



Ffordd Glanffynnon Llanrug

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Scheme Delivery Statement

Development: **Ffordd Glanffynnon**

Address: **Llanrug, Gwynedd, LL55 4PT.**

Developer: **Adra (Tai) Cyfyngedig.**

Document Title: **DEV0128 Scheme Delivery Statement**

Prepared by: *G W Owen* Date: *May 2025*

Checked by: *G W Owen* Date: *May 2025*

Application for 17 Affordable Dwellings on land off Ffordd Glanffynnon, Llanrug, Gwynedd.

Delivery Statement in accordance with Gwynedd County Council's Developer Guidance Note on 'Housing Proposals Outside of Local Development Plan (LDP Development Boundaries)'.

The Physical Constraints of the Site

The application site covers an area of 0.70 Ha and is bound by existing residential dwelling to the South, Ffordd Glanffynnon to the West, agricultural field and overgrown vacant land to the East and residential housing to the North. The land comprises three field and is currently used for grazing of cattle and sheep, it has been assessed and classified as ALC Level 3b and 4. The site slopes gently downwards from the west towards the watercourse along the eastern boundary

Highway access is easily obtainable from the existing adopted Ffordd Glanffynnon highway at the western boundary of the site.

The existing landscaping to the perimeter of the application site has been satisfactorily incorporated within the proposals and there are no prohibitive ecological features within the site's boundaries.

Ground investigation has confirmed that the site is not contaminated, and standard foundation solutions would be acceptable.

A drainage strategy prepared by Cadarn Engineering Ltd has identified that surface water drainage will incorporate a SuDS scheme with above ground detention basins.

Dŵr Cymru have confirmed that the local treatment works has capacity to accommodate the foul sewers from the development.

An existing 11kV overhead power line crosses part of the site and this will be diverted underground as part of the proposed scheme.

The drainage strategy also contains a flood assessment that demonstrates that the site is not subject to any unacceptable flood risk. We have also provided a drainage drawing within our submission which details the drainage design proposals in greater detail.

The above confirms that there are no existing physical constraints to development.

Our Legal Interest in the Site

Adra have agreed a contract with the current landowners to purchase the site subject to receipt of satisfactory planning permission, which this application currently submitted would constitute.

We propose to provide 100% affordable housing within the scheme with a mix of affordable ownership tenures as set out in the table below:

Tenure	2 Bed House	2 Bed Bungalow	3 Bed House	4 Bed Bungalow	5 Bed House	Total
Social Rent	3	4	2	1	1	11
Intermediate Rent	2	0	4	0	0	6
Total	5	4	6	1	1	17

The mix of tenures as proposed have been discussed and agreed with the Council's strategic housing team.

There are no legal obstacles to the delivery of the sites.

Our Intended Programme for the Delivery of this Site

Adra intend to appoint contractors to commence construction as soon as reasonably possible following the granting of a planning permission, completion of any associated legal agreements and the discharge of any relevant pre-commencement planning conditions.

We intend for completion of the first property within nine months of us having obtained the legal right to commence works on the site and for the completion of a minimum of circa 50 properties a year therefore leading to final completion of the scheme within 13 months of commencement.

The Financial Viability of the Site

As detailed above Adra have a contract in place for the purchase of the site and have completed full financial appraisal of the submitted proposals.

Long term finance and grant funding is confirmed for the development. The scheme is included in Gwynedd Council Social Housing Grant programme delivery plan for the coming years.

We therefore confirm that ADRA have the financial means available to deliver the site in accordance with the timescale provided above.