

APPLICATION No. 3/3/458.

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TOWN AND COUNTRY PLANNING ACT, 1962.
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1963

CAERNARVONSHIRE COUNTY COUNCIL.

TO: J. G. Bourne, Esq., Greenacres Caravan Park, PORTMADOC.

per

Messrs. John F. Phillips & Associates, Chartered Architects,
290, High Street, WEST BROMWICH.

The above-named Council being the Local Planning Authority HEREBY
PERMIT the development proposed by you, namely:—

Layout of site and detailed drawings for the erection of 132 holiday
flats and cottages in 75 blocks with private road and boat building
shed at Snowdon Wharf, Portmadoc Harbour,

in accordance with the plans and application submitted to the Council on
30th June, 1967, subject to due
compliance with the byelaws and general statutory provisions in force in the district
and subject to the conditions specified ~~hereunder~~ on the attached sheet.



The reasons for the Council's decision to grant permission for the development,
subject to compliance with the conditions hereinbefore specified are: ~~xx~~ on the
attached sheet.

J. G. Bourne

In lieu of Form P.5 dated 27th July, 1967. APPLICATION No. 3/3/43E.

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TOWN AND COUNTRY PLANNING ACT, 1962.

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1963

CAERNARVONSHIRE COUNTY COUNCIL.

TO:

J. G. Bourne, Esq., Greenacres Caravan Park, PORTMADOC.

per

Messrs. John F. Phillips & Associates, Chartered Architects,
290, High Street, WEST BROMWICH.

The above-named Council being the Local Planning Authority HEREBY PERMIT the development proposed by you, namely:—

Layout of site and detailed drawings for the erection of 132 holiday flats and cottages in 75 blocks with private road and boat building shed at Snowdon Wharf, Portmadoc Harbour,

in accordance with the plans and application submitted to the Council on

22nd December, 1967, subject to due compliance with the byelaws and general statutory provisions in force in the district and subject to the conditions specified ~~hereinbefore~~ on the attached sheet.



The reasons for the Council's decision to grant permission for the development, subject to compliance with the conditions hereinbefore specified are ~~xxx~~ on the attached sheet.

J. G. Bourne

Application No. 3/3/43E.

- (1) The dwellings shall be roofed with Natural Welsh slates;
- (2) the exterior walls of the dwellings shall be cement rendered and coloured white and maintained that colour at all times to the satisfaction of the Local Planning Authority;
- (3) the development shall be carried out in stages commencing at the north-eastern part of the site, and agreement shall be reached with the Local Planning Authority on the proposed stages for the comprehensive scheme before development commences, and development shall then be carried out in accordance with such agreement;
- (4) the areas edged red on the plan attached to the original consent notice dated 27th July, 1967, shall be reserved for car parking purposes and for public use at all times to the satisfaction of the Local Planning Authority;
- (5) all rights of access to the slipway by the mussel fishermen and other normal users of the slipway shall be reserved for all times;
- (6) details of the proposed boat building shed and new slipway showing the design and materials to be used in their construction, shall be submitted to and approved by the Local Planning Authority before the shed or slipway is constructed;
- (7) the proposed guard rail shall be of a design to be agreed with the Local Planning Authority before it is erected;
- (8) details of the proposed landscaping scheme, shall be agreed with the Local Planning Authority before any of the holiday dwellings are occupied and the landscaping of each phase shall be carried out within 9 months of the occupation of the last holiday dwelling in each phase or within 2 years of the date of commencement of work on each phase, whichever is the earlier;
- (9) the internal roads and car parking areas in each phase shall be constructed to the satisfaction of the Local Planning Authority before any of the holiday dwellings within that phase are occupied;
- (10) conditions Nos. (1)-(6) inclusive imposed on the planning consent, reference 3/3/43C dated 23rd March, 1967, shall be complied with in all respects before any work is commenced on the holiday dwellings.

Reasons: (1), (2) & (8) To safeguard the visual amenities of the area; (3) & (9) to ensure orderly development of the site; (4) & (5) to safeguard existing rights; (6) & (7) to comply with the provisions of the Town and Country Planning Acts; (10) to safeguard highway interests.

22 SEP 1967

Application No. 3/3/43E

Proposed layout of site and detailed drawings for the erection of 132 holiday flats and cottages in 75 blocks with private road and boat building shed at Snowden Wharf, Portmadoc Harbour.

PERMIT DEVELOPMENT SUBJECT TO:-

- (1) the dwellings shall be roofed with Natural Welsh slates;
 - (2) the exterior walls of the dwellings shall be cement rendered and coloured white and maintained that colour at all times to the satisfaction of the Local Planning Authority;
 - (3) the development shall be carried out in stages commencing at the north-eastern part of the site, and agreement shall be reached with the Local Planning Authority on the proposed stages for the comprehensive scheme before development commences, and development shall then be carried out in accordance with such agreement;
 - (4) the development shall be used for holiday purposes only and shall not be used for permanent residential use and during the period 15th January to the last day of February in each year none of the dwellings shall be occupied unless the prior approval of the Local Planning Authority has been sought and obtained for the occupation of any particular dwelling or flat during that period;
 - (5) the areas edged red on the plan attached to this consent notice shall be reserved for car parking purposes and for public use at all times to the satisfaction of the Local Planning Authority;
 - (6) all rights of access to the slipway by the mussel fishermen and other normal users of the slipway shall be reserved for all times;
 - (7) details of the proposed boat building shed and new slipway showing the design and materials to be used in their construction, shall be submitted to and approved by the Local Planning Authority before the shed or slipway is constructed;
 - (8) the proposed guard rail shall be of a design to be agreed with the Local Planning Authority before it is erected;
 - (9) details of the proposed landscaping scheme, shall be agreed with the Local Planning Authority before any of the holiday dwellings are occupied and the landscaping of each phase shall be carried out within 9 months of the occupation of the last holiday dwelling in each phase or within 2 years of the date of commencement of work each phase, whichever is the earlier;
 - (10) the internal roads and car parking areas in each phase shall be constructed to the satisfaction of the Local Planning Authority before any of the holiday dwellings within that phase are occupied;
 - (11) conditions Nos. (1)-(6) inclusive imposed on the planning consent, reference 3/3/43 dated 23rd March, 1967 shall be complied with in all respects before any work is commenced on the holiday dwellings
- Reasons: (1), (2) & (9) To safeguard the visual amenities of the area (3) & (10) to ensure orderly development of the site; (4) as the application is for holiday development and the proposed dwellings are considered not to conform to standards appropriate for permanent residential use in respect of size and space about buildings, i.e., garden or yard space. In addition, in view of the holiday use proposed, the population using the site will not be included in the Local Planning Authority's calculations when preparing a Town Map for Portmadoc, and in assessing and providing public services, schools, etc. necessary to serve the permanent residential population of Portmadoc; (5) & (6) to safeguard existing rights; (7) & (8) to comply with the provisions of the Town and Country Planning Acts; (11) to safeguard highway interests.