

Cynefin's on track!

Cynefin are busy working with two of North Wales' railway companies to help the expansion of rail travel across the region. Following over 10 years as environmental advisors for the project to reinstate 22 miles of the former Welsh Highland Railway, we have recently completed an Environmental Assessment of a proposal to extend the Llangollen Railway as far as Corwen.



Cynefin's Project Co-ordinator, Patrick Bigham, is cautiously optimistic:

"We don't foresee any major negative impacts from the extension of the Llangollen Railway, and the potential economic benefits for the town of Corwen are substantial. There's a long way to go before the legal right to rebuild the railway can be secured, but so far things are looking very positive".

Recent planning successes

Our planning service has been pursuing numerous cases on behalf of clients in recent months. Notable cases include:

- securing planning permission for a high quality tourism development to replace an existing caravan site within an Area of Outstanding Natural Beauty;
- a successful planning appeal for a local couple to build a new house for themselves within an area covered by many landscape restrictions.

It's not just the natural environment

Recent changes in local and national policies have meant that councils are likely to request more information than ever before coming to a decision on development proposals. Cynefin's Planning Director, Rhys Roberts, explains:

"Submitting a planning application is becoming ever more complicated, with recent changes requiring the submission of additional reports such as Design and Access Statements and, in some cases, Community and Linguistic Statements. That said, it is to be hoped that by receiving more information up-front, planning authorities will be in better positions to properly assess the proposals, and the need to go to Appeal may be avoided. Our experience so far is that, while there have been some initial delays, these new requirements haven't affected our ability to secure planning permissions".



About Cynefin

In case you're not aware of the range of services that we offer, these include:

- **Planning services** - advice and assistance with planning applications and appeals;
- **Environmental appraisal** - assessing the impact of development proposals on the environment;
- **Research and funding** - helping your project meet the criteria of funding bodies and decision-makers.

Feel free to call in to see us at any time. For more details contact:

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