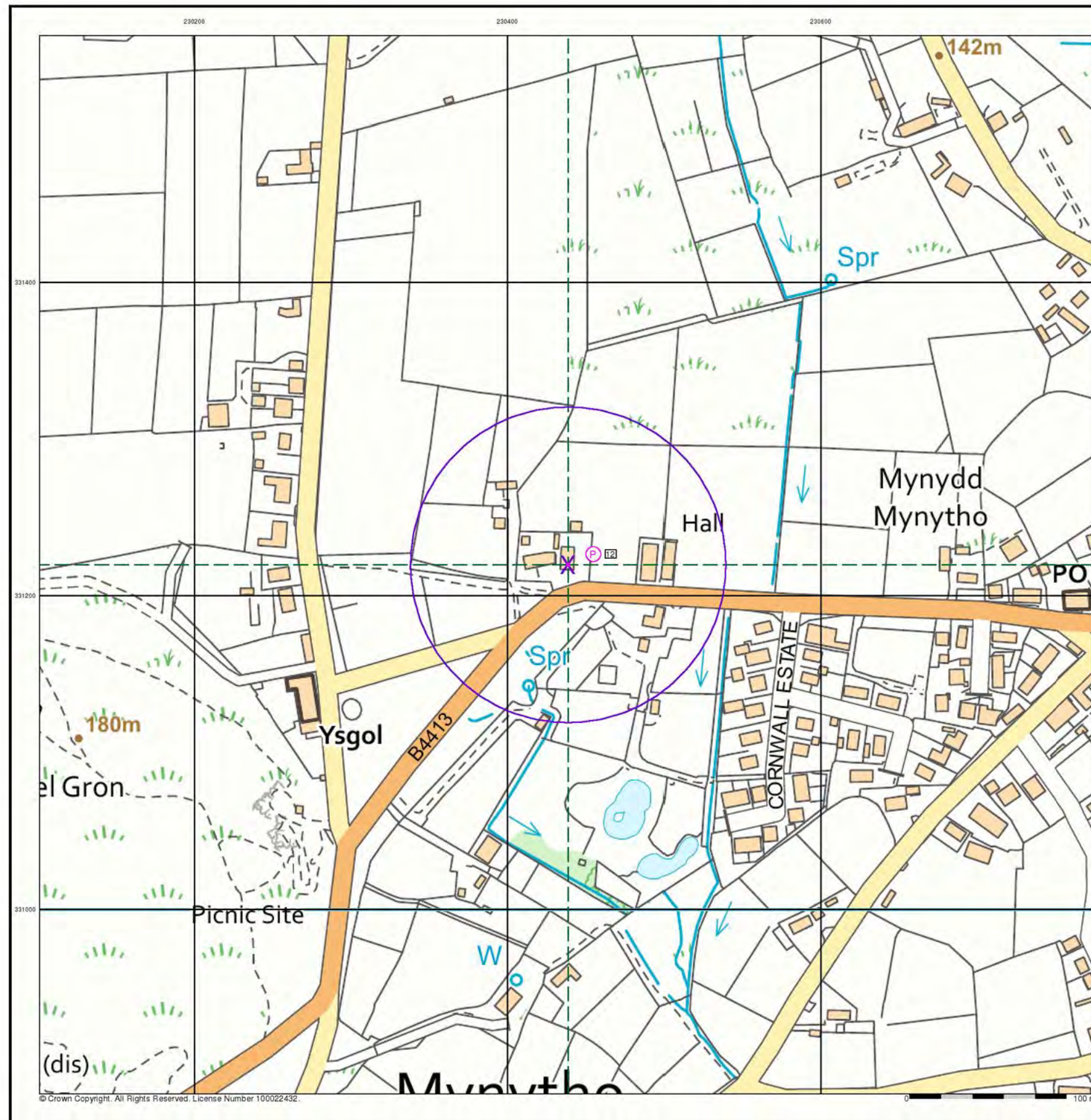


PLANNING APPLICATION DRAWING



THE REDEVELOPMENT OF BROWNFIELD LAND TO CREATE A NEW HOTEL, COMMUNITY PUBLIC HOUSE & SHARED COMMUNITY PARKING FOR THE VILLAGE HALL. LAND AT MURMUR Y MOR & MYNYTHO GARAGE, PWLLHELI LL53 7RH
FLOOD RISK INFORMATION

DRAWING TITLE:	FLOOD RISK INFORMATION	DATE:	12/09/2023
CLIENT:	OSBORNE HOUSE LTD	SCALE:	AS SHOWN @ A1
PROJECT:	PROPOSED DEVELOPMENT LAND AT MURMUR Y MOR & MYNYTHO GARAGE, PWLLHELI LL53 7RH	FILE NAME:	PLANNING02
DRAWING NO:	827.1 OBH 200 10	DRAWN BY:	RAJ
		REV:	-



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General
 Specified Site, Specified Buffer(s), Bearing Reference Point, Map ID, General of Type at Location

Historical Building Plans
 Areas Cleared due to Emergency Action, Adhesives, Above Ground Fuel Tanks, Asbestos/Lead/Pesticides/Hydrocarbons/Polymers, Electricity Generation, Electricity Sub-Station, Gas Industry, Gas Storage, Gas Use, Oil Industry, Oil Storage, Oil Use, Plant Based Oils, Pavements, Petrol and Diesel Industry, Petrol and Diesel Storage, Petrol and Diesel Use, Potentially Fuel Oil, Potentially Fuel Oil, Potentially Fuel Oil, Potentially Fuel Oil and Diesel, Potentially Tanks, Potentially Fuel Tanks, Underground Fuel Tanks

Historical Tanks and Energy Facilities
 Electrical Sub-Station Facility, Electricity Industry Facility, Gas Industry Facility, Gas Working Facility, Microbiological Power Facility, Oil Industry Facility, Petroleum Storage Facility, Petroleum Tank, Tank

Historical Data Report - Segment A13

Order Details
 Order Number: 305847858_1_1
 Customer Ref: 827
 National Grid Reference: 230440, 331220
 Slice: A
 Site Area (Ha): 0.01
 Plot Buffer (m): 100

Site Details
 Mynytho Garage, Mynytho Garage, B4413 From Bryn Hedd Passing Cornwall Estate t..., Mynytho, LL53 7RH

Landmark
 LANDMARK INFORMATION GROUP
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Envirocheck® Report:

Historical Data Report Datasheet

Order Details:
 Order Number: 305847858_1_1
 Customer Reference: 827
 National Grid Reference: 230440, 331220
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

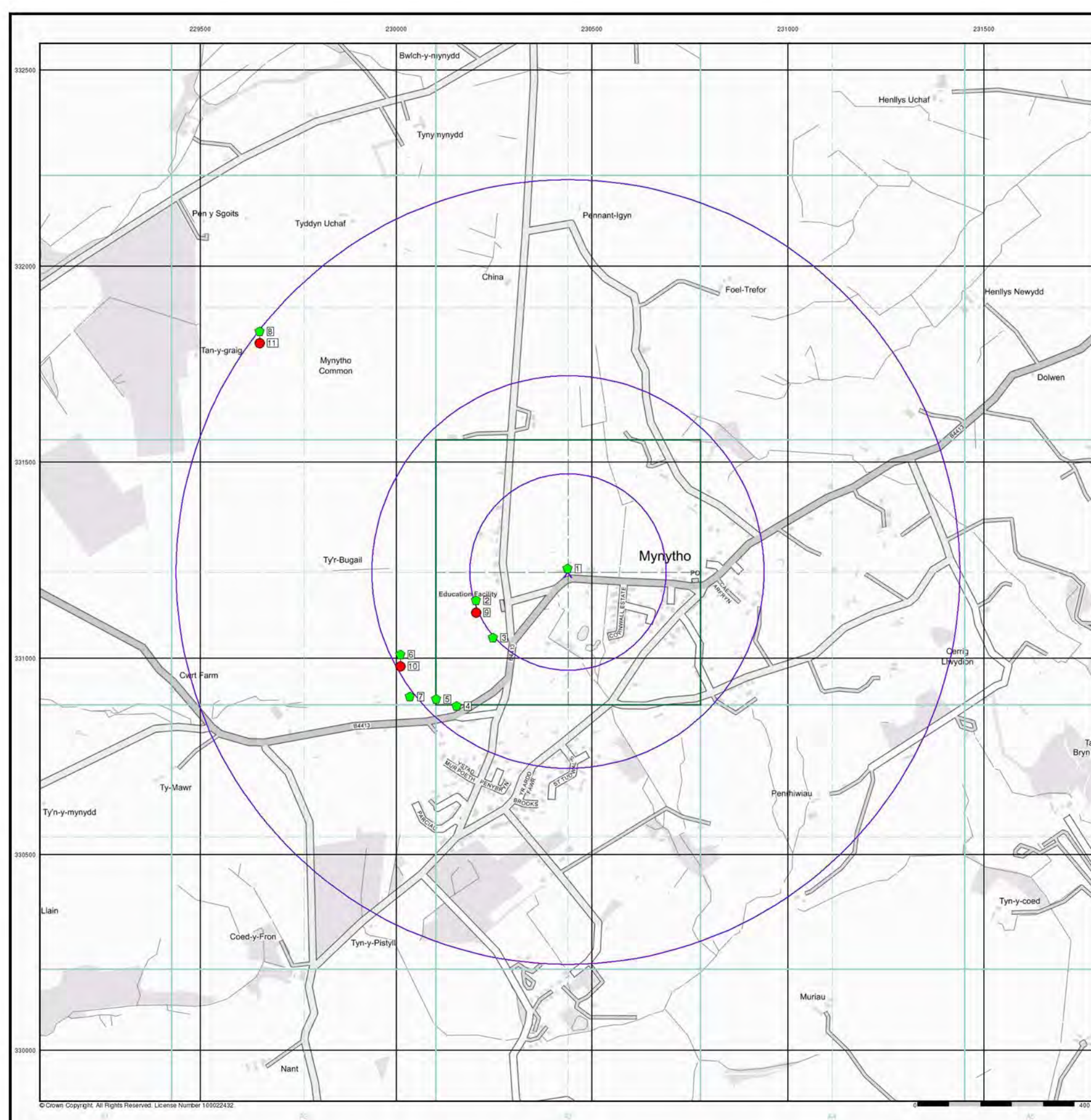
Site Details:
 Mynytho Garage, Mynytho Garage, B4413 From Bryn Hedd Passing Cornwall Estate 1, Mynytho, LL53 7RH

Client Details:
 Mr R Alzar
 Initiatives (Design) Ltd
 46 High Street
 Walsingham
 Northwich
 Cheshire
 CW9 3HB

Landmark
 Order Number: 305847858_1_1 Date: 16-Jan-2023 'sp_hc_datasheet v50.0' A Landmark Information Group Service

Historical Land Use Information

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	Potentially Contaminative Industrial Uses (Past Land Use) Use: Motor vehicles: maintenance & repair e.g. garages Date of Mapping: 1992	A13NW (N)	10	1	230437 331229
2	Potentially Contaminative Industrial Uses (Past Land Use) Use: Quarrying of sand & clay, operation of sand & gravel pits Date of Mapping: 1891	A13SW (W)	246	1	230204 331148
3	Potentially Contaminative Industrial Uses (Past Land Use) Use: General quarrying Date of Mapping: 1920 - 1963	A13SW (SW)	255	1	230247 331052
4	Potentially Contaminative Industrial Uses (Past Land Use) Use: Quarrying of sand & clay, operation of sand & gravel pits Date of Mapping: 1920 - 1963	A8NW (SW)	445	1	230154 330878
5	Potentially Contaminative Industrial Uses (Past Land Use) Use: General quarrying Date of Mapping: 1891 - 1963	A13SW (SW)	467	1	230102 330896
6	Potentially Contaminative Industrial Uses (Past Land Use) Use: General quarrying Date of Mapping: 1891 - 1963	A12SE (SW)	477	1	230011 331010
7	Potentially Contaminative Industrial Uses (Past Land Use) Use: General quarrying Date of Mapping: 1901 - 1963	A12SE (SW)	515	1	230035 330902
8	Potentially Contaminative Industrial Uses (Past Land Use) Use: General quarrying Date of Mapping: 1891	A17SW (NW)	999	1	229651 331834
9	Potentially Infilled Land (Non-Water) Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1982	A13SW (W)	246	1	230204 331148
10	Potentially Infilled Land (Non-Water) Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1982	A12SE (SW)	477	1	230011 331010
11	Potentially Infilled Land (Non-Water) Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1982	A17SW (NW)	999	1	229651 331834
12	Potential Tanks Scale of Mapping: 1:2,500 Date of Mapping: 1979	A13NE (E)	18	1	230455 331227



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General
 Specified Site, Specified Buffer(s), Bearing Reference Point, Map ID, General of Type at Location

Historical Building Plans
 Areas Cleared due to Emergency Action

Historical Land Use
 Former Marsh, Historical Flood Liability, Historical Flood Liability (Location), Potentially Contaminative Industrial Use (Past Land Use) (Linear), Potentially Contaminative Industrial Use (Past Land Use) (Linear), Potentially Contaminative Industrial Use (Past Land Use) (Linear), Potentially Infilled Land (Non-Water), Potentially Infilled Land (Non-Water) (Linear), Potentially Infilled Land (Non-Water) (Linear), Potentially Infilled Land (Water) (Linear), Potentially Infilled Land (Water) (Linear)

Historical Data Report - Slice Map A

Order Details
 Order Number: 305847858_1_1
 Customer Ref: 827
 National Grid Reference: 230440, 331220
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details
 Mynytho Garage, Mynytho Garage, B4413 From Bryn Hedd Passing Cornwall Estate t..., Mynytho, LL53 7RH

Landmark
 LANDMARK INFORMATION GROUP
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Historical Mapping Legends

Ordnance Survey County Series 1:10,569
 Ordnance Survey Plan 1:10,000
 1:10,000 Raster Mapping

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Historical Mapping & Photography included:

Historical Map	Scale	Year	File
Contaminated	1:10,000	1981	1
Contaminated	1:10,000	1981	1
Contaminated	1:10,000	1981	1
Contaminated	1:10,000	1981	1
Contaminated	1:10,000	1981	1
Contaminated	1:10,000	1981	1
Contaminated	1:10,000	1981	1
Contaminated	1:10,000	1981	1
Contaminated	1:10,000	1981	1
Contaminated	1:10,000	1981	1

Historical Map - Slice A

Order Details
 Order Number: 305847858_1_1
 Customer Ref: 827
 National Grid Reference: 230440, 331220
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Landmark
 LANDMARK INFORMATION GROUP
 A Landmark Information Group Service v50.0 16-Jan-2023 Page 1 of 1



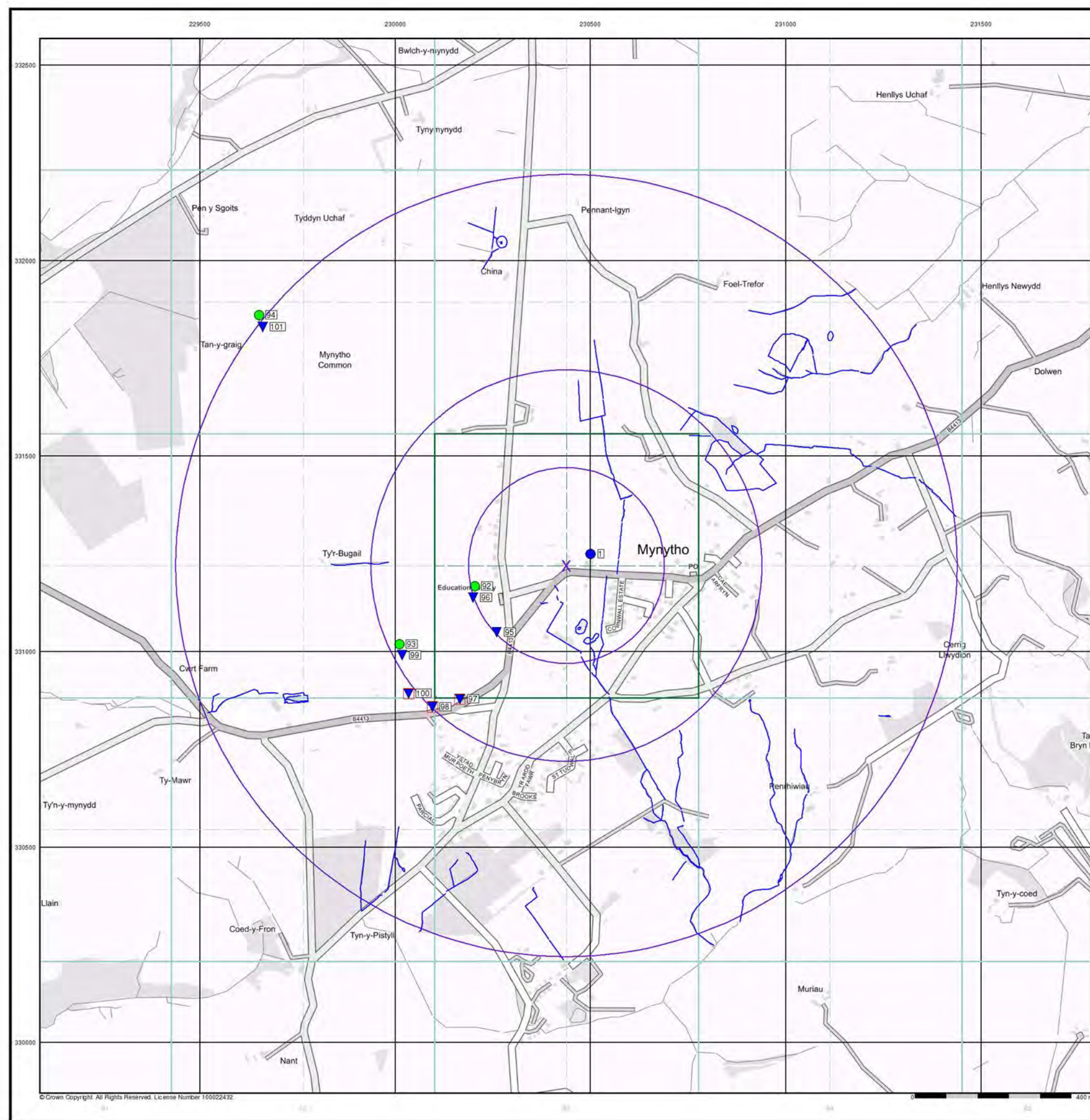
PLANNING APPLICATION DRAWING



THE REDEVELOPMENT OF BROWNFIELD LAND TO CREATE A NEW HOTEL, COMMUNITY PUBLIC HOUSE & SHARED COMMUNITY PARKING FOR THE VILLAGE HALL. LAND AT MURMUR Y MOR & MYNYTHO GARAGE, PWLLHELI LL53 7RH

DESKTOP POTENTIAL LAND CONTAMINATION INFORMATION

DRAWING TITLE:	DESKTOP POTENTIAL LAND CONTAMINATION INFORMATION	DATE:	12/09/2023
CLIENT:	OSBORNE HOUSE LTD	SCALE:	AS SHOWN @ A1
PROJECT:	PROPOSED DEVELOPMENT LAND AT MURMUR Y MOR & MYNYTHO GARAGE, PWLLHELI LL53 7RH	FILE NAME:	PLANNING02
DRAWING NO:	827.1/0BH/200/11	DRAWN BY:	RAJ
		REV:	-



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General
 Specified Site, Specified Buffer(s), Bearing Reference Point, Map ID

Agency and Hydrological
 Contaminated Land Register Entry or Notice, Discharge Consent, Enforcement or Prohibition Notice, Integrated Pollution Control, Local Authority Integrated Pollution Prevention and Control, Local Authority Pollution Prevention and Control Enforcement, Pollution Incident to Controlled Waters, Prosecution Relating to Authorised Processes, Prosecution Relating to Controlled Waters, Registered Radioactive Substance, River Network or Water Feature, River Quality Sampling Point, Substantiated Pollution Incident Register, Water Abstraction, Water Industry Act Potential, Hazardous Substances, COMAH Site, Explosive Site, HRS Site, Planning Hazardous Substance Consent, Planning Hazardous Substance Enforcement, Geological, BGS Recorded Mineral Site

Waste
 BGS Recorded Landfill Site (Quarries), BGS Recorded Landfill Site, EA Historic Landfill (Buried Ase), EA Historic Landfill (Open), Integrated Pollution Control Registered Waste Site, Licensed Waste Management Facility (Quarries and Control), Licensed Waste Management Facility (Quarries), Local Authority Recorded Landfill Site (Quarries), Local Authority Recorded Landfill Site, Potentially Infected Land (Non-water), Potentially Infected Land (Non-water), Potentially Infected Land (Non-water), Potentially Infected Land (Water), Potentially Infected Land (Water), Potentially Infected Land (Water), Registered Landfill Site, Registered Landfill Site (Buried in Sites), Registered Landfill Site (Open Buried in Sites), Registered Waste Transfer Site (Quarries), Registered Waste Transfer Site (Quarries), Registered Waste Treatment or Disposal Site, Registered Waste Treatment or Disposal Site

Site Sensitivity Map - Slice A

Order Details
 Order Number: 305847858_1_1
 Customer Ref: 827
 National Grid Reference: 230440, 331220
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details
 Myrnytho Garage, Myrnytho Garage, B4413 From Bryn Hedd Passing Cornwall Estate 1 ..., MYNTHO, LL53 7RH

Landmark
 Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk

A Landmark Information Group Service v50.0 16-Jan-2023 Page 1 of 6

Envirocheck®

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Envirocheck® Report: Datasheet

Order Details:
 Order Number: 305847858_1_1
 Customer Reference: 827
 National Grid Reference: 230440, 331220
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

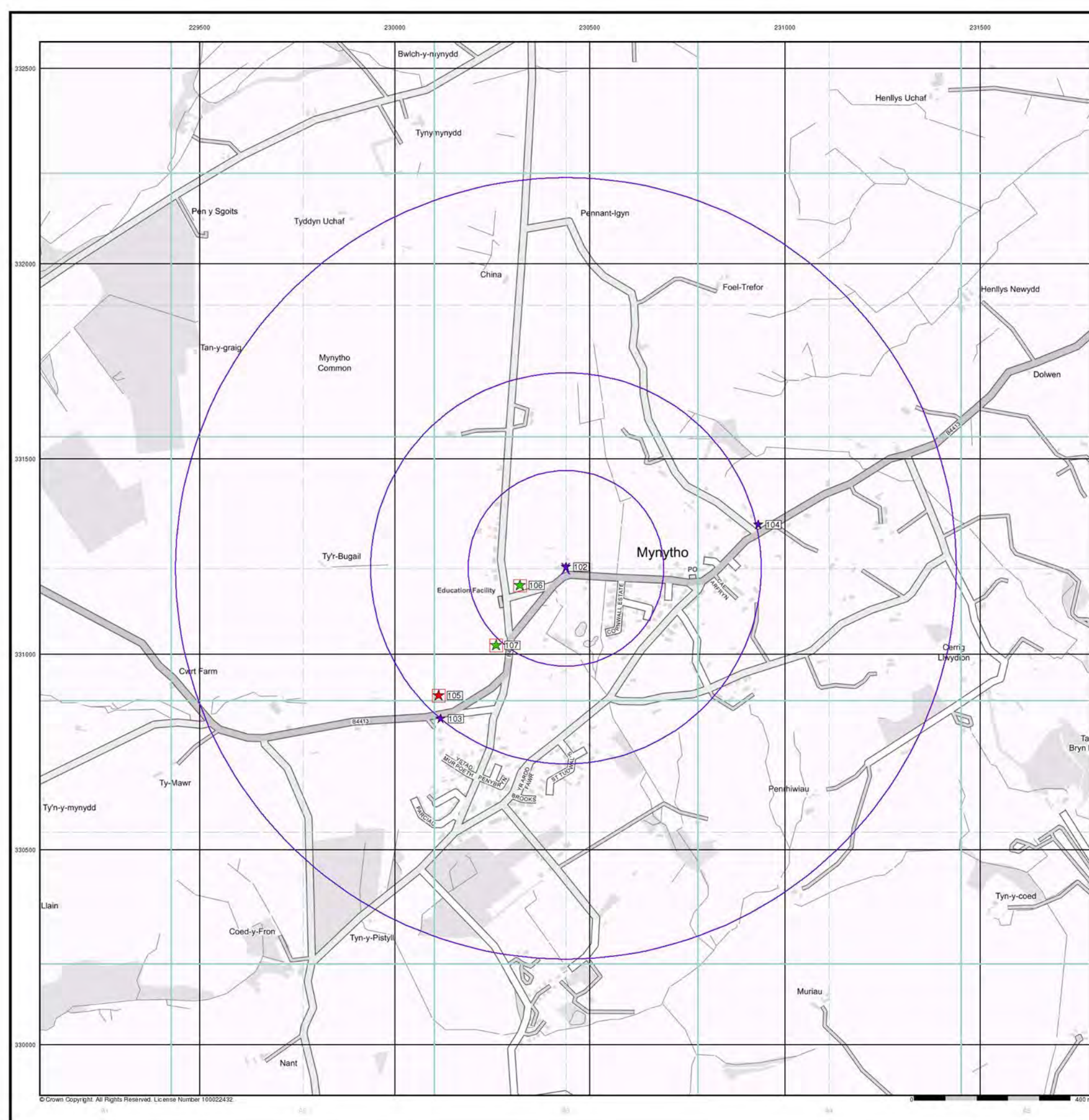
Site Details:
 Myrnytho Garage, Myrnytho Garage, B4413 From Bryn Hedd Passing Cornwall Estate 1, MYNTHO, LL53 7RH

Client Details:
 Mr R Alzar
 Initiatives (Design) Ltd
 43 High Street
 Widdoworth
 Northwich
 Cheshire
 CW9 3HB

Landmark
 Order Number: 305847858_1_1 Date: 16-Jan-2023 'r'_m'_datestamp' v50.0 A Landmark Information Group Service

Industrial Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
102	Contemporary Trade Directory Entries Name: Myrnytho Garage Location: Myrnytho, Pwllheli, Gwynedd, LL53 7RH Classification: Garage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (N)	4	-	230439 331223
103	Contemporary Trade Directory Entries Name: W Gryn Jones Location: Bryn Golau, Myrnytho, Pwllheli, Gwynedd, LL53 7RL Classification: Boilers - Servicing, Replacements & Repairs Status: Inactive Positional Accuracy: Automatically positioned to the address	A8NW (SW)	502	-	230117 330835
104	Contemporary Trade Directory Entries Name: J A Owen Location: Rhos Newydd, Myrnytho, Pwllheli, Gwynedd, LL53 7RW Classification: Joinery Manufacturers Status: Active Positional Accuracy: Automatically positioned to the address	A14NW (E)	505	-	230931 331332
105	Points of Interest - Manufacturing and Production Name: Quarry Location: LL53 Category: Extractive Industries Class Code: Unspecified Quarries Or Mines Positional Accuracy: Positioned to an adjacent address or location	A13SW (SW)	432	6	230166 330885
105	Points of Interest - Manufacturing and Production Name: Quarry Location: LL53 Category: Extractive Industries Class Code: Unspecified Quarries Or Mines Positional Accuracy: Positioned to an adjacent address or location	A13SW (SW)	461	6	230112 330895
105	Points of Interest - Manufacturing and Production Name: Quarry Location: LL53 Category: Extractive Industries Class Code: Unspecified Quarries Or Mines Positional Accuracy: Positioned to an adjacent address or location	A7NE (SW)	488	6	230099 330870
105	Points of Interest - Manufacturing and Production Name: Quarry Location: LL53 Category: Extractive Industries Class Code: Unspecified Quarries Or Mines Positional Accuracy: Positioned to an adjacent address or location	A12SE (SW)	491	6	230050 330921
106	Points of Interest - Recreational and Environmental Name: Playground Location: N, Cornwall Estate, LL53 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A13SW (W)	124	6	230322 331179
106	Points of Interest - Recreational and Environmental Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A13SW (W)	126	6	230321 331176
107	Points of Interest - Recreational and Environmental Name: Picnic Area Location: N, St Tudwal's, LL53 Category: Recreational Class Code: Picnic Areas Positional Accuracy: Positioned to an adjacent address or location	A13SW (SW)	267	6	230259 331023
107	Points of Interest - Recreational and Environmental Name: Picnic Area Location: LL53 Category: Recreational Class Code: Picnic Areas Positional Accuracy: Positioned to an adjacent address or location	A13SW (SW)	287	6	230253 331002



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Industrial Land Use Map

General
 Specified Site, Specified Buffer(s), Bearing Reference Point, Map ID

Industrial Land Use
 Contemporary Trade Directory Entry, Gas Pipeline, Points of Interest - Commercial Services, Points of Interest - Education and Health, Points of Interest - Manufacturing and Production, Points of Interest - Public Infrastructure, Points of Interest - Recreational and Environmental, Underground Electrical Cables

Industrial Land Use Map - Slice A

Order Details
 Order Number: 305847858_1_1
 Customer Ref: 827
 National Grid Reference: 230440, 331220
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details
 Myrnytho Garage, Myrnytho Garage, B4413 From Bryn Hedd Passing Cornwall Estate 1 ..., MYNTHO, LL53 7RH

Landmark
 Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk

A Landmark Information Group Service v50.0 16-Jan-2023 Page 2 of 6



PLANNING APPLICATION DRAWING



THE REDEVELOPMENT OF BROWNFIELD LAND TO CREATE A NEW HOTEL, COMMUNITY PUBLIC HOUSE & SHARED COMMUNITY PARKING FOR THE VILLAGE HALL. LAND AT MURMUR Y MOR & MYNYTHO GARAGE, PWLLHELI LL53 7RH
HISTORICAL LAND USE INFORMATION

DRAWING TITLE: HISTORICAL LAND USE INFORMATION	DATE: 12/09/2023
CLIENT: OSBORNE HOUSE LTD	SCALE: AS SHOWN @ A1
PROJECT: PROPOSED DEVELOPMENT LAND AT MURMUR Y MOR & MYNYTHO GARAGE, PWLLHELI LL53 7RH	FILE NAME: PLANNING02
DRAWING NO: 827.1OBH/20012	DRAWN BY: RAJ
	REV: -



Existing Hedge & Tree Plan
1:500 @ A1



PLANNING APPLICATION DRAWING



Site Photos

THE REDEVELOPMENT OF BROWNFIELD LAND TO CREATE A NEW HOTEL, COMMUNITY PUBLIC HOUSE & SHARED COMMUNITY PARKING FOR THE VILLAGE HALL.
LAND AT MURMUR Y MOR & MYNYTHO GARAGE, PWLLHELI LL53 7RH
EXISTING HEDGE & TREE PLAN

DRAWING TITLE:	EXISTING HEDGE & TREE PLAN	DATE:	12/09/2023
CLIENT:	OSBORNE HOUSE LTD	SCALE:	AS SHOWN @ A1
PROJECT:	PROPOSED DEVELOPMENT LAND AT MURMUR Y MOR & MYNYTHO GARAGE, PWLLHELI LL53 7RH	FILE NAME:	PLANNING02
DRAWING NO:	827.1 OBH 200 13	DRAWN BY:	RAJ
		REV:	-