

## TAFLEN GWYBODAETH

# Beth yw'r Ddeddf Wal Gydrannol?

Daeth y Ddeddf Wal Gydrannol i rym ar y 1 o Orffennaf 1997 ac mae'n gymwys ar draws Cymru a Lloegr. Mae'n darparu fframwaith i atal a datrys anghydfod am waliau cydrannol, waliau terfyn a chloddio wrth ymyl adeiladau cymdogion. Mae'n rhaid i unrhyw un sy'n bwriadu gwneud gwaith fel hyn ddweud wrth berchnogion cyfagos.

## Os ydych yn bwriadu gwneud gwaith wrth ymyl eiddo Cartrefi Cymunedol Gwynedd (CCG), mae'n rhaid i chi gadw at y Ddeddf Wal Gydrannol.

Am gopi llawn o'r Ddeddf Wal Gydrannol 1996 ewch i [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

Efallai bod rhai mathau o waith a wneir i eiddo cyfagos (CCG) yn waith sy'n disgyn o dan ofynion y Ddeddf Wal Gydrannol. Mae hwn yn wahanol i ofynion Rheolau Adeiladu.

Bydd yna rai achosion pan fydd y Ddeddf Wal Gydrannol a'r Rheoliadau Adeiladu yn gymwys ar gyfer gwneud gwaith.

**Rhaid i unrhyw un sy'n gwneud gwaith ger unrhyw eiddo CCG rhoi rhybudd o dan y Ddeddf Wal Gydrannol cyn y gallwn roi caniatâd.**

## Beth yw'r math o waith lle mae angen rhybudd?

- Torri mewn i wal i gymryd pwysau trawst (e.e. i gymryd trawst wrth wneud lolfa fawr neu drawsnewid yr atig)
- Codi uchder y wal a/neu gynyddu trwch y wal
- Gosod cwrs lleithder
- Gosod rhywbeth i gefnogi (underpin) holl drwch y wal gydrannol ar hyd rhan ohono neu ar ei hyd i gyd
- Dymchwel ac ail adeiladu'r wal gydrannol
- Gwneud gwaith ar simnai sy'n cael ei rannu
- Gwneud gwaith ar doeau sy'n cyffwrdd
- Adeiladu estyniad

## Pa fath o waith sydd ddim angen rhybudd fel arfer?

- Gosod silffoedd neu unedau ar waliau
- Ail osod socedi trydanol
- Ail blastro

**NODWCH** – Gofynnwn i chi gysylltu gyda CCG i drafod unrhyw fath o waith rydych yn bwriadu ei wneud ar eich eiddo. Bydd angen i chi roi o leiaf dau fis o rybudd cyn cychwyn. Efallai y bydd CCG yn gadael i'r gwaith gychwyn yn gynt yn ddbynol ar dderbyn y rhybudd ar unrhyw waith sydd wedi ei restru.

## Wal neu ffens newydd ar linell derfyn

Os ydych eisiau gosod ffens/wal gydrannol rhaid i chi roi o leiaf mis o rybudd cyn cychwyn.

## Cloddio

Rhaid i chi roi rhybudd os ydych yn bwriadu cloddio ac adeiladu sylfaeni ar gyfer strwythur newydd o fewn 3m o eiddo CCG neu o fewn 6m os yw'r gwaith yn effeithio ar eiddo CCG drwy dynnu llinell 45° am i lawr o waelod y sylfaen newydd i gyfeiriad eiddo cyfagos i eiddo CCG ac sy'n dangos y bydd yn cyd-daro â strwythur eiddo CCG. Cysylltwch â ni am fwy o wybodaeth am hyn.

Bydd angen i chi roi o leiaf mis o rybudd cyn cychwyn.

*Yn parhau drosodd >>*



CARTREFI CYMUNEDOL  
GWYNEDD

## T A F L E N G W Y B O D A E T H

**Beth yw'r Ddeddf Wal Gydrannol?****Rhoi Rhybudd**

Mae'n syniad trafod eich syniadau gyda CCG cyn rhoi rhybudd.

Gallwch gysylltu gyda'n Tirfesurwyr ar 0300 123 8084 i drafod y syniadau. Ar ôl eich trafodaeth, os dewch i'r casgliad bod y gwaith yn disgyn o dan ofynion y Ddeddf, rhaid i chi ysgrifennu atom i roi rhybudd.

**Beth ddylai'r rhybudd gynnwys?**

- Eich enw a'ch cyfeiriad (rhaid enwi perchnogion ar y cyd hefyd)
- Cyfeiriad yr adeilad lle bydd y gwaith yn cael ei wneud
- Disgrifiad llawn o'r gwaith (gyda llun os yw hynny yn bosib)
- Dyddiad pryd yr ydych yn bwriadu cychwyn y gwaith

Fel rhan o'r caniatâd, bydd swyddogion CCG yn cytuno ar amser penodol o'r dyddiad cychwyn ar gyfer gwneud y gwaith.

**NODWCH** – Bydd rhybudd yn ddilys am flwyddyn yn unig felly peidiwch â'i gyflwyno yn rhy fuan cyn y dyddiad rydych yn bwriadu cychwyn.

**Anghydfod**

Os byddwn yn rhoi caniatâd o fewn 14 diwrnod yna gallwn gychwyn gwaith ar y dyddiad sydd wedi ei gytuno. Byddwn bob amser yn anelu i ymateb o fewn yr amserlen.

Fodd bynnag, gall CCG anghytuno gyda'r cynnig yn ysgrifenedig a gofyn eich bod yn rhoi sylw i faterion ychwanegol.

Os na fyddwn yn ymateb o fewn 14 diwrnod yna dylech ystyried fod yna anghydfod.

**NODWCH** – Mae'r Ddeddf Wal Gydrannol yn ddeddfwriaeth sifil a gellir ond ei gweithredu gan y partïon sy'n cael eu heffeithio. Ni all yr Awdurdod Lleol fod yn rhan ohono.

**Ydych chi wedi prynu eich eiddo o dan y cynllun 'Hawl i Brynu' neu 'Hawl i Gaffael'?**

Ar wahân i ofynion y Ddeddf Wal Gydrannol, os rydych wedi prynu eich eiddo dan y cynllun 'Hawl i Brynu' neu 'Hawl i Gaffael' mae'n ofynol fel cyfamod cyfreithiol amodau'r gwerthiant eich bod yn cael caniatâd gan CCG i wneud unrhyw waith i'r eiddo.

Am fwy o wybodaeth ewch i [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

Cysylltwch a ni ar 0300123 8084, [ymholiadau@ccgwynedd.org.uk](mailto:yhmoliadau@ccgwynedd.org.uk) neu ar ein gwefan [www.ccgwynedd.org](http://www.ccgwynedd.org) am fwy o wybodaeth ac i drafod unrhyw waith gyda'n Tirfesurwyr.

**Os hoffech gael y daflen hon ar ffurf wahanol fel Braille, ffont mwy neu mewn iaith wahanol, ffoniwch ni ar 0300 123 8084.**



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## FACT SHEET

# What is the Party Wall Act?

The Party Wall Act came into force on 1 July 1997 and applies throughout Wales and England. It provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings. Anyone intending to carry out work like this, must tell their neighbours.

**If you want to do any work next to Cartefi Cymunedol Gwynedd's (CCG's) property then the Party Wall Act may apply to you.**

For a full copy of the Party Wall Act 1996 – visit [www.planningportal.gov.uk](http://www.planningportal.gov.uk).

Some kinds of work carried out to (CCG) neighbouring property may be work that falls within the requirements of the Party Wall Act. It is different to Building Regulations.

There will be some instances where both the Party Wall Act and the Building Regulations apply to the work being carried out.

**Anyone carrying out work near a CCG property must give notice under the Party Wall Act before consent can be given.**

**What are the types of work carried out where notice is needed?**

- Cutting in to the wall to take the bearing of a beam (e.g. to take a beam when making a through lounge, or in loft conversion)
- Raising the height of the wall and/or increasing the thickness of the wall
- Inserting a damp proof course
- Underpinning the whole thickness of the party wall, along part or all of it
- Demolishing and rebuilding the party wall
- Carrying out works to a shared chimney
- Carrying out work to adjoining roofs
- The construction of an adjoining extension

**What type of work generally does not require notification?**

- Installing shelves or wall units
- Replacing recessed electrical sockets
- Re-plastering

**PLEASE NOTE** – We advise you to contact CCG to discuss any type of work you intend to carry out at your property. You will need to give at least two months notice before starting. CCG may agree to allow the work to start earlier subject to receiving the notice on any of the works listed.

**New wall or fence on a boundary line**

If you wish to install a party fence/wall you will need to give at least 1 months notice before starting.

**Excavation**

You will be required to give notice if you plan to excavate and construct foundations for a new structure within 3m of a CCG property or within 6m if the work would affect a CCG property by drawing a line at 45° downward from the base of the new foundation in the direction of the neighbouring CCG property and showing that it would coincide with the structure of the CCG property. Contact us for an explanation of this.

You will need to give at least 1 month notice before starting.

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## FACT SHEET

# What is the Party Wall Act?

### Serving Notice

It is advisable to discuss your proposal with CCG before giving notice.

You can contact our Survey Inspectors on 0300 123 8084 to discuss your proposals. After your discussion, if it is established that your work falls under the requirements of the Act, then you must tell us in writing.

### What should the notice include?

- Your name and address (joint owners must also be named)
- Address of the building where work is proposed to be undertaken
- Full description of the work being proposed (with a drawing if appropriate)
- The date when the work is intended to start

As part of the consent, CCG's officers will agree a reasonable time period for completion of the work from the agreed start date.

**PLEASE NOTE** – A notice is only valid for a year, so do not serve it too long before you wish to start.

### Disputes

If we give consent in writing within 14 days then you can start work on the agreed date. We will always aim to respond within this time frame.

However, CCG may also disagree in writing to the proposals and require that additional matters need to be addressed by you.

If we do not reply within 14 days then it should be considered that there is a dispute.

**PLEASE NOTE** – the Party Wall Act is civil legislation and can only be enforced by the affected parties, and the local authority cannot get involved.

### Have you purchased your property under the 'Right to Buy' or 'Right to Acquire' schemes?

Irrespective of the requirements of the Party Wall Act, if you have purchased your property under the 'Right to Buy' or 'Right to Acquire' schemes then any work that is proposed to be undertaken will require CCG's consent as a legal covenant under the conditions of sale.

For further information visit [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

Contact us on 0300 123 8084, [ymholiadau@ccgwynedd.org.uk](mailto:yholiadau@ccgwynedd.org.uk) or on our website [www.ccgwynedd.org](http://www.ccgwynedd.org) for more information and to discuss any work with our Surveyors.

**If you would like to receive this leaflet in a different format, such as large text or in another language, contact us on 0300 123 8084.**

