

Papur Testun 19 Proffiliau Aneddleoedd

Cefndir

Mae hwn yn un o gyfres o bapurau testun sydd wedi eu paratoi er mwyn darparu gwybodaeth fanylach ac i egluro'r modd y mae'r cynllun yn ymdrin â gwahanol bynciau a materion sy'n effeithio ar Ardal y Cynllun Datblygu Lleol ar y Cyd. Mae'r papur hwn yn rhoi **proffil o bob anheddle** yn y Goeden Aneddleoedd, heblaw am Glystyrau. Cafodd y **Proffiliau Aneddleoedd** eu datblygu i helpu i roi dealltwriaeth o'r gwahanol ganolfannau a phentrefi yn ardal y Cynllun a pha bolisiau sy'n berthnasol iddynt. Mae'r Proffiliau yn ceisio dod a gwybodaeth amrywiol o'r sail tystiolaeth at ei gilydd mewn un lle – e.e. Cyfrifiad 2011, Gwasanaethau a Chyfleusterau, fframwaith bolisi, ac yn y blaen. Mae pob un proffil yn dweud beth ydi ffynhonnell y wybodaeth ystadegol a ddefnyddiwyd i roi'r Proffiliau at ei gilydd. Rydym yn anelu i ddiweddarau'r Proffiliau mor rheolaidd â phosib ac ychwanegu gwybodaeth newydd neu ddiwygiedig mor fuan a phosib ar ôl ei dderbyn.

Y Cynllun Adnau yw'r ail gam statudol paratoi y Cynllun Datblygu Lleol ar y Cyd (CDLI ar y Cyd). Mae'r CDLI ar y Cyd yn siapiro twf cymunedau o fewn Ardal y Cynllun Datblygu Lleol ar y Cyd i'r dyfodol, a bydd yn nodi'r polisiau a'r dynodiadau tir fydd yn sail i asesu ceisiadau cynllunio.

Bydd y Cynllun Adnau'n cael ei gyflwyno i Lywodraeth Cymru, a fydd yn penodi arolygydd annibynnol i asesu cadernid y Cynllun yn yr Archwiliad Cyhoeddus. Os bydd yr arolygydd yn ystyried bod y Cynllun yn un cadarn bydd yn argymhell ei fabwysiadu. Pan gaiff ei fabwysiadu, bydd y CDLI ar y Cyd yn disodli Cynllun Datblygu Unedol Gwynedd (2009) ar gyfer Ardal Awdurdod Cynllunio Lleol Gwynedd a Chynllun Fframwaith Gwynedd (1993) a Chynllun Lleol Ynys Môn (1996) ar gyfer Awdurdod Cynllunio Lleol Ynys Môn.

Gellir darllen y papur testun hwn ar wahân neu ar y cyd â'r Papurau Testun a'r Papurau Cefndir eraill a baratowyd er mwyn rhoi darlun cyflawn o Ardal y Cynllun Datblygu Lleol ar y Cyd.

Os oes gennych unrhyw gwestiynau neu angen trafod unrhyw rhan o'r Papurau Testun neu Papurau Cefndir efo aelod o'r Uned Polisi Cynllunio ar y Cyd fe ellwch gysylltu efo ni-ar e-bost i neu'n ysgrifenedig at:

Uned Polisi Cynllunio ar y Cyd (UPCC) / Joint Planning Policy Unit
Llawr 1af Swyddfa Cyngor Dinas Bangor / 1st Floor Bangor City Council Offices
Bangor
LL57 1DT

01286 685003 neu 01766 771000

polisicynllunio@gwynedd.gov.uk

Topic Paper 19 Settlement Profiles

Background

This is one of a range of topic papers prepared to offer more detailed information and explain the approach of the Plan to different topics and issues affecting the Joint Local Development Plan Area. This paper provides a **profile for each settlement** in the Settlement Hierarchy in the Deposit Plan, apart from Clusters. **Settlement Profiles** have been developed to help provide an understanding of the different centres and villages in the Plan area and which policies would apply to them. The Profiles attempt to bring together a range of information from our evidence base into one place - e.g. Census 2011, Services and Facilities, policy framework, etc. Each profile sets out the sources of statistical information used to compile the Profiles. We aim to update the Profiles as regular as possible and add new or revised information as soon as possible after we get it.

The Deposit Plan is the second statutory stage in the preparation of the Joint Local Development Plan (JLDP). The JLDP shapes the future growth of communities in the Joint Local Development Plan Area and will set out the policies and land allocations against which planning applications will be assessed.

The Deposit Plan will be submitted to the Welsh Government, which will appoint an independent inspector to assess the soundness of the Plan in the Examination in Public. If the inspector considers the Plan to be sound it will be recommended for adoption. When adopted the JLDP will supersede the Gwynedd Unitary Development Plan (2009) for the Gwynedd Local Planning Authority Area and the Gwynedd Structure Plan (1993) and Ynys Môn Local Plan (1996) for the Ynys Môn Local Planning Authority.

This topic paper can be read in isolation or in conjunction with the other Topic Papers and Background Papers that have been prepared to give a full picture the Joint Local Development Plan Area.

If you have any questions or would like to discuss any of the Topic Papers or Background Papers with a member of the Joint Planning Policy Unit you can [contact us](#):

Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit,
Llawr 1af Swyddfa Cyngor Dinas Bangor / 1st Floor Bangor City Council Offices,
Bangor,
Gwynedd,
LL57 1DT

01286 685003 or 01766 771000
planningpolicy@gwynedd.gov.uk

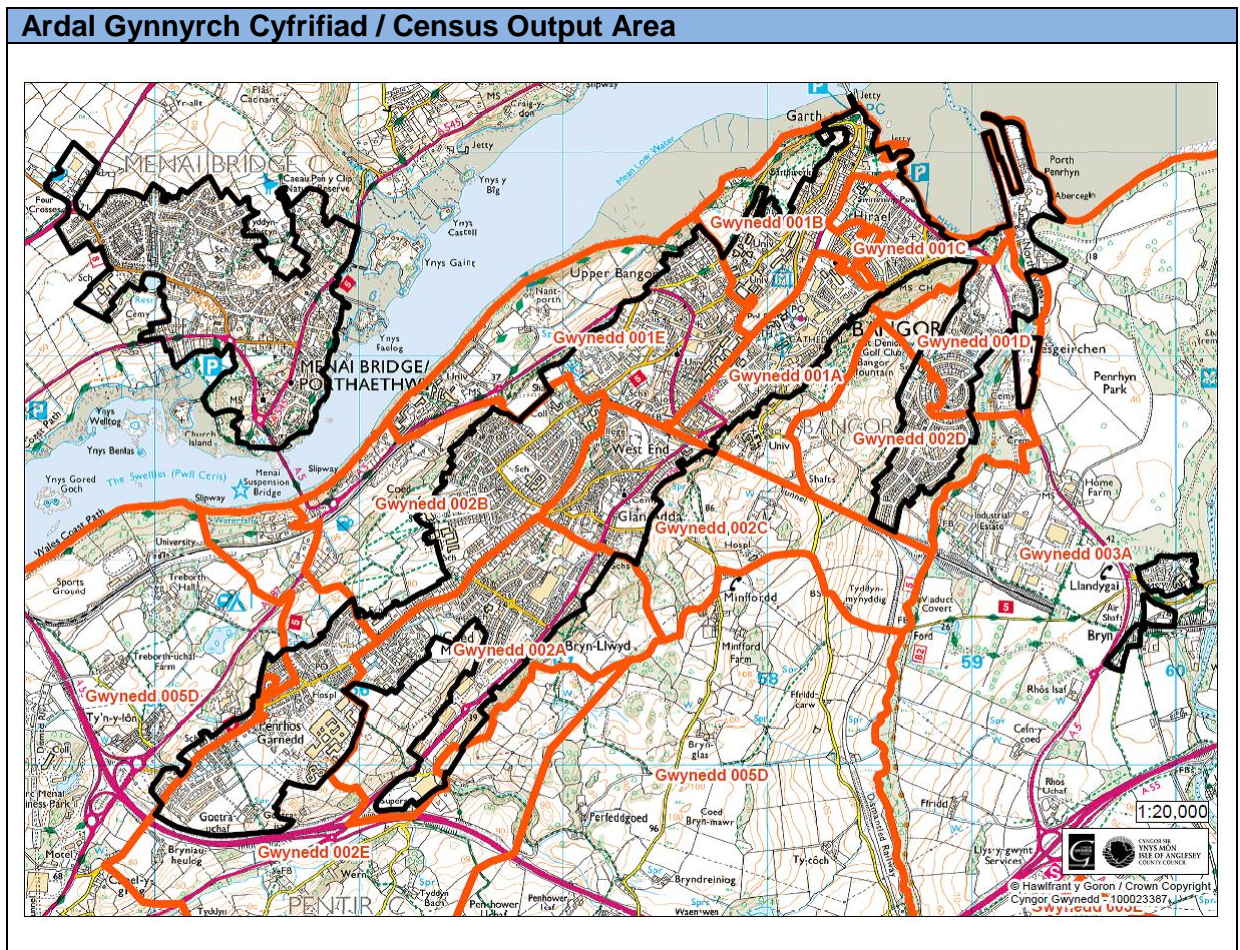
CANOLFAN IS-RANBARTHOL

SUB-REGIONAL CENTRE

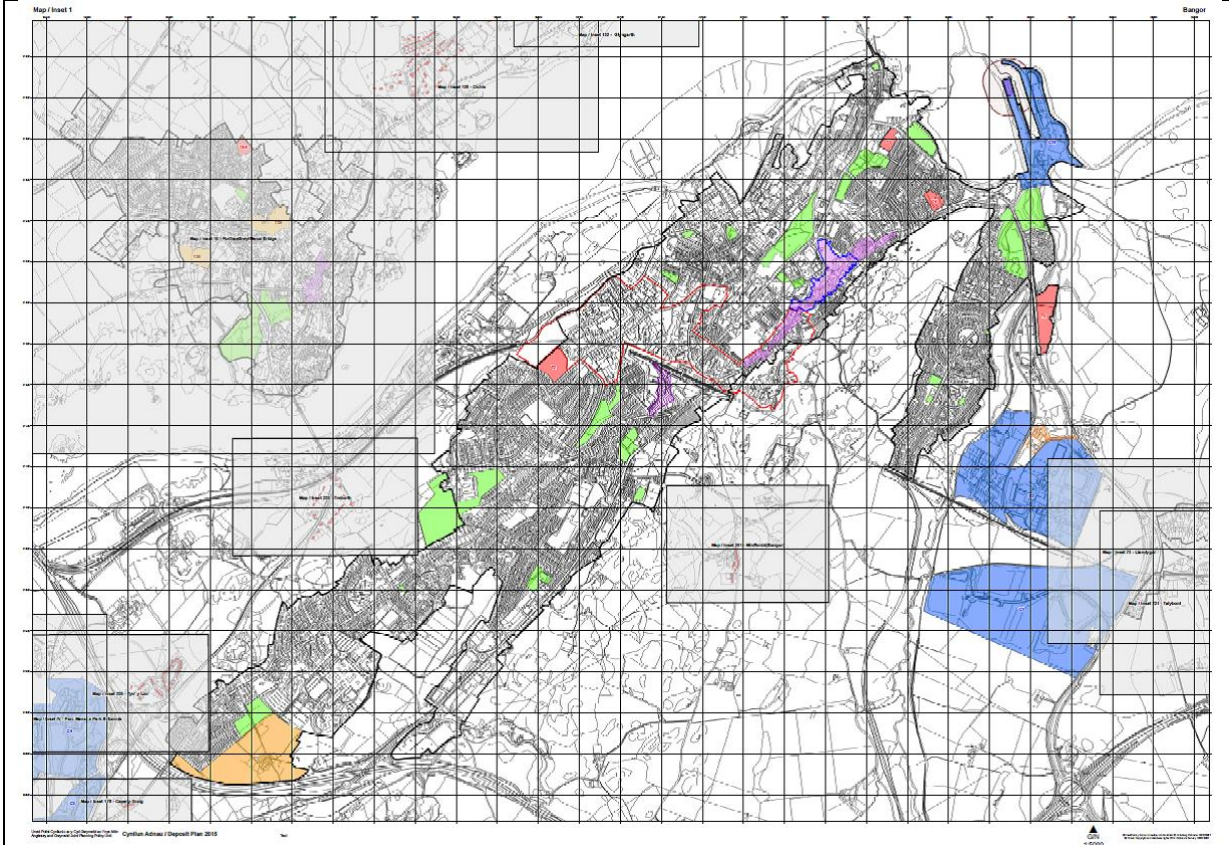
Proffil Anheddle / Settlement Profile			
Enw / Name	Bangor		
Statws / Status	Canolfan Is-ranbarthol / Sub-Regional Centre		
Ardaloedd Cynnyrch Ehangach Haen Is / Lower Super Output Areas	Gwynedd 001A; 002A; 001B; 002B; 001C; 002C; 001D; 002D; 001E; 002E; 005D		
Wardiau / Wards	Deiniol; Dewi; Garth; Glyder; Hendre; Hirael; Marchog; Menai (Bangor 1); Pentir		
Ystadegau Allweddol – Cyfrifiad 2011 / Key Statistics – Census 2011			
Ar y Cyfan / Overall			
Poblogaeth / Population	Nifer / No.		Tabl / Table
Preswylwyr Arferol / Usual Residents	18,808		KS101EW
Nifer yr Aelwydydd / Number of Households	6,323		KS105EW
Siaradwyr Cymraeg / Welsh Speakers (2001)	48.4%		UV84
Siaradwyr Cymraeg / Welsh Speakers (2011)	39.3%		KS207WA
Gwlad Enedigol / Country of Birth (2001)	Cymru / Wales	Arall / Other	UV08
	63.1%	36.9%	
Gwlad Enedigol / Country of Birth (2011)	Cymru / Wales	Arall / Other	KS204EW
	52.9%	47.1%	
Aelwydydd / Households			
Cyfansoddiad y Cartref – Nifer y Bobl / Household Composition – Number of Persons	1	31.4%	QS406EW
	2	27.9%	
	3+	40.7%	
Proffil Oedran Cyfartalog o Aelwydydd / Average Age Profile of Households	35.3		KS102EW
Aelwydydd Cudd / Gorlawn* Hidden / Overcrowded Households* *Mae'r fformiwla safonol a ddefnyddir i bennu sgôr deiliadaeth yn y tabl hwm yn seiliedig ar nifer yr ystafelloedd gwely mewn cartref. *The standard formula used to determine occupancy rating in this table is based on the number of bedrooms in a household.	Deiliadaeth Rating (Ystafelloedd Gwely) Occupancy Rating (Bedrooms)		QS412EW
	+2 neu fwy / or more	34.8%	
	+1	35.3%	
	0	24.9%	
	-1	4.4%	
	-2	0.6%	
Anheddau / Dwellings			
Nifer o Anheddau / Number of Dwellings	6,597		KS401EW
Math o Anheddau / Type of Dwellings *Mae annedd yn cael ei rannu os yw'r ofodau aelwydydd sydd ynddo gael math o lety 'yn rhan o dŷ wedi'i addasu neu ei rannu', os nad pob ystafell y tu ôl i ddrws sydd ddim ond bod aelwyd yn eu defnyddio ac mae o leiaf un lle eraill y cartref yn y cyfeiriad hwnnw gyda y gellir ei gyfuno. * A dwelling is shared if the household spaces it contains have accommodation type 'part of a	Rhannu* Shared*	Na chant eu rhannu Not Shared	QS402EW
	0.8%	99.2%	

converted or shared house', if not all rooms are behind a door that only that household can use and there is at least one other household space at that address with which it can be combined.			
Deiliadaeth Cartref / Household Tenure	Perchen / Owned	Arall / Other	QS405EW
	46.7%	53.3%	
Nifer yr Ystafelloedd Gwely / Number of Bedrooms	0	0.1%	QS411EW
	1	8.8%	
	2	21.9%	
	3	44.4%	
	4+	24.7%	
Gwag / Ail Gartrefi Vacant / Second Homes	4.7%		KS401EW

Amcangyfrifon Poblogaeth 2011 / Population Estimates 2011	
Nifer o Dai / Number of Houses	6,523
Maint y Cartref / Household Size	2.32
Amcangyfrif Poblogaeth / Estimate Population	15,133



Map Mewnosaod / Inset Map



Cymhareb Fforddiadwyedd / Affordability Ratio

Pris canolrif eiddo i incwm canolrif aelwyd / Median house prices to Median household income (2014)

Ward	Cyfradd fforddiadwy aeth / Affordability ratio	Pris canolrif eiddo / Median House Price	Incwm canolrif aelwyd / Median Household Income	Nifer o werthiannau tai / Number of House sales
Deiniol	5.1	£110,000	£21,697	14
Dewi	6.8	£162,500	£23,738	29
Garth	5.7	£150,000	£26,383	15
Glyder	7.0	£172,000	£24,524	12
Hendre	6.6	£127,500	£19,247	14
Hirael	7.5	£138,998	£18,604	14
Marchog	5.5	£96,000	£17,510	14
Menai (Bangor)	7.2	£159,950	£22,127	27
Pentir	4.8	£145,000	£29,933	29

Ffynhonnell / Source: CACI Paycheck & Gofrestrfa Dir/Land Registry

Ardal PrisiauTai / House Price Area: Arfordir Gogleddol a De Arfon / Northern Coast and South Arfon – o leiaf 25% o dai fforddiadwy ar safleoedd / at least 25% affordable housing on sites

Datblygu Tai Ers 2001 - Cwblhau / Housing Development Since 2001 - Completion

01 - 02	02 - 03	03 - 04	04 - 05	05 - 06	06 - 07	07 - 08	08 - 09	09 - 10	10 - 11	11 - 12	12 - 13	13 - 14
48	6	40	47	32	13	18	19	12	17	8	51	38

Safleoedd â Chaniatâd Cynllunio yn Ebrill 2014 / Sites with Planning Permission in April 2014

Heb eu Dechrau / Not Started	Wrthi yn cael eu hadeiladu / Under Construction	Wedi'i cwblhau / Completed
159	54	36

Cyfleusterau Cymunedol / Community Facilities

Prifysgol; Coleg Addysg Bellach; Ysgolion Uwchradd; Ysgolion Cynradd; Ysgolion Meithrin; Meddygfeydd; Deintyddfeydd; Llyfrgell; Canolfannau Hamdden; Swyddfeydd Post; Siopau Bwyd Mawr; Siopau gan gynnwys Siop Nwyddau Cyfleus; Ysbyty Cyffredinol; Fferyllfeydd; Optegwyr; Banciau/Cymdeithasau Adeiladu; Peiriant arian parod; Gorsafoddd Petrol; Canolfannau Cymunedol; Tai Tafarn; Mannau Addoli; Gwasanaeth Bws; Gwasanaeth Tren; Gorsaf Heddlu; Gorsaf Dân

University; Further Education College; Secondary Schools; Primary Schools; Playgroups; Doctor's Surgeries; Dentists; Library; Leisure Centres; Post Offices; Large Food Stores; Shops including a Convenience Shop; General Hospital; Pharmacies; Opticians; Banks/Building Societies; ATM; Petrol Stations; Community Centres; Public Houses; Places of Worship; Bus Service; Train Service; Police Station; Fire Station

Hygyrchedd a Chludiant Cyhoeddus / Accessibility & Public Transport**Pwyntiau Allweddol**

- Cael ei wasanaethu'n uniongyrchol gan y gefnffordd A55, A5 a'r A4087.
- Goraf drên wedi ei leoli yn y ddinas.
- Gorsaf bws wedi ei leoli yn y ddinas.
- Arosfannau wedi ei leoli ar draws yr anheddle.

Key Points

- Served directly by the A55 trunkroad, A5 and A4087.
- Train station located in the city.
- Bus station located in the city.
- Multiple bus stops located throughout the settlement.

Cyfleoedd Cyflogaeth/ Employment Opportunities

- Canolfan Is-Ranbarthol: Ystod o gyfleon cyflogaeth gan gynnwys prifysgol, ysbyty, ysgolion, meddygfeydd, amrywiaeth eang o siopau o wahanol fatha, mawr a bach, a chanolfan ddiwydiannol strategol yn darparu cyfleoedd cyflogaeth amrywiol / [Sub-](#)

Regional Centre: Range of employment opportunities including the university, hospital, schools, health clinics and a variety of different types of shops, large and small, and a strategic industrial estate located within or close to the settlement that provide a range of employment opportunities.

Cyfyngiadau Datblygu / Development Constraints

Pwyntiau Allweddol

- Nifer o Lecynnau Agored ac Ardaloedd Chwarae wedi ei warchod o fewn y ffin datblygu
- Ardaloedd perygl llifogi o fewn y ffin datblygu.
- Mynydd Bangor yn cyfyngu ardaloedd datblygu.

Key Points

- Numerous Protected Open Spaces and Play Areas within development boundary.
- Areas of at risk of flooding within the development boundary.
- Bangor mountain limiting areas for development.

Dynodiadau Trefol / Urban Designations

- Ardaloedd Cadwraeth, Adeiladau Rhestredig
- Conservation Areas, Listed Buildings

Cynllun Adnau - Ffeithiau Allweddol / Deposit Plan – Key Facts

Targed Tai / Housing Target

Lefel twf dangosol / Indicative housing growth	Unedau wedi ei cwblhau / Completed units (2011-14)	Banc tir presennol / Existing housing landbank	Nifer ychwanegol dangosol sydd eu angen / Indicative additional number required
969	97	474	398

Cyfradd cyfartalog adeiladu blynyddol / Annual average build rate = 65

Polisi Tai / Housing Policy

- Defnyddio gwybodaeth leol (e.e. arolwg anghenion tai lleol diweddar) a Chyfrifiad i ddylanwadu ar y math o dai (e.e. nifer o lofftydd, proffil oedran a.y.b.) (Polisi TAI 1);
- Sicrhau cymysgedd o dai marchnad agored a thair fforddiadwy (Polisi TAI 1, TAI 9, TAI 10) ar:
 - Safleoedd hefo caniatad cynllunio yn barod (Polisi TAI 14);
 - Safleoedd / adeiladau ar hap du mewn i ffiniau datblygu (Polisi TAI 14);
 - 5 dynodiad – safleoedd ar gyfer tua 245, 72, 43, 17 a 16 o unedau, yn ddarostynedig i drafodaeth cyn ac

- o adeg cyflwyno cais cynllunio (Polisi TAI 14);
- o Safleoedd eithrio gwledig (Polisi TAI 10).
- Ystyried datblygu fesul cam yn seiliedig ar ddadansoddiad o: gostyngiad o 9.1% mewn siaradwyr Cymraeg 2001-2011 (ac o dan 70%); gostyngiad o 10.2% o ran unigolion a anwyd yng Nghymru 2001-2011; 4.7% tai haf / gwyliau/ gwag (Polisi TAI 1 a Polisi X) ac ysgolion cynradd (2013):

Ysgol y Faenol	4.2% dros ei gapasiti
Ysgol y Garnedd	39.0% dros ei gapasiti
Ysgol Cae Top	Capasiti sbar: 2.8%
Ysgol Babanod Coed Mawr	Capasiti sbar: 55.0%
Ysgol Glanadda	Capasiti sbar: 36.6%
Ysgol Hiracl	Capasiti sbar: 22.7%
Ysgol Glancegin	Capasiti sbar: 35.4%
Ysgol Ein Harglwyddes	Capasiti sbar: 21.4%

- Use local knowledge (e.g. recent local housing need survey) and the Census to influence the type of housing (e.g. number of bedrooms, age profile etc.) (Policy TAI 1);
- Secure a mix of open market and affordable housing (Policy TAI 1, TAI 9, TAI 10) on:
 - o Sites already with planning permission (Policy TAI 14);
 - o Windfall sites / buildings within the development boundary (Policy TAI 14);
 - o 5 allocated sites – sites for around 245, 72, 43, 17 and 16 units, subject to pre-application and planning application stage (Policy TAI 14);
 - o Rural exception sites (Policy TAI 10)
- Consider phased development based on an analysis at planning application stage of: 9.1% reduction in proportion of Welsh speakers 2001-2011 (and lower than 70%); 10.2% decrease in individuals born in Wales 2001-2011; 4.7% second/ holiday/ vacant homes (TAI 1 and TAI X) ; and primary schools (2013):

Ysgol y Faenol	4.2% over capacity:
Ysgol y Garnedd	39.0% over capacity
Ysgol Cae Top	Spare capacity: 2.8%
Ysgol Babanod Coed Mawr	Spare capacity: 55.0%
Ysgol Glanadda	Spare capacity: 36.6%
Ysgol Hiracl	Spare capacity: 22.7%
Ysgol Glancegin	Spare capacity: 35.4%
Our Lady's School	Spare capacity: 21.4%

<p>Polisi Cyflogaeth / Employment Policy</p>	<ul style="list-style-type: none"> • Dynodir neu gwarchodir tir ar gyfer defnydd cyflogaeth o fewn yr anheddle (Polisi Strategol PS10, Polisi CYF1 a Pholisi CYF2). • Galluogi busnesau presennol i ehangu neu ail-leoli (Polisi PS10); • Galluogir safleoedd cyflogaeth ychwanegol sydd wedi eu cyfiawnhau mewn lleoliadau priodol o fewn yr anheddle (Policy CYF3) • Land within the settlement will be either safeguarded or allocated for employment purposes (Strategic Policy PS10, Policy CYF1 and Policy CYF2); • enable existing businesses to expand or re-locate (Policy PS10); • Additional employment sites which has been justified can be accommodated within on appropriate sites within the settlement (Policy CYF3)
<p>Isadeiledd / Infrastructure</p>	<ul style="list-style-type: none"> • sicrhau argaeledd isadeiledd angenrheidiol (Polisi ISA1, PS1, PS3, TRA1) • cynnal neu wella cyfleusterau a gwasanaethau cymunedol (Polisi ISA 2). • ensure availability of required infrastructure (Policy ISA 1, PS1, PS3, TRA 1) • maintain or improve community facilities and services (Policy ISA 2)

Cyf	Enw'r Safle	Disgrifiad	Ystyriaethau
T1	Goetra Uchaf	Datblygiad tai i'r gorllewin o'r anheddiad.	<ul style="list-style-type: none"> • Rhoddwyd caniatâd cynllunio (C12/1347/25/LL), ac mae'r safle yn cael ei ddatblygu
T2	Cyn Gae Chwarae Ysgol Friars	Tir nad yw'n cael ei ddefnyddio'n llawn gerllaw hen Ysgol Friars, yn awr Coleg Menai. Nid oes gan y safle unrhyw gyfyngiadau topograffig o ran datblygu ac mae o fewn pellter cerdded i nifer o gyfleusterau cymunedol.	<p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> • Mae'n debygol y bydd angen asesiad modelu hydrolog er mwyn sefydlu a oes angen gwelliannau i'r rhwydwaith dŵr i gyflenwi dŵr i'r safle hwn. Gellir caffael unrhyw ofyniad i uwchraddio'r rhwydwaith dŵr trwy ddarpariaethau gofynion dŵr y Diwydiant Dŵr. • Byddai angen gwelliannau yng Ngwaith Trin Dŵr Gwastraff Treborth (GTDG) y byddai angen eu hariannu drwy Gynllun Rheoli Asedau DCWW

			neu efallai ynghynt trwy gyfraniadau datblygwyr.
T3	Cyn Safle Jewsons	Tir Llwyd mewn ardal breswyl i'r dwyrain o'r anheddiad, o fewn pellter cerdded i nifer o gyfleusterau cymunedol.	<p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> • Byddai angen gwelliannau yng Ngwaith Trin Dŵr Gwastraff Treborth (GTDG) y byddai angen eu hariannu drwy Gynllun Rheoli Asedau DCWW neu efallai ynghynt trwy gyfraniadau datblygwyr.
T5	Tir gyferbyn â'r Amlosgfa	Porfa maes glas gerllaw stad dai Glantraeth gyda chysylltiadau mynediad da i ganol y ddinas.	<p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> • Byddai angen carthffosydd oddi ar y safle i gysylltu â'r rhwydwaith carthffosiaeth cyhoeddus. Gall y rhain gael eu darparu drwy'r cynllun gofynion carthffos dan Adrannau 98-101 y Ddeddf Diwydiant Dŵr 1991. • Byddai angen gwelliannau yng Ngwaith Trin Dŵr Gwastraff Treborth (GTDG) y byddai angen eu hariannu drwy Gynllun Rheoli Asedau DCWW neu efallai ynghynt trwy gyfraniadau datblygwyr. <p>Asedau Treftadaeth</p> <ul style="list-style-type: none"> • Bydd angen gwaith archeolegol helaeth cyn gwneud unrhyw benderfyniad cadarnhaol ar unrhyw gais cynllunio.
C1	Parc Bryn Cegin	Safle Cyflogaeth Cynradd a Ddiogelir	<p>Carthffosiaeth a Seilwaith</p> <ul style="list-style-type: none"> • Mae'r ardal gyflogaeth yn cynrychioli ardal sylweddol o dir ar gyfer datblygiad nad yw'r galw posibl amdano eto'n hysbys. Unwaith y bydd galw yn hysbys, gellir asesu maint unrhyw bibellau dŵr oddi ar y safle a allai fod eu hangen. • Mae'r safle hwn yn cael ei groesi gan brif bibell ddŵr 250mm ar hyd ei ffin ogleddol, a fydd yn cyfyngu ar ddwysedd datblygu'r safle.

			<ul style="list-style-type: none"> • Byddai angen gwelliannau yng Ngwaith Trin Dŵr Gwastraff Treborth (GTDG) y byddai angen eu hariannu drwy Gynllun Rheoli Asedau DCWW neu efallai ynghynt trwy gyfraniadau datblygwyr.
C2	Stad Ddiwydiannol Llandygai	Safle Cyflogaeth Cynradd a Ddiogelir	<ul style="list-style-type: none"> • Safle a ddiogelir presennol - ni nodwyd unrhyw faterion o bwys.
C3	Parc Britannia	Safle Cyflogaeth Cynradd a Ddiogelir	<ul style="list-style-type: none"> • Safle a ddiogelir presennol - ni nodwyd unrhyw faterion o bwys.
C4	Parc Menai	Safle Cyflogaeth Cynradd a Ddiogelir	<ul style="list-style-type: none"> • Safle a ddiogelir presennol - ni nodwyd unrhyw faterion o bwys.
C16	Bae Hiracl	Safle Cyflogaeth Eilaidd a Ddyrannwyd	<p>Cadwraeth natur</p> <ul style="list-style-type: none"> • Bydd angen i unrhyw gais i ddatblygu'r safle ddangos na fydd yn cael effaith andwyol ar safleoedd ACA Y Fenai a Bae Conwy, AGA Traeth Lafan, SoDdGA a Gwarchodfa Natur Leol sydd gerllaw.

Ref	Site Name	Description	Considerations
T1	Goetra Uchaf	Housing development to the west of the settlement.	<ul style="list-style-type: none"> • Planning consent given (C12/1347/25/LL), and site is being developed
T2	Former Friars School Playing Field	Underused land adjacent to the former Friars School, now Coleg Menai. The site has no topographical constraints to development and is within walking distance to a number of community facilities.	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> • It is likely that a hydraulic modelling assessment will be required to establish if improvements are required to the water network to supply water to this site. Any requirement to upgrade the water network can be acquired through the water requisition provisions of the Water Industry. • Would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through DCWW's Asset Management Plan or potentially earlier through

			developer contributions.
T3	Former Jewsons Site	Brownfield land in a residential area to the east of the settlement, within walking distance to a number of community facilities.	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> • Would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through DCWW's Asset Management Plan or potentially earlier through developer contributions.
T5	Land opposite the Crematorium	Greenfield pasture adjacent to Glantraeth housing estate with good access links to the city centre.	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> • Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991. • Would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through DCWW's Asset Management Plan or potentially earlier through developer contributions. <p>Heritage Assets</p> <ul style="list-style-type: none"> • Extensive archaeological work will be required prior to any positive determination of any planning application.
C1	Parc Bryn Cegin	Safeguarded Primary Employment Site	<p>Sewerage and Infrastructure</p> <ul style="list-style-type: none"> • The employment area represents a substantial area of land for development for which the potential demands are unknown at present. Once demands are known an assessment can be made of the extent of any off-site water mains that may be required. • This site is crossed by a 250mm water main along its northern boundary which will restrict

			<p>development density for the site</p> <ul style="list-style-type: none"> • Would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.
C2	Llandygai Industrial Estate	Safeguarded Primary Employment Site	<ul style="list-style-type: none"> • Existing safeguarded site – no notable issues identified.
C3	Parc Britannia	Safeguarded Primary Employment Site	<ul style="list-style-type: none"> • Existing safeguarded site – no notable issues identified.
C4	Parc Menai	Safeguarded Primary Employment Site	<ul style="list-style-type: none"> • Existing safeguarded site – no notable issues identified.
C16	Hirael Bay	Allocated Secondary Employment Site	<p>Nature Conservation</p> <ul style="list-style-type: none"> • Any proposal to develop the site will need to demonstrate that it will not have an adverse effect on the adjacent, Y Fenai and Bae Conwy SAC, Traeth Lafan SPA, SSSI and LNR