

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: 11/05/2026

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: **NP5/50/427E**

Codi grisiau sy'n cysylltu'r ardd

Crows Nest, Aberdyfi. LL35 0NG

Cyfeiriad Grid: **261666 296055**

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: **NP5/50/427E**

Erection of a staircase linking the garden

Crow's Nest, Aberdyfi. LL35 0NG

Grid Reference: **261666 296055**

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



Llywodraeth Cymru
Welsh Government

Householder Application for Planning Permission for works or extension to a dwelling and conservation area consent

Town and Country Planning Act 1990

The Historic Environment (Wales) Act 2023

If printed, please complete using BLOCK CAPITALS and BLACK ink.

1. Applicant Name and Address

Title:	<input type="text"/>	First name:	<input type="text" value="Ruth"/>		
Last name:	<input type="text" value="Evans"/>				
Company (optional):	<input type="text"/>				
Unit:	<input type="text"/>	House number:	<input type="text"/>	House suffix:	<input type="text"/>
House name:	<input type="text" value="Crow's Nest"/>				
Address 1:	<input type="text" value="Church St."/>				
Address 2:	<input type="text"/>				
Address 3:	<input type="text"/>				
Town:	<input type="text" value="Aberdyfi"/>				
County:	<input type="text" value="Gwynedd"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text" value="LL35 0NG"/>				

2. Agent Name and Address

Title:	<input type="text"/>	First name:	<input type="text" value="Nerina"/>		
Last name:	<input type="text" value="Vaughan"/>				
Company (optional):	<input type="text" value="NRV Architectural Design"/>				
Unit:	<input type="text"/>	House number:	<input type="text" value="1"/>	House suffix:	<input type="text"/>
House name:	<input type="text" value="Tanyfron"/>				
Address 1:	<input type="text" value="Corris Uchaf"/>				
Address 2:	<input type="text"/>				
Address 3:	<input type="text"/>				
Town:	<input type="text" value="Machynlleth"/>				
County:	<input type="text" value="Powys"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text" value="SY20 9BN"/>				

3. Description of Proposed Works

Please describe the proposed works:

Construction of a stone staircase to link the existing patio to the garden below.

Has the work already started?

Yes

No

If Yes, please state when the work was started (DD/MM/YYYY):
(Date must be pre-application submission)

Has the work already been completed?

Yes

No

If Yes, please state when the work was completed (DD/MM/YYYY):
(Date must be pre-application submission)

4. Site Details

Please provide the full postal address of the application site.

Unit:	<input type="text"/>	House number:	<input type="text"/>	House suffix:	<input type="text"/>
House name:	<input type="text" value="Crow's Nest"/>				
Address 1:	<input type="text"/>				
Address 2:	<input type="text"/>				
Address 3:	<input type="text"/>				
Town:	<input type="text" value="Aberdyfi"/>				
County:	<input type="text"/>				
Postcode: (optional)	<input type="text"/>				

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”.

Easting:	<input type="text"/>	Northing:	<input type="text"/>
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Description:

5. 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.)

Please tick if the full contact details are not known, and then complete as much as possible:



Officer name:

David Pryce Jones

Reference:

NP5/50/427E

Date (DD/MM/YYYY):

(must be pre-application submission)

07/04/2026

Details of the pre-application advice received:

The initial proposal was for a spiral staircase to link the upper balcony, patio and garden. This was deemed to be too obtrusive for the location, advice has been followed and a simple, stone straight flight of steps is proposed to link the patio at the lower level to the garden below.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

Yes

No

Do the proposals require any diversions, extinguishments and/or creation of public rights of way?

Yes

No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

7. Biodiversity and Geological Conservation

Does your proposal involve:

(i) demolition of a building?

Yes

No

(ii) alterations or enlargement to your roof?

Yes

No

(iii) the loss of any trees or hedges?

Yes

No

If you have answered YES to any of the above questions, you may be required to submit a biodiversity survey to your local planning authority with your application form.

Your local planning authority will be able to advise you further.

8. Trees and Hedges

Are there any trees or hedges on the site or adjoining the proposed site that would be affected by the development proposal?

Yes

No

If you have answered Yes, you may need to provide a survey before your application can be validated. Your local planning authority can advise on whether a survey is required. All tree surveys should accord with BS5837.

11. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes

No

If Yes, please provide details:

12. Parking

Will the proposed works affect existing car parking arrangements?

Yes

No

If Yes, please provide details:

13. Explanation For Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and or structure(s)?

14. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

Certificate of Ownership – Certificate A

Certificate under Town and Country Planning (Development Management Procedure) (Wales) Order 2012 & Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024

~~I certify~~/The applicant certifies that on the day 21 days before the date of this application nobody except ~~myself~~/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Signed – Applicant:

Or signed – Agent:

Date (DD/MM/YYYY):

Certificate of Ownership – Certificate B

Certificate under the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 & Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed – Applicant:

Or signed – Agent:

Date (DD/MM/YYYY):

Certificate of Ownership – Certificate C

Certificate under the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 & Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024

I certify/The applicant certifies that:

- Neither Certificate A or B can be issued for this application.
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it , but I have/the applicant has been unable to do so.

The steps taken were:

I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the locality of the land or building to which the application relates):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed – Applicant:

Or signed – Agent:

Date (DD/MM/YYYY):

14. Ownership Certificates (continued)

Certificate of Ownership – Certificate D

Certificate under the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 & Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024

I certify/The applicant certifies that:

- Certificate A, B or C cannot be issued for this application.
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the locality of the land or building to which the application relates):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed – Applicant:

Or signed – Agent:

Date (DD/MM/YYYY):

15. Agricultural Holdings

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural Land Declaration – You Must Complete Either A or B.

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed – Applicant:

Or signed – Agent:

Nerina Vaughan

Date (DD/MM/YYYY):

18/04/2026

~~(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:~~

Name of Tenant	Address	Date Notice Served

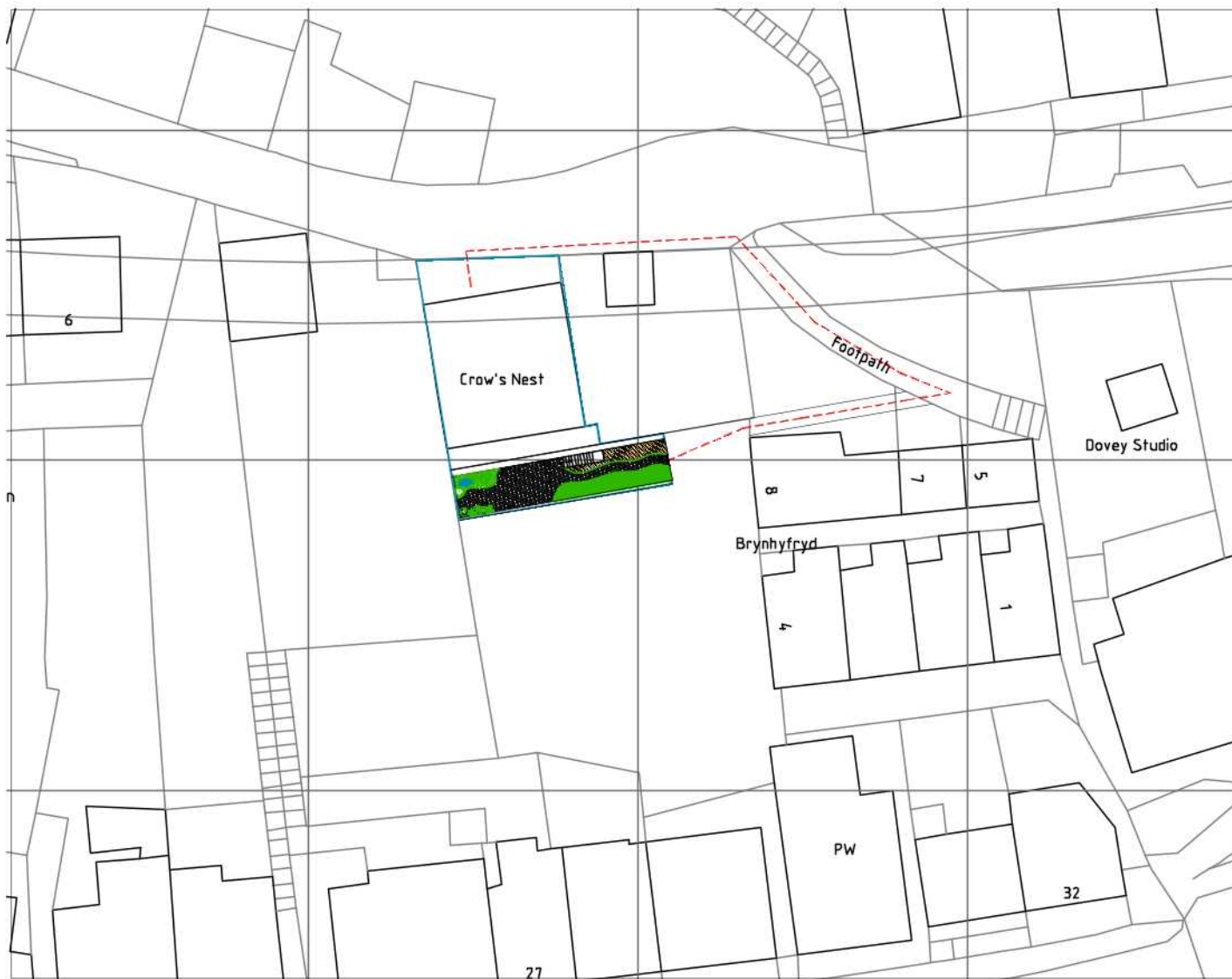
Signed – Applicant:

Or signed – Agent:

Date (DD/MM/YYYY):

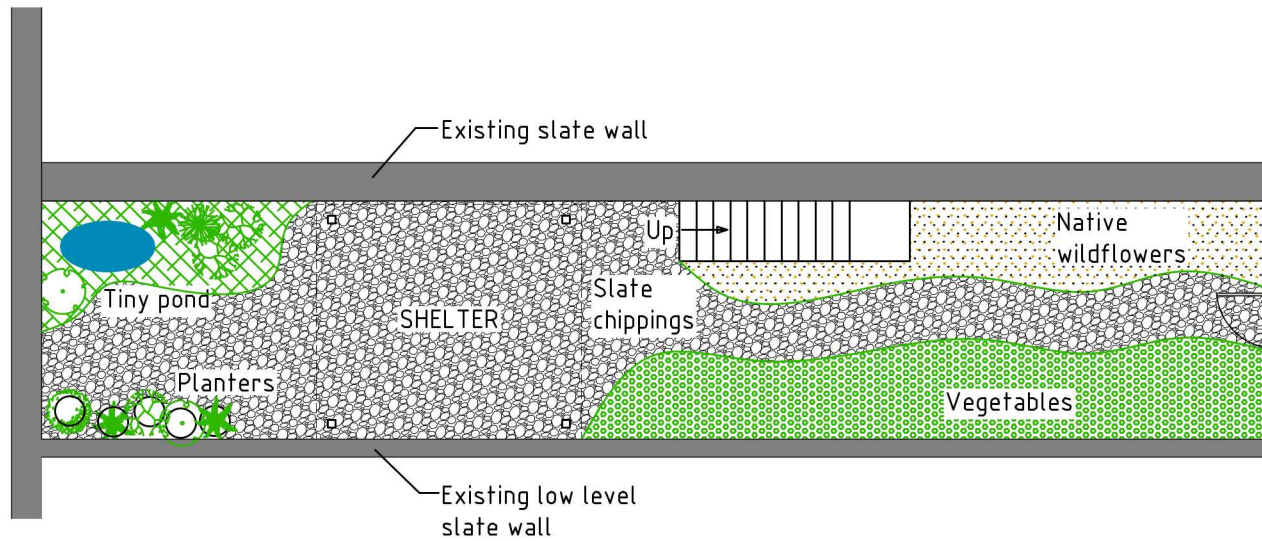


CYNLLUN LLEOLIAD / LOCATION PLAN
1:1250



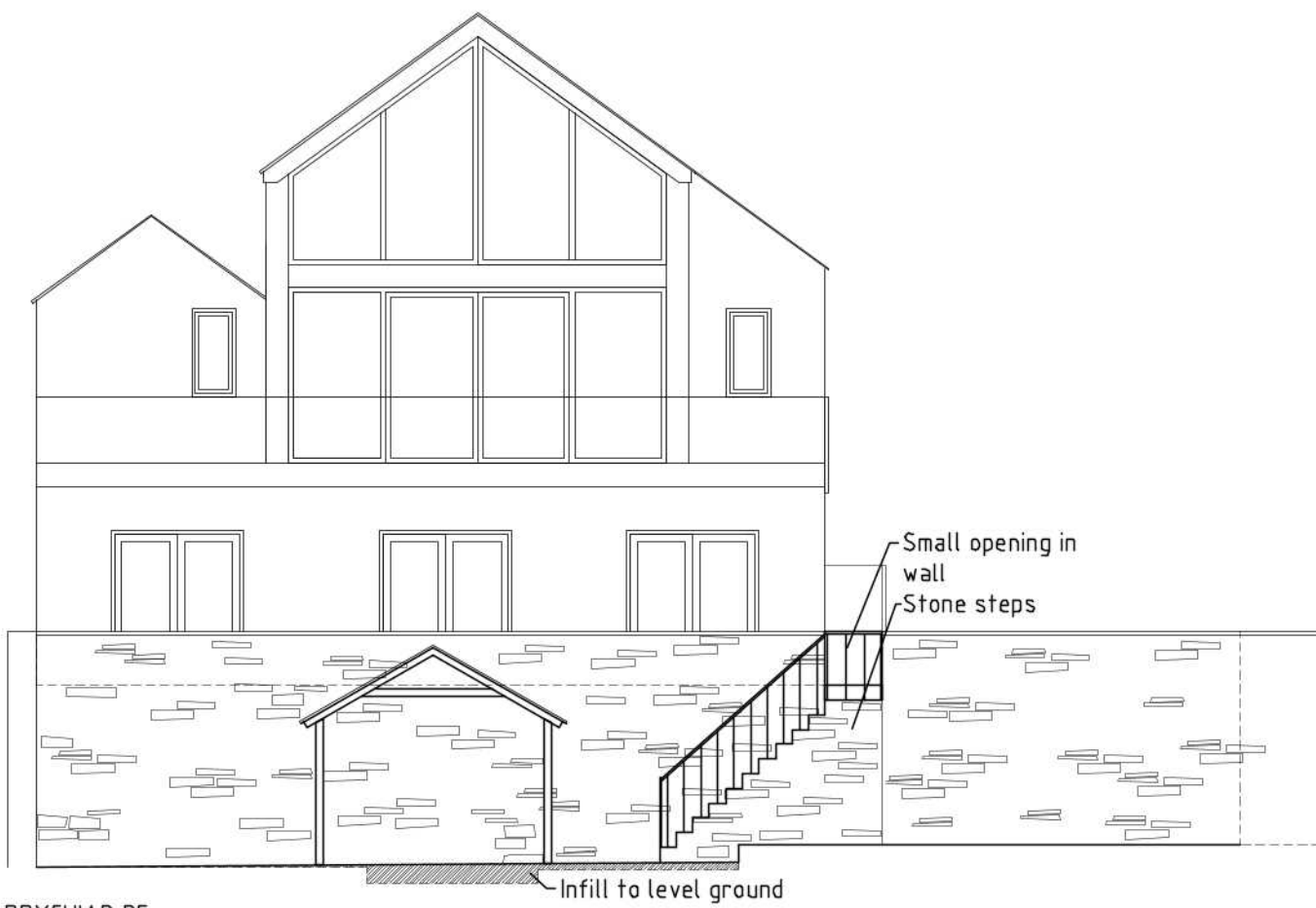
CYNLLUN SAFLE / SITE PLAN 1:500
Current route from house to garden shown in red

NRV ARCHITECTURAL DESIGN	
nerina_v@live.co.uk	01808815969
PROJECT Crow's Nest Aberdyfi, External Stairs	
REF 13-25 L01A Location / Site	
SCALE 1:500/1250 @A3	DATE APR 26

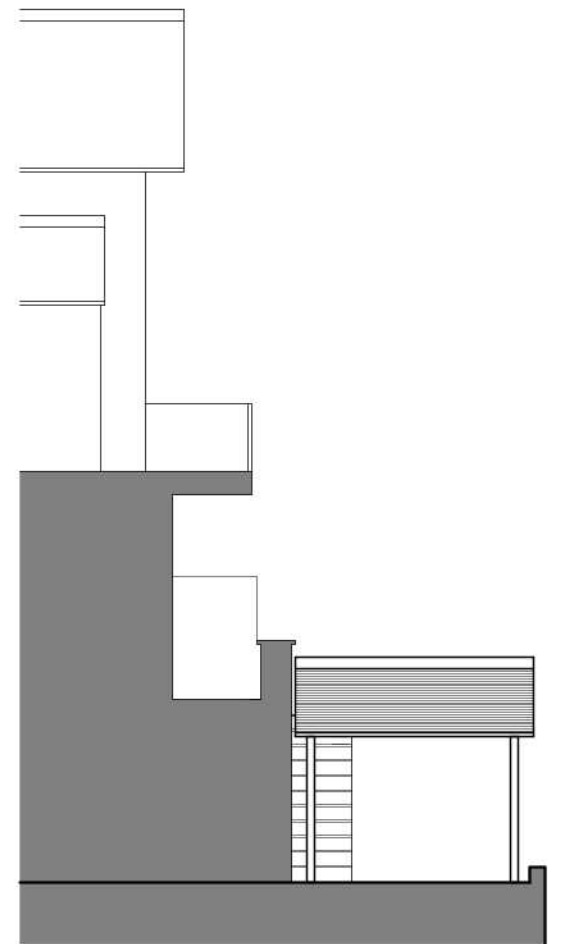


CYNLLUN GARDD / GARDEN PLAN

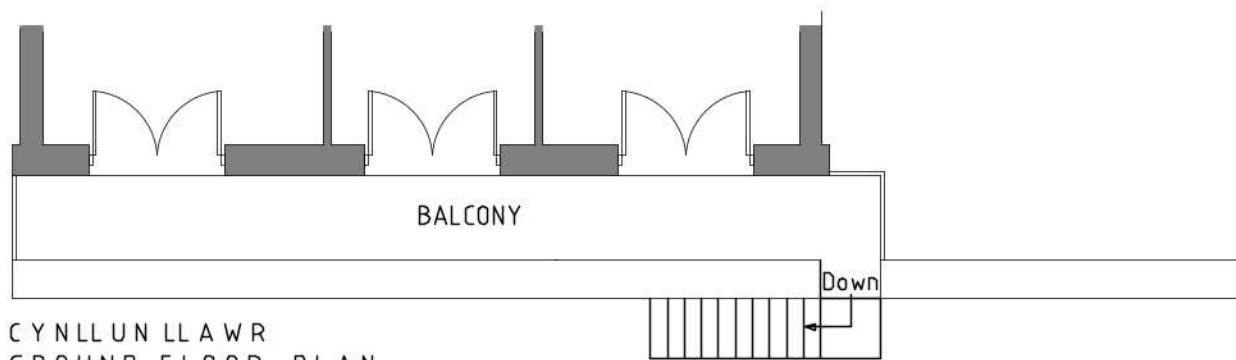
NRV ARCHITECTURAL DESIGN	
nerina_v@live.co.uk	07808815969
PROJECT Crow's Nest Aberdyfi, External Stairs	
REF 13-25 PP02_GI Green Infrastructure	
SCALE 1:100 @A4	DATE APR 26



DRYCHIAD DE
SOUTH ELEVATION



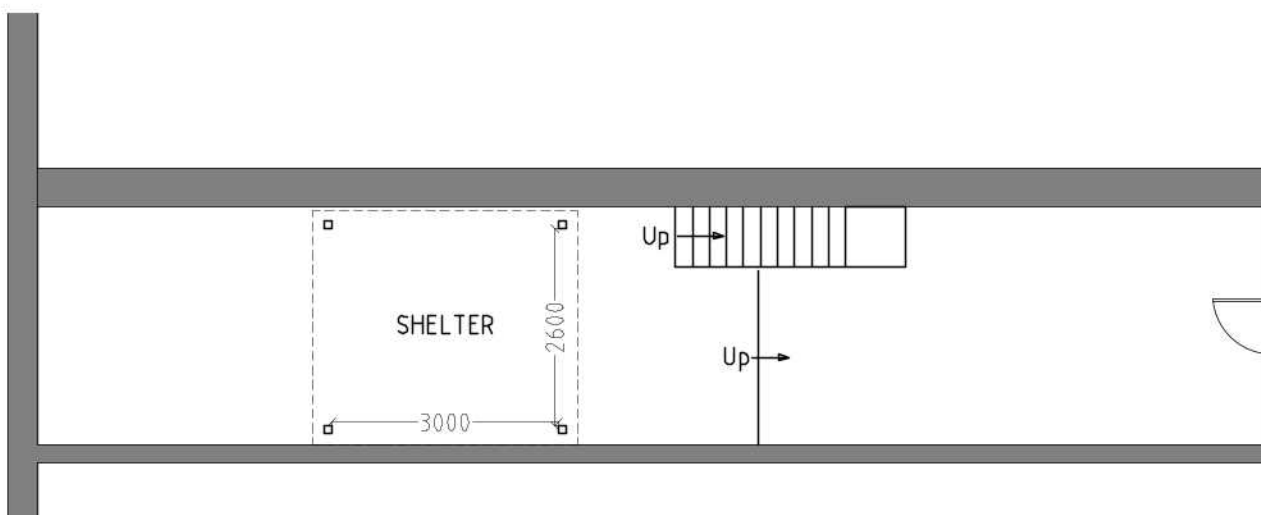
DRYCHIAD GORLLEWIN
WEST ELEVATION



CYNLLUN LLAWR
GROUND FLOOR PLAN

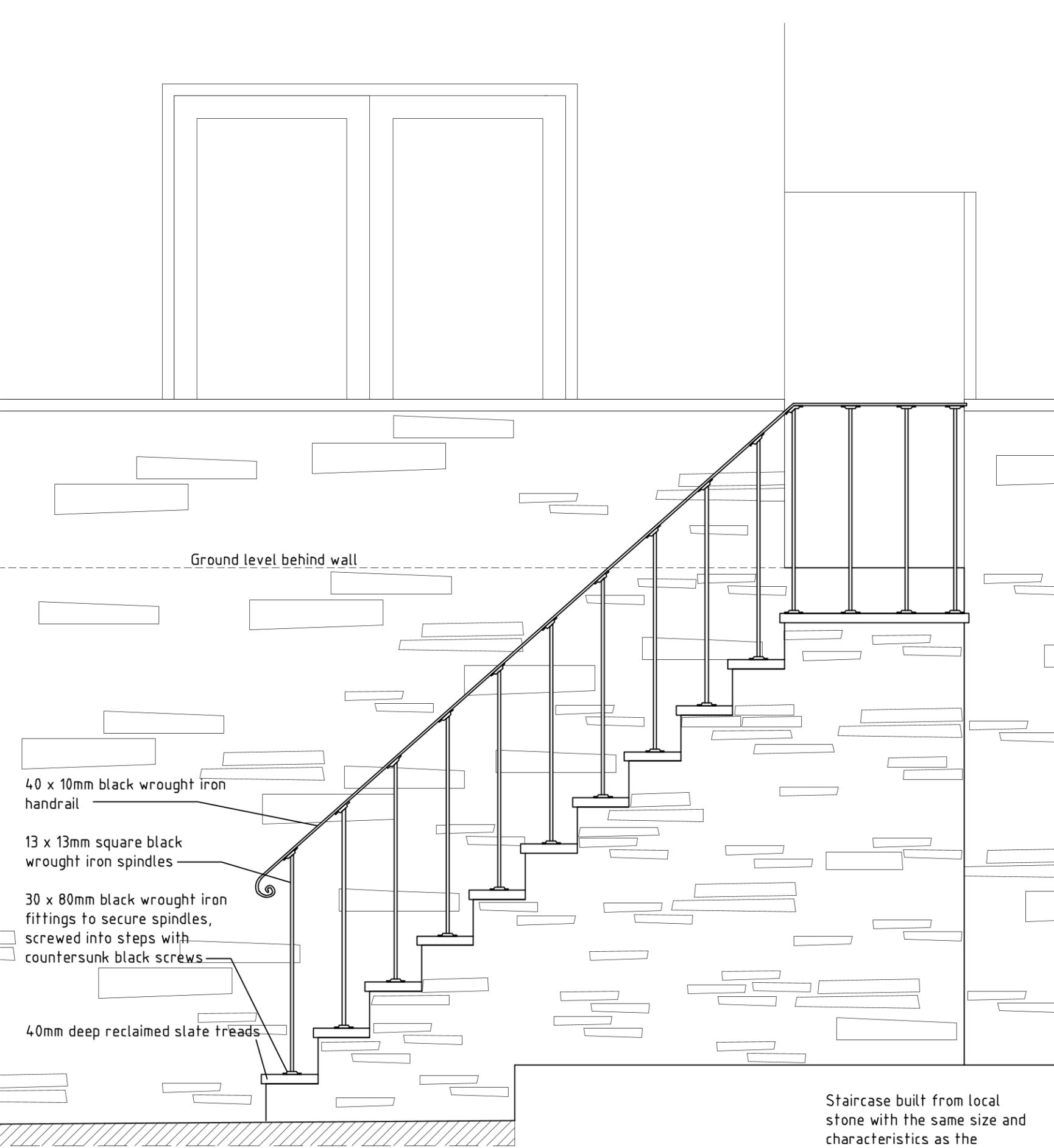


Example - at Crow's Nest natural local stone will be used to match the existing wall, but this photo shows the type of handrail and step configuration to be used.

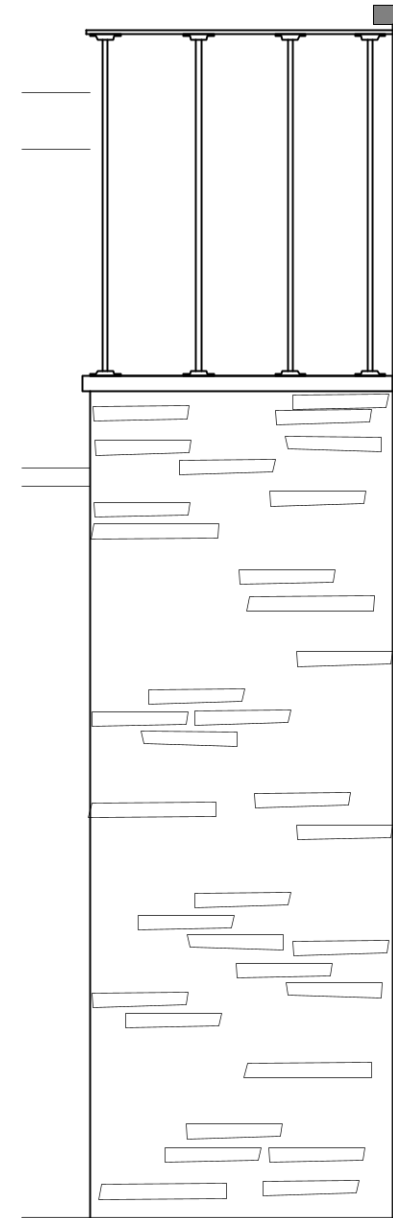


CYNLLUN GARD D
GARDEN PLAN

NRV ARCHITECTURAL DESIGN	
nerina_v@live.co.uk	07808815969
PROJECT Crow's Nest Aberdyfi, External Stairs	
REF 13-25 PP02	
SCALE 1:100 @A3	DATE APR 26

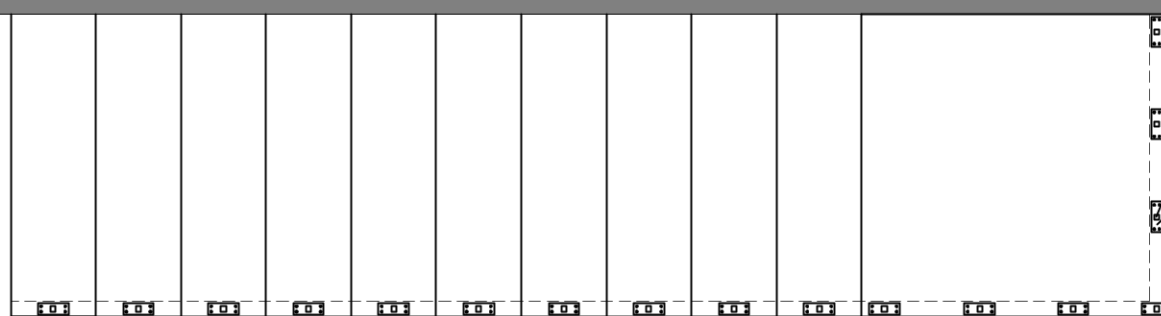


Staircase built from local stone with the same size and characteristics as the existing wall, and to be pointed to match (recessed)



DRYCHIAD DWYRAIN
EAST ELEVATION

DRYCHIAD DE
SOUTH ELEVATION



Line of handrail

13 x 13mm square black wrought iron spindles

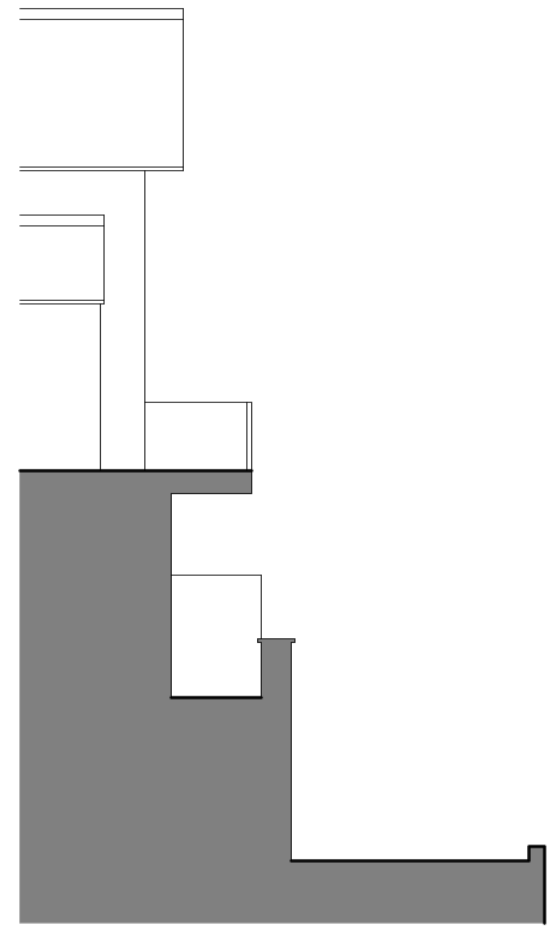
30 x 80mm black wrought iron fittings to secure spindles, screwed into steps with countersunk black screws

CYNLLUN
PLAN

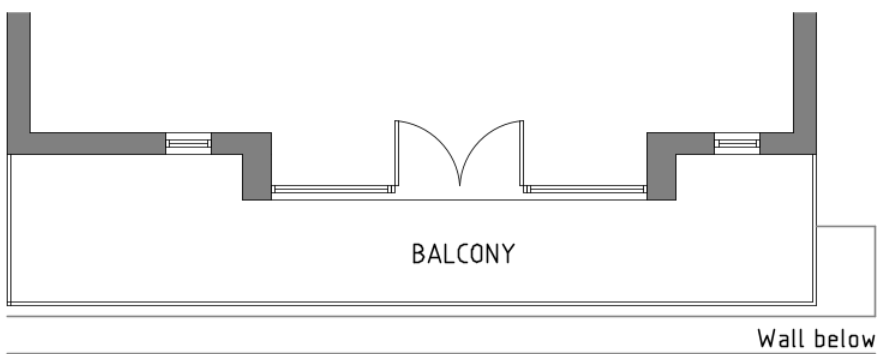
NRV ARCHITECTURAL DESIGN	
nerina_v@live.co.uk	07808815969
PROJECT Crow's Nest Aberdyfi, External Stairs	
REF 13-25 PP02_SD01	
SCALE 1:20 @A3/1:10 @ A1	DATE APR 26



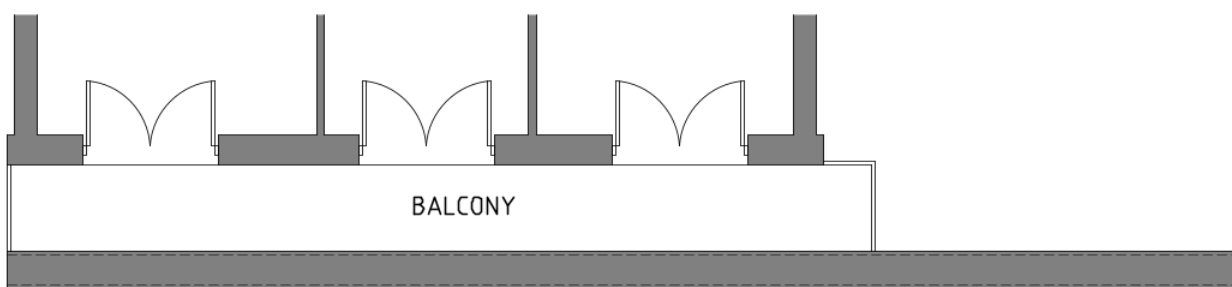
DRYCHIAD DE
SOUTH ELEVATION



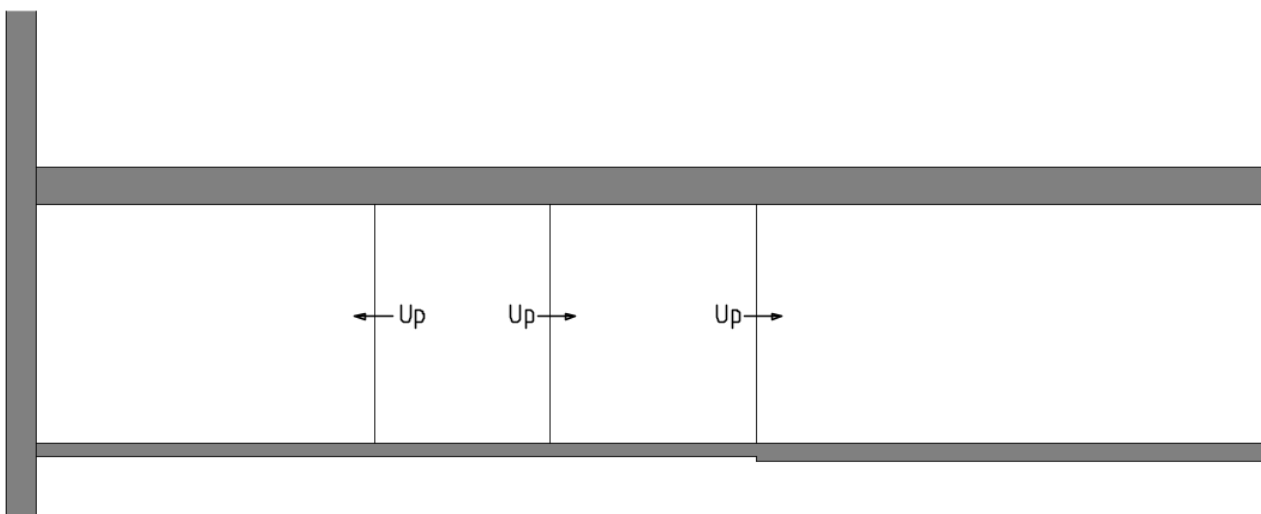
DRYCHIAD GORLLEWIN
WEST ELEVATION



CYNLLUN LLAWR CYNTAF
FIRST FLOOR PLAN



CYNLLUN LLAWR
GROUND FLOOR PLAN



CYNLLUN GARDD
GARDEN PLAN

NRV ARCHITECTURAL DESIGN	
nerina_v@live.co.uk	07808815969
PROJECT Crow's Nest Aberdyfi, External Stairs	
REF 13-25 S01 Survey	
SCALE 1:100 @A3	DATE FEB 26

GREEN INFRASTRUCTURE STATEMENT

Crow's Nest

Aberdyfi

LL35 0NG

April 2026



NRV Architectural Design
1 Tanyfron
Corris Uchaf
SY20 9BN
nerina_v@live.co.uk

INTRODUCTION

The proposal is for the construction of a simple, traditional slate staircase to provide access from the house ground level to the garden which is situated below. The site is in Aberdyfi, located on Church street in an elevated position above the town. The garden is currently accessed via the street and a public footpath and is in a neglected state, the applicant wants to create a useable garden with space for wildlife, relaxation and growing areas.

The Welsh Govt 'Step Wise Approach' will be complied with as follows:

1. Avoid.

The site is currently bare with areas of damaged hardstanding and is of minimal ecological value. The existing wall has potential to accommodate bees and other insects but this will remain as it is, with the stone steps abutting it. The hard surfaces will be replaced with soil and slate chippings for paths.

2. Minimise

As stated above there are currently no valuable ecological features to protect. The applicant's intention is to create a more natural space to encourage biodiversity.

3. Mitigate / restore.

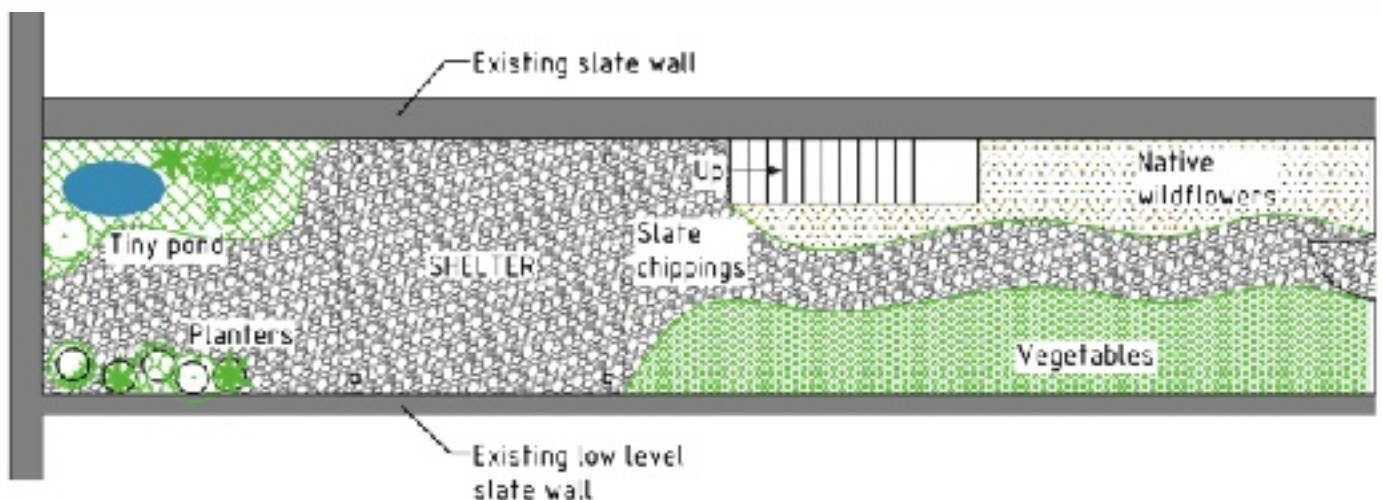
The small pond with associated planting will encourage amphibians and a variety of insects such as pond skaters, water beetles and possibly dragonflies. Native wildflower seeds will be sown to encourage pollinators.

4. Compensate on site

The area will be greatly improved for biodiversity with the addition of the pond, growing beds and wildflowers.

5. Compensate Off-site.

This is not applicable.



CYNLLUN GARDD / GARDEN PLAN