

Swyddfa'r Parc Cenedlaethol / National Park Office, Penrhyndeudraeth, Gwynedd. LL48 6LF
cynllunio@eryri.llyw.cymru ☎ (01766) 770274

Gofynner am / Ask for: Mr David Jones

Dyddiad / Date: 14/05/2026

Cyngor Cymuned Aberdyfi
Swyddfa'r Cyngor
Literary Institute
Aberdyfi
Gwynedd
LL35 0LN

Annwyl Syr / Fadam,

Mae'r Cais Cynllunio a ddisgrifir isod wedi ei dderbyn.

Cais Rhif: **NP5/50/743C**

Amrywio Amod 3 ynghlwm i Ganiatâd Cynllunio NP5/50/743 dyddiedig 29/07/2023 i ganiatáu cyflwyno cynllun tirlunio yn dilyn clirio'r safle

Braich Gwyn, Aberdyfi. LL35 0RD

Cyfeiriad Grid: **263445 296746**

Gallwch ymweld a safle we'r Awdurdod ar www.eryri.llyw.cymru i edrych ar y dogfennau cyhoeddus hawlfraintiedig a gyflwynwyd gyda'r cais. Gellir eu gweld drwy ddewis '**Cynllunio a Datblygu**' ar y dudalen gartref, cyn dewis '**Chwilio Ceisiadau Cynllunio**' i ddarganfod yr opsiynau sydd ar gael.

Dylai unrhyw sylwadau ar y cais gael eu derbyn o fewn **21** diwrnod i ddyddiad yr ebost hwn.

NODWCH: Dylai unrhyw sylwadau cael eu anfon i cynllunio@eryri.llyw.cymru yn unig a nid i'r Swyddog Achos.

Dear Sir / Madam,

The planning application described below has been received.

Application Number: **NP5/50/743C**

Variation of Condition 3 attached to Planning Permission NP5/50/743 dated 29/07/2023 to allow the submission of a landscaping scheme following site clearance

Braich Gwyn, Aberdyfi. LL35 0RD

Grid Reference: **263445 296746**

You can visit the Authority's website at www.eryri.llyw.cymru to view the copyrighted public documents submitted with the application. These can be accessed by selecting '**Planning & Development**' link from the home page before choosing '**Search Planning Applications**' from the available options.

Comments on the application should be received within **21** days from the date of this email.

PLEASE NOTE: Any comments by email should be sent to cynllunio@eryri.llyw.cymru only and not to the Case Officer.

Yn gywir / Yours faithfully,

Keira Sweeney

Cyfarwyddwr Cynllunio a Phartneriaethau / Director of Planning and Partnerships



PARC CENEDLAETHOL ERYRI
Ile i enaid gael llonydd
SNOWDONIA NATIONAL PARK
one of Britain's breathing spaces

Cyfarwyddwr Cynllunio a Threftadaeth Ddiwylliannol
Director of Planning and Cultural Heritage

Swyddfa'r Parc Cenedlaethol / National Park Office
Penrhyndeudraeth, Gwynedd LL48 6LF

Ffôn / Telephone 01766 770274 Ffacs / Fax 01766 771211
Cynllunio@eryri-npa.gov.uk www.eryri-npa.gov.uk

Application for non-material amendment following a grant of planning permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Braich Gwyn

Address Line 1

Address Line 2

Town/city

Aberdyfi

Postcode

LL35 0RD

Description of site location (must be completed if postcode is not known)

Easting (x)

263431

Northing (y)

296739

Description

Barn above Braich y Celyn

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Surname

Martin

Company Name

Address

Address line 1

Richmond Farm

Address line 2

New Barn Road

Address line 3

Town/City

Hawkenbury

Country

Kent

Postcode

TN12 0EE

Are you an agent acting on behalf of the applicant?

Yes

No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Email address

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

Yes

No

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below

Conversion of barn to dwelling including construction of a extension, and installation of package treatment plant.
Braich Gwyn, Aberdyfi. LL35 0RD.

Reference number

NP5/50/743

Date of decision

29/07/2023

For the purpose of calculating fees, which of the following best describes the original application type?

- Householder development:** Development to an existing dwelling-house or development within its curtilage
- Other:** anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Omit the words "or site clearance" from Condition number 3.

Condition to read:

No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping by means of a formal application. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development. The scheme shall also include details of a maintenance program including a weeding program, guards for trees and details for the replacement of any failed specimens.

Please state why you wish to make this amendment

Some site clearance has been carried out, although it remains clear no development has taken place.

Are you intending to substitute amended plans or drawings?

- Yes
- No

If yes, please complete the following details

Old plan/drawing numbers

21-48 Braich Gwyn PL0F_March 23 (Location and Site Plan

New plan/drawing numbers

21-48 Braich Gwyn L01 REV-A Location Plan_09-02-20226
21-48 Braich Gwyn PL03 REV-A Planting Plan_09-02-2026
21-48 Landscaping Plan_29-01-2026

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
 The applicant
 Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

NP5/50/743

Date (must be pre-application submission)

18/03/2026

Details of the pre-application advice received

To have the words "or site clearance" omitted from Condition 3

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

Yes

No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

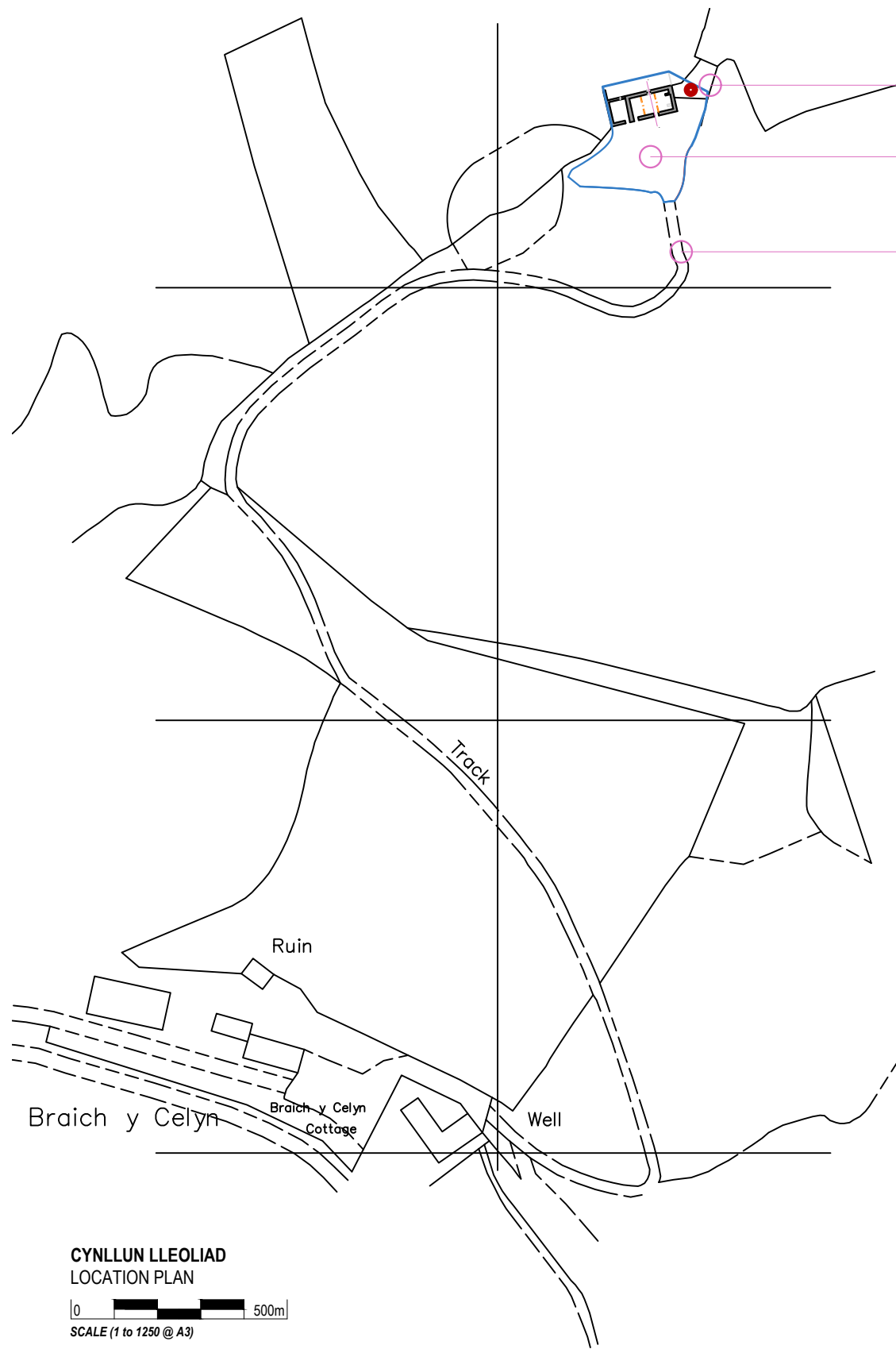
I / We agree to the outlined declaration

Signed

Dafydd Tomos

Date

08/04/2026



PROPOSED APPLICATION SITE (RED) - Water Tank
Braich-Gwyn, Aberdovey

THE SITE (BLUE) - Area in Client Ownership
Braich-Gwyn, Aberdovey

EXISTING TRACK



CYNLLUN LLEOLIAD
LOCATION PLAN

0 500m

SCALE (1 to 1250 @ A3)

GOGLEDD / NORTH



GEORGE + TOMOS
PENSEIRI : ARCHITECTS Cyf.
12 Heol Penrallt, Machynlleth, Powys - SY20 8AL ☎ 01654 700337
www.georgetomos.co.uk - georgetomos@yahoo.co.uk 📠 0845 260 3040

Client
Mr & Mrs Martin

EXISTING & PROPOSED
LOCATION PLAN

Project
WATER TANK
@ Braich-Gwyn, Aberdovey

Job Nr.
21 / 48

Drawing Nr.
L01

Graddfa / Scale

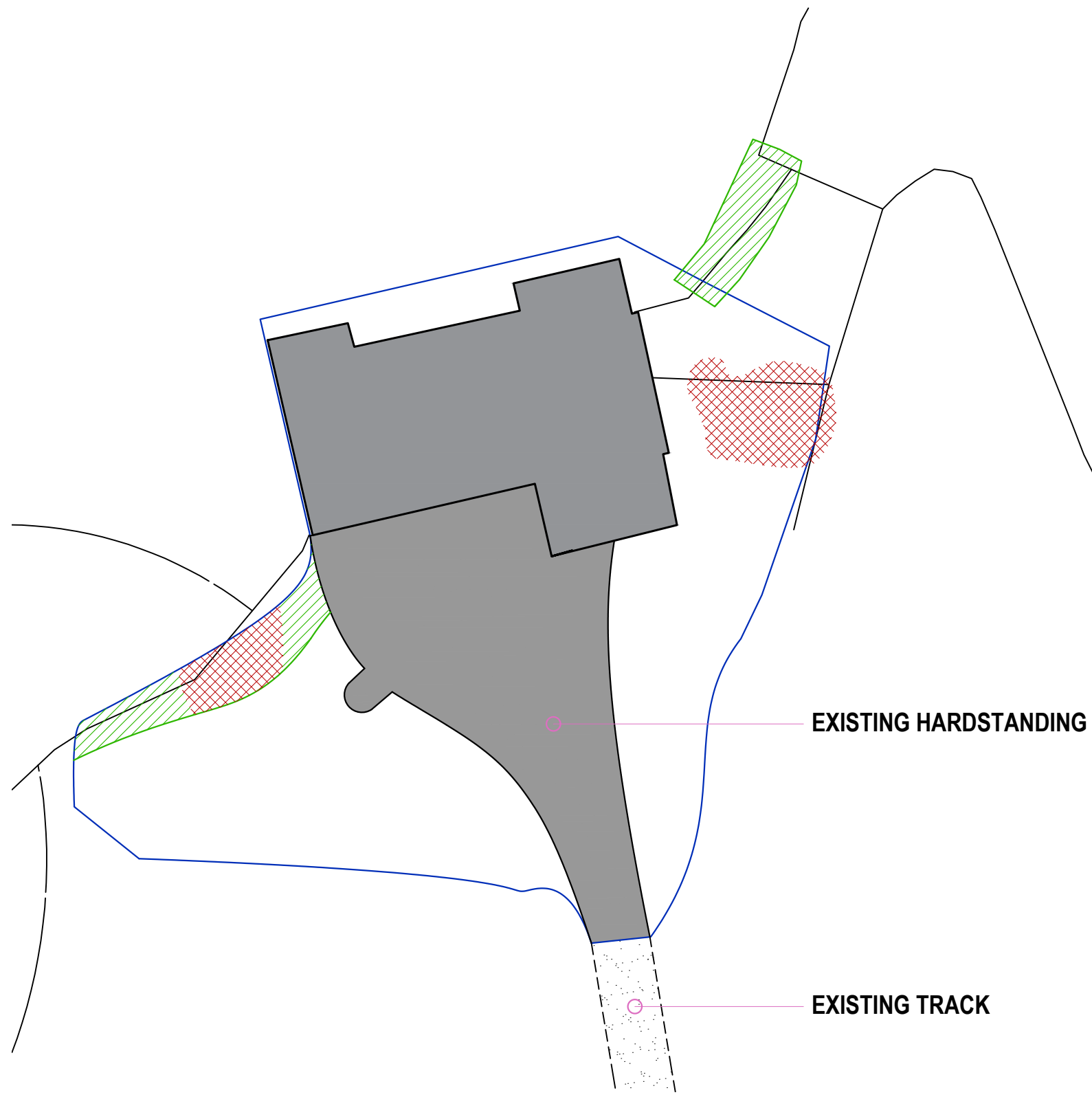
1:1250 @A3

Dyddiad / Date

01/26

AO

YMA CHYMRANWYF I DDARLUN A CHYLLUN LLEOLIAD HYN YN EIDDY. GOSODWY FFORMA CYF A CHYLLUN LLEOLIAD HYN YN EIDDY A CHYLLUN LLEOLIAD HYN YN EIDDY A CHYLLUN LLEOLIAD HYN YN EIDDY. THE PROPERTY OF THIS DRAWING AND DESIGN IS VESTED IN GEORGE+TOMOS CYF AND MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THEIR WRITTEN CONSENT.



PLANTING STRATEGY
 General planting of native tree species to be of mainly broadleaved, deciduous species to include a variety of the following short growing Common Hawthorn (*Crataegus Monogyna*), Rose Dog (*Rosa Canina*), Spindle (*Euonymus*), as well as a selection of short growing fruit trees such as Apple (*Malus Domestica*), Cherry (*Prunus Cerasus*), Pear (*Pyrus Communis*) & Juniper (*Juniperus Communis*). All trees selected to be a mixture of the above mentioned native species. The local provenance of all trees purchased should be demonstrated to ensure their suitability for the proposed site based on the soil quality & position of the site.

All shrubs to be native species with local provenance to the site. Species considered to include Blackthorn, Broom, Dogwood, Elder, Goat Willow, Guelder Rose, Hawthorn, Hazel, Holly, Osier, Privet, Purging Buckthorn, Spindle & Wayfaring Tree.

PLANTING
 Allow for a mixture of the native species of shrubs and trees from the planting strategy note above. Planting to areas as indicated on drawings. See associated 'Landscape Maintenance Schedule' for further details.

CYNLLUN SAFLE
 SITE PLAN
 0 25m
 SCALE (1 to 200 @ A3)
 GOGLEDD / NORTH

PROPOSED LANDSCAPING PLAN

KEY	
	Existing Vegetation
	Proposed New Planting

GEORGE + TOMOS PENSEIRI : ARCHITECTS Cyf.		Client Mr & Mrs Martin	
12 Heol Penrallt, Machyphiloth, Powys - SY20 8AL www.georgetomos.co.uk - georgetomos@yahoo.co.uk		PROPOSED LANDSCAPING PLAN	
Project RENOVATION TO THE EXISTING BARN @ Braich-Gwyn, Aberdovey		Job Nr. 21 / 48	Drawing Nr. PL03
Scale 1:500 @A3		Dyddiad / Date 01/26 /AO	

THE PROPERTY OF THIS DRAWING AND DESIGN IS VESTED IN GEORGE+TOMOS CYF AND MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THEIR WRITTEN CONSENT



GEORGE + TOMOS Penseiri : Architects Cyf.

PENSAERNIAETH, DYLUNIO, RHEOLU PROSECTAU, CYNLLUNIO, ADNEWYDDU
ARCHITECTURE, DESIGN, PROJECT MANAGEMENT, PLANNING, RESTORATION

12 Heol Penrallt Machynlleth
Powys SY20 8AL
01654 700337
0845 2803040
georgetomos@yahoo.co.uk

REMOVAL OF CONDITION APP ***Braich-Gwyn, Aberdyfi***

Planning Statement

Feb 2026

GEORGE + TOMOS

PENSEIRI : ARCHITECTS CYF.

12 HEOL PENRALLT, MACHYNLLETH, POWYS
TEL – 06154 700337 / georgetomos@yahoo.co.uk

GEORGE + TOMOS PENSEIRI : ARCHITECTS Cyf.
Cofrestrwyd yng Nghymru a Lloegr : 4721751
Registered in England and Wales : 4721751



@GeorgeTomos
georgetomo



georgetomos



Address of site:

Braich y Celyn
Aberdyfi
LL35 0RD

Planning History:

NP5/50/743

Planting

General planting of native tree species to be of mainly broadleaved, deciduous species to include a variety of the following:

Common Hawthorn (*Crataegus Monogyna*)
Rose Dog (*Rosa Canina*)
Spindle (*Euonymus*)
Apple (*Malus Domestica*)
Cherry (*Prunus Cerasus*)
Pear (*Pyrus Communis*)
Juniper (*Juniperus Communis*).

All trees selected to be a mixture of the above mentioned native species. The local provenance of all trees purchased should be demonstrated to ensure their suitability for the proposed site based on the soil quality & position of the site.

All shrubs to be native species with local provenance to the site. Species considered to include:

Blackthorn
Broom
Dogwood
Elder
Goat Willow
Guelder Rose
Hawthorn
Hazel
Holly
Osier
Privet
Purging Buckthorn
Spindle
Wayfaring Tree

Allow for a mixture of the native species of shrubs and trees from the planting strategy note above. Planting to areas as indicated on drawings. See associated 'Landscape Maintenance Schedule' for further details.

Management of New Planting

Trim hedges close to visibility splays in August. Other hedges can be cut later in the season to allow wildlife to feed on nuts and berries.

The new planting areas should include all native species to provide the maximum diversity.

It will be particularly beneficial to wildlife if a total of 60% of all new hedgerows were composed of Blackthorn and Hawthorn.

Monitoring, Aftercare and Maintenance

Vegetation should be monitored to ensure early observation of any failures.

Watering will be necessary during dry weather conditions.

Any plants that need to be replaced should be done so using suitable native species mix in line with those present.

Grass

Seeding

Grass seed to be BTCV 'Long Season' mix or BSH A19 all-purpose landscaping seed. Fresh seed to be purchase for each season.

Sowing

Sow seed in calm weather between April and October (inclusive). Spread evenly at the specified rates in two transverse directions. Sowing rate: 50.00 g/m² / Overseed rate: 20.00 g/m²

Planting Specification

All works carried out in accordance with BS4428:1989 Code of Practice for General Landscaping Operations

Plants

All plants to BS3936 Part 1:1992.

Rabbit Guards

Fit spiral rabbit guards to all whips and transplants.

Hardstanding

Slate slab paving is proposed around the immediate exterior of the property, providing a 1m wide pathway for pedestrian access.

Crushed slate hardstanding is proposed to the driveway and parking area.

See drawings for further details, which describes the extent of hardstanding during the construction phase, as well as designating how the site will look post-construction, once all the works have been completed.

Lighting

See drawings for further details.

There are 4no proposed light positions, as highlighted on the drawing '21-48 PL02'.

Each light fitting to be of a Bulkhead type with PIR, and located on the external walls of the property. PIR to operate upon approach to the property and be set on a one-minute timer, which cannot be overridden, and of an 'Eyelid' style light fitting, wall mounted, down lighting.

The intensity of the bulbs will conform with guidance note 08/18 on 'Bats and artificial lighting in the UK' issued by the Bat Conservation Trust and Institution of Lighting Professionals

All luminaires should lack UV elements when manufactured. Metal halide, compact fluorescent sources should not be used. LED luminaires to be used ONLY, this is due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.

A warm white light source (2700Kelvin or warmer) should be adopted to reduce blue light component.

Bulkhead light to low output with cowl to direct all lighting downwards.

All lamps to be 300 lumen output or less and dimmable.

1. Post Practical Completion Maintenance

The Client / Landowner is to maintain all planted areas for an establishment period until vegetation has established.

There should be three types of work carried out:

- A. Regular operations e.g. litter clearance, checking of stakes and guards.
- B. Horticultural maintenance e.g. weeding, pruning, checking for disease and plant health.
- C. Additional works such as repair of any damage, and / or supply and planting of new material.

The Client / Landowner shall focus maintenance as detailed during the period April to October to ensure establishment and maintenance of grassed and planted areas, with less frequent maintenance required during the months October to March.

2. Standard of Maintenance

1. The planted areas are to be maintained to a standard to ensure optimum development. Attention is to be paid to ensure the works do not cause inconvenience or danger to the public.
2. All people employed to carry out maintenance operations shall be suitably qualified to do this, and all works will be in accordance with good horticultural practice.
3. Particular attention will be paid to the organic status of the surrounding farmland and water courses and the Client / Landowner should seek approval from the relevant landowner / statutory body on the use of pesticides / herbicides as part of the maintenance operations in this location.

3. Instructions

The Client / Landowner will carry out all works in accordance with the enclosed grounds maintenance standards and recommendations.

4. Maintenance Operations

All maintenance operations shall be carried out in accordance with the specification and in accordance with good horticultural practices. Maintenance operations are as follows:

<u>Operation</u>	<u>Landscaping Type</u>	<u>Specification Area</u>
1. Litter Collection	A. All areas of hard landscape	All areas shall be kept free of litter. Clean and remove litter from site.
2. Checking & Adjustment of Stakes / Guards	A. Standard Trees / Shrubs	Stakes to be removed or reduced in height at beginning of growing season. Stakes to be removed: cut off stake 100mm above ground level. Drive stump into ground level. Stakes to be retained: Ensure stake is firm & ties correctly adjusted. Replace broken stakes and ties.
3. Pruning	A. Existing & newly planted Standard Trees	Remove dead and damaged branches. Prune to retain and promote natural growth form. Prune to maintain 2.5m clear height from gateway. Cut to leave a clean smooth stub 1-2cm long. No wound treatment necessary unless otherwise directed.
B. Shrubs		Prune as necessary to remove dead, damaged or diseased branches; to prevent overcrowding of plants; to maintain health of plants; to promote growth; to bring out natural form of plant. Shape each specimen appropriately to species, location, season, and stage of growth, leaving a well-balanced natural appearance.
C. Grass & Wildflower Areas		Grass to be cut as necessary to prevent encroachment on hard surfaces (unless otherwise scheduled). Wildflower areas should be cut at the end of August to allow the grassland to be reseeded; all cuttings should be removed from the grassland. Cut height to be set at 150mm to avoid impact on wildlife.

D. Existing & newly planted hedges

New: Trim once following the end of the bird-nesting season (March-August) as advised, to avoid disturbance.

Mature: Trim on a 3 year rotation as advised & to coincide with trimming of new to allow for berries to set and provide wildlife with food over the winter.

Trim carefully and neatly to regular line and shape with vertical sides. Remove current growth rather than old wood. Use suitable mechanical cutters. Prune to maintain clear carriageway where required.

4. Fertilizing

A. Trees

Apply certified organic fertilizer at a rate of 30g per tree in February / March if required.

B. Shrubs

Apply certified organic fertilizer in Groundcover in February / March at a rate of 100 g/m² if required.

5. Weed control

All hard and newly planted landscaped areas shall be monitored and weeding carried out in areas that are failing to establish. All debris caused by hand weeding shall be removed from site.

A. Shrubs/Trees

Hand weed to base area.

B. Grass Areas

Hand weed (May-October) or strim at a cutting height of 150mm actively growing weeds (June-October).

C. Base of Railings, Fences etc

Hand weed (May-Oct)

D. Grass

Hand weed (May-October) or strim at a cutting height of 150mm actively growing weeds (June- October). Hand weed to base of hedge.

6.	Re-setting	Shrubs / Trees	Re-set plants to proper grades or upright positions as necessary.
7.	Replacement of Plants	All soft landscape areas	Observe if any trees, shrubs or other plants have been stolen or are dead or damaged & replace as required.
8.	Damage / Loss reports	All soft landscape areas and landscape features	Observe any damage (malicious or otherwise) to trees, shrubs or other plant materials. Replace as required.
9.	Cleaning	Arisings	General