

8.1

Ceisiadau'n Economaidd

Economic Applications

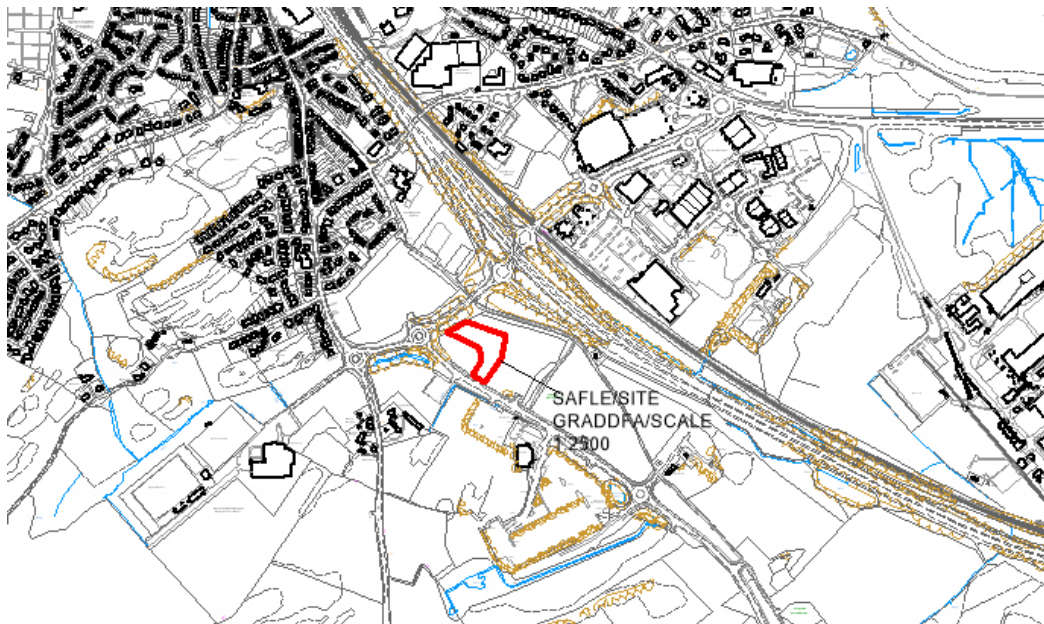
Rhif y Cais: **19C842E/1/TR/ECON** Application Number

Ymgeisydd Applicant

Conygar Investment Company PLC & Premier Inn Hotel

**Cais llawn ar gyfer codi gwesty newydd, isadeiledd cysylltiedig a gwaith gwrthglawdd yn /
Full application for the erection of a hotel, associated infrastructure and earthworks at**

Parc Cybi, Caergybi/Holyhead



Planning Committee: 01/11/2017

Report of Head of Regulation and Economic Development Service (DPJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The planning application has been advertised as a departure from the development plan.

1. Proposal and Site

The application site is located on an undeveloped plot on the entrance to the Parc Cybi Industrial Estate. The application site amounts to an area of 0.68 hectares. There is an existing vehicular access off the Parc Cybi spine road already implemented and there is also a cycle path adjacent. One existing plot has been developed on the Parc Cybi Industrial Estate as a truck stop, all other plots remain vacant.

The A55 is located to the north east and the application site is bounded to the north west by the A5183. Some structural landscaping has been undertaken on the boundaries with these roads. Fencing and stone walling has also been constructed on some of the boundaries.

The application site and indeed the Parc Cybi Industrial Estate are within the Area of Outstanding Natural Beauty "AONB".

Ty Mawr Standing Stone is located to the south east separated by an area of planting and path.

The nearest residential properties are located to the west adjacent to the B4545 Trearddur Bay road.

This is a full planning application is made for an 80 bedroom hotel including an ancillary restaurant/bar, parking and turning areas for 84 cars, cycling and bin stores and landscaping. The proposal would be of 3 and four storeys and have a maximum height of 14.4 meters. Externally the proposed building would be finished in a combination of white render, timber panels and natural stone. The flat roofs in the proposal would be finished in a light grey membrane. The proposed building is designed so that the main entrance faces the A55, the Design and Access Statement "DAS" explains that this is intended to enhance its visual prominence to passing traffic.

A new pedestrian and vehicular access would be formed from the existing spur on the Parc Cybi spine road

In terms of environmental sustainability the DAS explains that with regard to carbon reduction/renewable energy systems that the proposed development would adopt a 35% reduction in CO2 emissions through measures such as for instance air source heating, PV panels and heat recovery ventilation. The DAS also details capacity and type of waste facilities proposed operational phase of the development, community safety measures incorporated in the design and the access strategy including consideration of disabled access.

2. Key Issue(s)

- Principle of Development on an Industrial Allocation
- Locational Sustainability Considerations
- Impact on the AONB
- Economic Considerations
- Welsh Language Considerations
- Impact on SAM's

3. Main Policies

Anglesey and Gwynedd Joint Local Development Plan (2017)

PS 1: Welsh Language and Culture

ISA 1: Infrastructure Provision

PS 4: Sustainable Transport, Development and Accessibility

TRA 2 Parking Standards

TRA 4: Managing Transport Impacts

PS 5: Sustainable Development

PS 6: Alleviating and Adapting to the Effects OF Climate Change

PCYFF 1: Development Boundaries

PCYFF 2: Development Criteria

PCYFF 3: Design and Place Shaping

PCYFF 4: Design and Landscaping

PCYFF 5: Carbon Management

PCYFF 6: Water Conservation

PS 7: Renewable Energy Technology

PS 13: Providing Opportunity for a Flourishing Economy

CYF 1: Safeguarding, Allocating and Reserving Land and Units for Employment Use

CYF 6: Alternative Uses of Existing Employment Sites

PS 14: The Visitor Economy

TWR 1: Visitor Attractions and Facilities

TWR 2: Holiday Accommodation

PS 19: Conserving and Where Appropriate Enhancing the Natural Environment

AMG1: Area of Outstanding Natural Beauty Management Plans

AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character

AMG 5: Local Biodiversity Conservation

PS 20: Preserving and Where Appropriate Enhancing Heritage Assets

Planning Policy Wales Edition 9 (2016) "PPW"

Technical Advice Note (TAN) 4: Retail and Commercial Development (2016) "TAN 4"

Technical Advice Note 5 Nature Conservation and Planning (2009) "TAN 5"

Technical Advice Note (TAN) 12: Design (2016) "TAN 12"

Technical Advice Note (TAN) 13: Tourism (1997) "TAN 13"

Technical Advice Note (TAN) 18: Transport (2007) "TAN 18"

Technical Advice Note (TAN) 20: Planning and the Welsh Language (2017) "TAN 20"

Technical Advice Note (TAN) 23: Economic Development (2014)

Technical Advice Note (TAN) 24: The Historic Environment (2017) "TAN 24"

4. Response to Consultation and Publicity

Holyhead Town Council – No objections but requested that local people be given priority in terms of staff recruitment.

Councillor John Arwel Roberts – No observations received at the time of writing.

Councillor Trefor Lloyd Hughes - No observations received at the time of writing.

Highways – Conditional permission.

Drainage –

- a) The foul and surface water drainage systems as detailed appear to be satisfactory in principle.
- b) With regard to surface water disposal, a land drainage/surface water management strategy has previously been developed for Parc Cybi, with acceptable discharge flow rates being specified for each of the plots and this design philosophy has seemingly been incorporated into the submitted scheme details.

Environmental Services - A condition restricting working times is proposed and on using pneumatic rock machinery, further information has also been requested from the applicant on the extent and duration of rock excavations and mitigation measures. Informatives have also been recommended in relation to ventilation, food preparation

Ecological and Environmental Adviser – No objections but it is recommended that a version summarising the key mitigation measures is produced.

Landscape Adviser - In terms of visibility the application site is more visible in the approach to Holyhead in conjunction with the truck stop development “Roadking”. The principle of development has been approved on the site. The proposed hotel would have similar landscape effects to that approved on the site. Effects on AONB Special Features and Qualities would be similar to the likely effects of that approved. A change to visual effects is likely to result from the extra height of the building, the single mass and the desire to enhance visibility by orientating the building so that it faces the A55.

Comments are also made on the NRW comments which refer to the structural landscaping and gateway issue, and the appropriateness of the landscaping scheme submitted with the planning application.

The main issues arising from the proposal in relation to JLDP Policy PCYFF 4: Design and Landscaping is the effect on local and strategic views and how the development integrates with the site and surrounding development. The LVIA does not provide montages to indicate the likely changes in views to this park of the site. As stated in the LVIA 4.1.9 – 4.1.15 changes over and above that already consented are unlikely to be significant. However, the emphasis of the proposal will change from development orientated towards Parc Cybi to one aiming to be seen from the A55. To further consider this point you may wish to see additional representations of the site from key viewpoints. Neither the LVIA nor DAS claim the building would not be visible and the purpose of any additional information would be to clarify the extent of this visibility.

Heritage Adviser – - No observations received at the time of writing.

Economic Development Unit – Consider that the development will:

- Contribute positively to the development of Parc Cybi.
- Meet demand for standard accommodation in the area.
- Create jobs in the construction and operational phase.
- Increase jobs in hospitality on Anglesey.
- Increase the number of visitors staying on Anglesey.
- Possibly might have a negative impact on the business of existing hospitality businesses.
- Possibly may negatively affect the feasibility of constructing a hotel in a more central location in Holyhead.

Having assessed all material considerations the proposal is supported subject to:

1. To provide an information board/directions explaining where to get leaflets attractions in the centre of Holyhead.
2. To attempt to reflect the character and culture of the area in the new hotel and to discuss this with the local jobs centre and support agencies such as Mon CF.
3. To attempt to ensure a local supply chain in terms of construction and supplies for the hotel.

Given the proximity of National Cycle route 8 secure cycle storage areas should be provided in the development.

Joint Planning Policy Unit “JPPU” – The main planning policy considerations in relation to the proposals are listed. It is explained that although the application site is located within the settlement boundary policy CYF1 states that land and units on existing employment sites such as Parc Cybi (C9) are safeguarded for employment/ business enterprises. It is explained that policy CYF 5 “Alternative Uses of Existing Employment Sites” permits alternative uses in special circumstances provided they conform to one or more of the listed criteria. A sequential test has been carried out which undertakes a site analysis for alternative sites including identification of sites and premises currently being marketed in Holyhead and concluded that available units/sites are considered unsuitable, unavailable or unviable for the proposed development.

Other policy considerations in relation to heritage assets, Welsh language, and transport are also described.

In further comments addressing the applicant’s submission of an updated planning policy assessment it is pointed out that given the size of the development an Energy Assessment will be required in accord with CYFF 5: Carbon Management and a Water Conservation Statement in accord with CYFF 6: Water Conservation. These details are awaited at the time of writing.

Welsh Language Officer - No observations received at the time of writing.

AONB Officer - No observations received at the time of writing.

Footpaths Officer – No observations received at the time of writing.

Gwynedd Archaeological Planning Service - No observations received at the time of writing.

Welsh Water – Part of the application site is crossed by a 450mm rising main and the developer will need to enter an easement with Dwr Cymru if any of the development is within a 3 meter easement of this rising main. Otherwise it is indicated that Welsh Water are content with the proposed development subject to conditions recommended.

CADW - Having carefully considered the information provided, we are concerned that whilst the proposed development will itself constitute a moderate level of damage to the setting of the scheduled monument known as AN012 Ty-Mawr Standing Stone, when considered with the impact of the existing elements of the Parc Cybi Enterprise Zone the cumulative damage will be significant.

Where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in an adverse impact on a scheduled monument (or an archaeological site shown to be of national importance) or has a significantly damaging effect upon its setting. Technical Advice Note 24. The Historic Environment elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

The boundary of the application area is located some 38m west of the scheduled monument known as AN012 Ty-Mawr Standing Stone and some 620m northwest of the scheduled monument known as AN011 Trefnath Burial Chamber. The Heritage Impact Assessment “HIA” submitted with the planning application considers the additional impact of the proposed development on the setting of the two scheduled monuments when compared with the current situation and concludes that the proposed development will not cause additional damage to the setting of AN011 Trefnath Burial Chamber but will cause damage to the setting of AN012 Ty-Mawr Standing Stone.

There are a number of elements of the proposed development that will contribute to this damage, including additional noise and light pollution, but the major change will be the visual impact of the tall block of the hotel in the view of Holyhead mountain from Ty-Mawr Standing Stone. This has been identified as a being a significant view from the monument. Whilst the proposed hotel will not block this view and the lower part of the building and the car park will be screened by an existing belt of trees, the upper part of the building will be visible and will introduce a modern structure into this view. Archaeology Wales have determined that this change will constitute a moderate level of damage to the setting of the scheduled monument. However, we consider that when this damage is added to the impact of the existing elements of Parc Cybi Enterprise Zone, the cumulative level of damage to the setting of the scheduled monument will be significant. This will therefore be a material consideration in the determination of this planning application, following the guidance given in Planning Policy Wales section 6.5.5.

We note that in their report Archaeology Wales have suggested a number of measures that would compensate for the damage caused to the setting of Ty-Mawr Standing Stone, most notably securing public access to the monument and also providing a bund and trees to screen the existing Road King Truck Stop. We suggest that an information panel to explain the significance of the scheduled monument should also be provided. If these suggested compensation measures could be secured, they would provide public benefit which could be considered alongside other benefits of the proposed development when the application is determined. However, the Council will also need to consider the damage that will be caused to the setting of the scheduled monument by the proposed development.

Welsh Government Highways – No observations.

North Wales Police - No observations received at the time of writing.

Ministry of Defence – No objections.

Natural Resources Wales “NRW” – Does not object to the planning application but makes the following comments:

AONB - The application site is within the AONB on the assumption that the principle of development has been accepted by the Local Planning Authority, NRW has no comment to make on impacts on the AONB, as loss of open countryside has been previously accepted.

In comparison with the approved masterplan 2003, the proposal makes no attempt to put in place a planned structure of tree planting which over time would provide an attractive framework to the development and support the 'gateway' experience referred to in the supporting Design and Access Statement. As such, the local authority may wish to seek additional tree planting to be implemented as part of this development, either within the site or through off-site planting on adjacent highway land.

Protected Species – In terms of the protected species survey NRW consider it unlikely that protected species will be impacted and recommend that the mitigation measures are detailed in the protected species survey are conditioned.

Informatives are recommended in relation to non-native species, pollution prevention and construction waste. It is also indicated that surface water from the bin area should be directed to the surface water as opposed to the foul sewer as per currently shown on the submitted drawings.

North Wales Fire Service – No observations.

Tourism Partnership North Wales - No observations received at the time of writing.

Response from members of the public

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The planning application

was also advertised as a departure from the JLDP and a press notice was published. The publicity period expired on 02.10.2017. At the time of writing no observations have been received.

5. Relevant Planning History

19C842/SCR Screening opinion for the construction of a new underground final effluent pipeline from the Wastewater Treatment Plant to Ynys Wellt, Holyhead. EIA NOT REQUIRED 18/02/2004

19C842A/EIA Outline application for the mixed used development comprising of employment (B1, B2, B8) to include offices, industrial use and hotel together with the construction of a new vehicular access at Land at Ty Mawr, Holyhead APPROVED 07/03/2005

19C842B/SCR Screening opinion for residential development on land at Ty Mawr, Holyhead. EIA NOT REQUIRED 01/05/2007

19C842C Full application for the construction of an electricity sub-station on land at Parc Cybi business Park, Holyhead. APPROVED 17/06/2008

19C842D Full application for the erection of a waste water pumping station on land at Ty Mawr, Holyhead. APPROVED 09/07/2008

19C842E Full application for the erection of a 15m high communications mast on land at Ty Mawr, Holyhead. APPROVED 12/09/2008

19C842F Full application for the installation of communications equipment on land at Ty Mawr, Holyhead. APPROVED 12/09/2008

19C842G Outline application for residential development on land at Parc Cybi, Holyhead. WITHDRAWN 08/04/2010

19C842H Variation of condition (05) on planning consent 19C842D so that the landscaping scheme as shown on drawing no. 2480204-0100-2401 and 2480204-0100-2400, or an alternative scheme to be agreed in writing with the Local Planning Authority, shall be implemented together with and as an integral part of the strategic landscaping for the Ty Mawr Business Park development at Ty Mawr, Holyhead. APPROVED 03/12/2009

19C842J/ECON Full application for the erection of 3 office units and 4 industrial warehouse units together with infrastructure and parking provision on Plot 1 & 7 Parc Cybi, Holyhead. APPROVED 07/05/2010

19C842K/AD Erection of 3 (no) signs on land at Parc Cybi Business Park, Kingsland Road, Holyhead. APPROVED 18/01/2011

19C842M Construction of a telecommunication compound to include 3 station cabins, parking space for 1 vehicle for routine maintenance works and formation of a new vehicular access on land at Parc Cybi Business Park, Holyhead. GRANTED 14/03/2011

19C842N Full application to increase the mast height from 15m to 25m on land at Fibre Speed POP Site Off Kingsland Road Holyhead – APPROVED 14/03/2011

19C842P/ECON Outline application for the construction and operation of a transport hub and ancillary servicing facilities including preparatory earthworks, landscaping and associated infrastructure on land at Parc Cybi, Holyhead – Approved 05/08/2013

19C842Q/ECON Outline application for the construction and operation of a logistics depot, including preparatory earthworks, landscaping and associated infrastructure on land at Parc Cybi, Holyhead – Approved 05/08/2013

19C842R/SCR/ECON Screening Opinion for the construction and operation of a transport hub and ancillary servicing facilities including preparatory earthworks, landscaping and associated infrastructure on land at Parc Cybi, Holyhead – EIA NOT REQUIRED 04/03/2013

19C842T/SCR/ECON Screening Opinion for the construction of a logistics depot, including preparatory earthworks, landscaping and associated infrastructure on land at Parc Cybi, Holyhead – EIA NOT REQUIRED 04/03/2013

19C842U/ECON/DA Application for the approval of reserved matters for the construction and operation of a transport hub and ancillary servicing facilities including preparatory earthworks, landscaping and associated infrastructure on land at Parc Cybi, Holyhead – APPROVED 28/04/2014

19C842V/ECON/DIS Application to discharge conditions (04) (materials proposed to be used on the external surfaces of the development), (07) and (08) (scheme for comprehensive and integrated drainage of the site), (09) (timetable of archaeological works) and (10) (detailed plan and locations of mitigation measures together with the timing of their delivery and details of their future maintenance) from outline planning permission reference 19C842P/ECON on land at Parc Cybi, Holyhead Condition (04) – discharged

19C842W/DIS Application to discharge condition (04) (samples of the materials proposed to be used on the external surfaces of the development) from planning permission 19C842P/ECON at Parc Cybi, Holyhead CONDITION DISCHARGED 12/09/2014

19C842X/DIS Application to discharge condition (14) (details of the proposed external lighting of the site) from planning permission reference 19C842Q/ECON on land at Parc Cybi, Holyhead Discharged 04/11/2014

19C842Y - Full application for the construction of an extension to the consented transport hub including the creation of landscaping and ecological enhancement areas on land at Parc Cybi, Caergybi Approved 06/01/2015

19C842Z/SCR - Screening opinion for the construction of an extension to the consented transport hub including the creation of landscaping and ecological enhancement areas on land at Parc Cybi, Caergybi EIA not required 25/11/2014

19C842A/1/AD - Application for the erection of signage at Transport Hub, Parc Cybi Strategic Employment Site, Holyhead Approved 12/12/2014

19C842B/1/DEL - Application under Section 73 for the removal of condition (15) (widening of off-slips at junction 2 of the A55) from planning permission reference 19C842P/ECON (outline application for the construction and operation of a transport hub and ancillary servicing facilities) at Parc Cybi Approved 19/02/2014

19C842C/1/MIN - Minor amendment to scheme previously approved under planning permission 19C842P/ECON in order to include HGV refuelling station at Parc Cybi, Caergybi Approved 05/02/2015

19C842D/1/SCR Screening opinion for the erection of a hotel and restaurant together with the creation of a new vehicular access and associated works at Zone 1, Parc Cybi, Holyhead EIA NOT REQUIRED 11.04.2017.

6. Main Planning Considerations

Planning History – Planning application 19C842A/EIA granted outline planning permission for a mixed use employment development (B1, B2 and B8). The outline planning application contained a number of planning conditions requiring that the development was undertaken in accord with a Proposed Master Plan, phasing, phasing, structural landscaping, drainage and so on.

As explained in the introduction of this report the industrial development detailed in the planning history has been constructed including the spine road, drainage structural landscaping and so on. Development plots on the Parc Cybi industrial estate remain substantially undeveloped apart from the truck stop which is operational. It is material therefore that the industrial estate has been developed and is available for B1, B2 and B8 purposes. In addition the Parc Cybi industrial estate including the application site is allocated (map reference C9) for B1, B2 and B8 industrial purposes under policy CYF 1 of the JLDP. The policy safeguards the land for the aforementioned purposes and the expectation in relation Parc Cybi is that it will come forward for industrial development.

Application 19C842J/ECON granted full permission in 2010 for 3 office units and 4 industrial warehouse units on the application site. The 3 office units approved were on the application site subject to this report, they were two storeys at around 12.5 meters in height with a pitched roof design. Externally the units were finished with large areas of glazing metal panelling and roofs. This is a relatively recently expired planning permission which should be afforded weight in the assessment below.

A screening opinion (19C842D/1/SCR) has been submitted in respect of the proposed development primarily because the application site is located within an AONB, it was determined that the proposal did not require Environmental Impact Assessment.

Principle – The application site is located inside the settlements boundary of the JLDP under the provisions of PCYFF 1. As explained in the preceding section the application site is also allocated within part of an employment area under the provisions of policy CYF 1 of the JLDP. Policy CYF 1 states that land and units on such sites are safeguarded for employment /business enterprises B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1988 (as amended) “Order”. As the planning application is made for a hotel which fall within Class C1 of the Order it has been necessary to advertise the planning application as a departure from the development plan which comprises the JLDP. The planning application is being reported to the planning committee because it departs from the provisions of policy CYF 1 and the local planning authority “LPA” are minded to approve the application.

Whilst the expectation in the JLDP is that the Parc Cybi industrial estate including the application site will come forward for industrial purposes under CYF 1. Policy CYF 5 “Alternative Uses of Existing Employment Sites” of the JLDP also permits alternative uses of such sites which safeguarded for employment /business enterprises under CYF 1 in special circumstances and provided that they conform to one or more of the listed criteria which is reflective of advice in paragraph 4.6.9 of TAN 23. To this end a sequential test has been carried out by the applicant’s which undertakes a site analysis for alternative sites including identification of sites and premises currently being marketed in Holyhead and concluded that available units/sites are considered unsuitable, unavailable or unviable for the proposed development. The Local Planning Authority has assessed this information and is satisfied that the sequential assessment meets the requirements of criterion 5. The proposal therefore accords with the provisions of CYF 5 and TAN 23.

Locational Sustainability and Highways Considerations -

A Transport Assessment (August 2017) Axis has been undertaken in conjunction with the proposed development which essentially concludes that the proposal is acceptable in all regards as regards highway considerations in terms of parking and so on and that it will generate less traffic compared with the previously consented office development. It is also considered that the proposed scheme has good access to local and strategic road networks and is accessible by a range of travel modes.

Given these considerations the proposal is considered acceptable having regard to the provisions in TAN 18 in relation the siting of major employment, further there is the ability to walk, cycle and use public transport in the vicinity of the development. The development includes linkage to the cycle path at the vehicular entrance and bike storage facilities are provided as part of the proposed development.

Given these considerations the proposal is considered acceptable having regard to the provisions in TAN 18 in relation the siting of major employment, further there is the ability to walk, cycle and

use public transport in the vicinity of the development. The development includes linkage to the cycle path at the vehicular entrance and bike storage facilities are provided as part of the proposed development.

Subject to the conditions recommended by the council's Highways Section the proposal is considered acceptable. WG Highways make no observations on the proposal in terms of considerations relating to the A55 Expressway adjacent.

AONB – The application site and indeed the whole of the Parc Cybi industrial estate is located within the AONB. Paragraph 5.3.5 of PPW explains that the primary objective of designating AONB's is the conservation and enhancement of their natural beauty. Development Management decisions affecting AONB's should favour conservation of natural beauty, although it will be appropriate to have regard to the economic and social well-being of the areas.

As previously explained the application site forms part of an undeveloped industrial estate where the principle of industrial development has already been established in the AONB and is acknowledged by NRW who make no comment on impacts on the AONB, as loss of open countryside has been previously accepted. In addition under the provisions of CYF 1 of the JLDP there is an expectation that the application site will come forward for industrial development in the plan period to service the forecast employment requirements. These are significant material considerations which not only establish the principle of development in the AONB but are also significant economic and social well-being considerations which are appropriate for the LPA to assess under the provisions of PPW. Economic considerations are considered further in the next section of this report below.

An assessment of the landscape effects of the proposed development is provided by the council's Landscape Adviser. As explained in the consultation section of this report it is considered that the proposed hotel would have similar landscape effects to the office development previously approved on the site. Effects on the AONB special features and qualities would be similar to the likely effects of that approved. A change to visual effects is likely to result from the extra height of the building, the single mass and the desire to enhance visibility by orientating the building so that it faces the A55.

NRW indicate state the proposal makes no attempt to put in place a planned structure of tree planting to provide an attractive framework and support the 'gateway' experience referred to in the DAS. Structural landscaping for the Parc Cybi industrial estate has already been implemented as part of the over estate development. For this reason it is not possible to require additional landscaping of these areas as they are outside of land within the applicant's control. A landscaping scheme has, however, been submitted with the planning application which reflects the approach adopted on an adjacent site (truck –stop) to use individual and groups of pine in proximity to buildings to break-up views to buildings and this is considered acceptable by the council's Landscape Adviser.

In terms of the objectives of enhancing and conserving the AONB the following considerations are material. The proposed hotel would also be of a contemporary high-quality design appropriate to its prominent location at the entrance to the Parc Cybi industrial estate, this contributes towards the enhancement and conservation of this part of the AONB. The use of a combination of high quality materials on the building including white render, timber panels and natural stone, will also contribute towards the AONB policy objective.

There is a statutory requirement for the LPA to have regard to the AONB purposes. Regard has been taken of these statutory requirements in terms of the use of appropriate external materials, enhancing the application site via landscaping and the provision of interpretation facilities in connection with the SAM which is considered further below. At the time writing further comments of the AONB officer are awaited which will further consider these statutory requirements.

Economic Considerations – The planning application is accompanied by an Economic Impact Study (June 2017) states that the proposed development will provide additional capacity to accommodate business travellers and visitors, increased economic activity and increased choice and competition in serviced accommodation. Construction of the proposed development could

amount to around £4 million which would support 69 construction jobs per year and equate to an additional 7 full time jobs. Operationally the hotel is anticipated to create 20 additional full time jobs and generate around £460, 000 per annum into the local economy. Indicatively the report also estimates that around £1.5 million of annual visitor expenditure can be anticipated to support and sustain around 26 jobs within local industries in the leisure and tourism sector.

As explained in the preceding section planning policies in relation to the AONB recognise that weight should be attributed in the overall balance to the type of economic considerations described above. TAN 23 also indicates explains the weight and approach that should be taken in relation to weighting economic considerations described above. In this case the need for the development in this location has been demonstrated by the sequential assessment and there are no alternative locations, further that the application site is on site where the principle has been established where the JLDP forecasts employment development to occur in the plan period. In addition the number of jobs created is significant in terms of numbers in Holyhead. In terms of special merit the development also provides the type of job opportunities for social groups which maybe disadvantaged to enter the employment market.

The council's Economic Development Unit "EDU" support the application subject to a request that the applicant's support an information board encouraging tourism, Welsh language requirements in relation signage and so in addition to local employment and supply chain provisions. Welsh language is considered further below and at the time of writing the applicant's response on these matters is waited.

Welsh Language – The planning application is accompanied by a Welsh Language Statement (v3 March 2017) Cadnant Planning. Based on the jobs created, investment to the local economy and supply chain opportunities as described above an overall beneficial effect is identifies in terms of the Welsh Language. Enhancement measures are proposed in terms of a commitment to local supply chain opportunities, sourcing of local construction materials and labour. It is also proposed that all signage in the development should be bi lingual.

The council's Welsh Language Officer is assessing the Welsh Language Scheme at the time of writing, and any recommendations will be reported verbally at the planning committee.

SAM's – The planning application is accompanied by a Heritage Impact Assessment: Trefignath Burial Chamber (SAM AN011) & Ty-Mawr Standing Stone (SAM AN012) (Version 2 August 2017) Archaeology Wales "HIA" the findings and mitigations measures in this document are considered in the midst of the CADW comments below.

CADW in their consultation response describe the relevant planning policy considerations and impacts on the SAM's adjacent, being the Ty-Mawr Standing Stone and the Trefignath Burial Chamber. Where such nationally important archaeological remains and their settings are likely to be affected by proposed development, there is a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in an adverse impact on a scheduled monument or has a significantly damaging effect upon its setting.

CADW state that they consider that they concur with the HIA that the proposed development will have a moderate level of damage to Ty Mawr Standing Stone, but they consider that when this is considered in association with the the impact of the existing elements of the Parc Cybi Enterprise Zone the cumulative damage will be significant. This damage will result from additional noise and light pollution, but the major change will be the visual impact of the tall block of the hotel in the view of Holyhead mountain from Ty-Mawr Standing Stone which is identifies as a significant view from the monument.

CADW have noted that the HIA contains a number of measures that would compensate for the damage caused to the setting of Ty-Mawr Standing Stone, most notably securing public access to the monument and also providing a bund and trees to screen the existing Road King Truck Stop. CADW also suggest that an information panel to explain the significance of the scheduled monument should also be provided and if these benefits are provided then they can be weighted

with other benefits of the development in association that will be caused to the setting of the scheduled monument.

In terms of the existing Parc Cybi industrial estate as has already been explained in relation to other material considerations such as the AONB the principle of industrial permission has been established and granted under outline planning permission (19C842A/EIA) and the development has been built out, this has included development of the Truck stop opposite the Ty Mawr standing stone. The impacts of these developments on the SAM have already been assessed and accepted as acceptable. In addition there is an expectation that the Parc Cybi industrial estate including the application site will be built out for industrial development under the JLDP.

At the time of writing the comments of the council's Heritage Adviser and GAPS are awaited. Many of the mitigation measures referred to in the HIA are also off site (and potentially mitigate existing developments such as the truck-stop), the applicant has been requested to confirm if these measures are deliverable through for instance a legal agreement, before they can be weighted in the overall assessment. An update will be provided at the planning committee.

Ecology – The planning application is accompanied by an Ecological Assessment (09.06.2017) Avian Ecology which consider the effects of the development on protected sites and species and includes mitigation measures primarily in the construction of the development.

In terms of protected species and sites NRW and the council's Ecological and Environmental Adviser do not raise any issues subject to adherence with the recommendations of the report (subject to a minor amendment and a request for version of the documents which contains a summary of mitigation).

Effect on Amenity – In terms of residential amenity the application site is some distance from nearest residential properties located to the west adjacent to the B4545 Trearddur Bay road. Given the location within an industrial estate it is not considered that the proposal will materially impact on residential amenity of these properties other than in terms of lighting and a condition has been recommended on this aspect of the development.

Other Material Considerations – In terms of drainage the proposal is considered acceptable by the relevant consultees with only a minor change required via planning conditions recommended to ensure that no surface water is discharged from the bin storage area to the public sewer as recommended by NRW.

At the time of an Energy Assessment in accord with CYFF 5: Carbon Management and a Water Conservation Statement in accord with CYFF 6: Water Conservation are awaited at the time of writing.

7. Conclusion

The principle of industrial development has been established on the application site and the wider Parc Cybi industrial estate which has been built out as described in the report. There is also a planning policy expectation in the JLDP that these sites will be developed for industrial purposes in the plan period. Policy CYF 5 of the JLDP permits the development of such industrial areas for alternative purposes such as the hotel development being applied for subject to one of the listed criteria being met. In this instance it is considered that the sequential assessment undertaken with the planning application demonstrates that there are no suitable alternative sites available and the proposal is therefore in compliance with CYF 5 and TAN 23, further as described in the report it is also considered that the site is appropriately located for a development of this type in terms of accessibility to the strategic road network and affords access by walking, cycling and public transport.

The principle of developing the application site and the wider Parc Cybi industrial estate from open countryside has previously been established and this is accepted by NRW. Visual effects from the proposed hotel development have been assessed as similar to the previously approved office development though the extra 4-storey height, mass and orientation of the building will have a

greater visual impact. Conversely the high quality design contemporary design and external materials in the proposed development support the policy aim of conserving and enhancing the AONB.

In assessing the proposed development in relation to AONB policies it is appropriate to have regard to economic and social well-being. As detailed in the report overall the proposed development will have beneficial economic impacts which will consequently assist in terms safeguarding and enhancing the Welsh language.

In relation to the impact on the Ty Mawr standing stone which is a SAM CADW accept the findings of the HIA that the proposed development will have a moderate impact on the setting. CADW, however, consider that in conjunction with the Parc Cybi industrial estate and recently built out developments such as the truck –stop these impacts will, however, be significant. Similar to the point in relation to the AONB above the principle of developing the site, Parc Cybi industrial estate and indeed the truck stop have previously been established in vicinity to the SAM. In terms of the proposed development CADW consider that in addition to noise and light pollution the major change will be the visual impact of the tall block of the hotel in the view of Holyhead mountain from Ty-Mawr Standing Stone which is identified as a significant view from the SAM. These impacts on the SAM weigh against the proposed development as policies have a presumption in favor of physical protection of the SAM. The view of the council Heritage Adviser and GAPS on these issues are awaited at the time of writing. CADW also acknowledge that these impacts have to be considered in association with other material considerations and that mitigation measures are available which are being considered with the applicant and consultees at the time of writing.

In conclusion there are impacts on the AONB as described and the SAM but given that the principle of the development has been established and the other material considerations described in the report the proposal is on balance considered acceptable.

8. Recommendation

That planning permission is **permitted** subject to the planning conditions listed below (and any other conditions recommended by outstanding consultees) and subject to outstanding consultation listed in the report not raising any material considerations which have not been assessed above.

(01) The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act, 1990.

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the approved plans, and contained in the form of application and in any other documents accompanying such application as listed below, unless specified otherwise in any conditions of this planning permission:

Drawing / Report	Reference / Revision	Date
Site Location Plan	2142-01-01	June 2017
Site Plan as Proposed (Overall)	C4C-BB-ZZ-A1-01-DR-LL-001 Revision H	14.04.17 (checked)
Proposed Landscape General Arrangement	2142-01-003 Revision A	09.05.17
Elevations as Proposed (Sheet 1)	C4C-B1-Z1-A1-20-E2-LL-001 Revision I	27.02.17 (Checked)
Elevations as Proposed (Sheet 2)	C4C-B1-Z1-A1-20-E2-LL-002 Revision G	08.05.17 (Checked)
Perspective and Axonometric 3d View	C4C-B1-Z1-A1-20-VS-LL-001 Revision G	27.02.17 (Checked)
Roof and Plant Room Locations	C4C-B1-Z1-A1-91-P2-00-003 Revision C	07.06.17 (Checked)

General Arrangement Floor Plan – Level 00	C4C-B1-Z1-A1-20-P2-00-001 Revision H	03.05.17 (Checked)
General Arrangement Floor Plan – Level 01	C4C-B1-Z1-A1-20-P2-01-001 Revision G	15.06.17 (Checked)
General Arrangement Floor Plan – Level 02	C4C-B1-Z1-A1-20-P2-02-001 Revision G	16.05.17 (Checked)
General Arrangement Floor Plan – Level 03	C4C-B1-Z1-A1-20-P2-03-001 Revision G	07.06.17 (Checked)
General Arrangement Floor Plan – Level 04 (Roof)	C4C-B1-Z1-A1-20-P2-04-001 Revision D	17.05.17 (Checked)
Bin Store Layout	C4C-B1-Z1-A1-91-P2-00-002 Revision B	07.06.17 (Checked)
Typical Traditional Building Details for Secondary Substations (Indoor Equipment)	SP4000545 Revision 4.0	12.04.06
Proposed Drainage Strategy	CL(00)01 Revision P3	June 2017
Drainage Strategy Report	Q/17/6641-DS1/SGJ (Version V3)	11.08.17
Ecological Assessment	(Version V3)	09.06.2017
Heritage Impact Assessment: Trefignath Burial Chamber (SAM AN011) & Ty-Mawr Standing Stone (SAM AN012)	1589 (Version 2)	August 2017

Reason: To ensure that the development is implemented in accord with the approved details.

(03) No development shall take place until details of the proposed slab levels of the building(s) in relation to the existing and proposed levels of the site and surrounding land have been submitted to an approved in writing by the Local Planning Authority. The development shall be constructed in accord with the slab and proposed levels approved under the provisions of this condition.

Reason For the avoidance of doubt and to ensure a satisfactory form of development.

(04) Notwithstanding the details shown on drawing CL(00)01 Revision P3 (Proposed Drainage Strategy) and the Drainage Strategy Report (Q/17/6641-DS1/SGJ Version V3) no surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of a detriment to the environment.

(05) Surface water drainage discharge rates from the development hereby approved shall be restricted to 7.65 l/sec in accord with the Drainage Strategy Report (Q/17/6641-DS1/SGJ Version V3).

Reason: To restrict discharge rates to greenfield rates for all storm events up to 100 year plus 30% climate change.

(06) Notwithstanding the details shown on drawing CL(00)01 Revision P3 (Proposed Drainage Strategy) no development shall commence until a foul, surface water (including highway drainage) and land drainage scheme for the development which shall include detailed designs, levels and specifications of any grease and silt traps has been submitted

to and approved in writing by the local planning authority “approved scheme”. The “approved scheme” shall be completed and operational before the development hereby approved is occupied and thereafter shall be retained and maintained in working order for the lifetime of the development.

Reason: In order to ensure that the development is adequately drained.

(07) No surface water from within the curtilage of the site shall discharge onto the highway.

Reason: To ensure no direct adverse effect on the adjoining highway in the interests of amenity and highway safety.

(08) The access road and footway shall be laid out and constructed in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and maintained and kept free from permanent obstruction and used only for access purposes, for the lifetime of the development.

Reason: To ensure a safe and convenient access to/from the highway in the interests of highway safety.

(09) The internal roadways, parking (cycling and vehicular) turning and circulation areas shall be laid out and constructed in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and maintained for the lifetime of the development.

Reason: In the interests of amenity and highway safety.

(10) The commencement of the Development shall not take place until there has been submitted to and approved in writing by the Council, a Construction Traffic Management Plan. The Plan shall include as a minimum, but not limited to:

- 1) The parking of vehicles for site operatives, deliveries and visitors**
- 2) Loading and unloading of plant and materials**
- 3) Storage of plant and materials**
- 4) Wheel washing facilities (where appropriate) or other methods of preventing mud and debris being carried onto the highway.**

The works shall be carried out strictly in accordance with the approved details.

Reason: To ensure reasonable and proper control is exercised over construction activities in the interests of amenity and highway safety.

(11) The use of columns for artificial lighting shall not exceed the obtrusive light limitations of sky glow, light into windows, source intensity and building luminance specified in the Institution of Lighting Engineers document “Guidance Notes for the Reduction of Obtrusive Light: GN01 2005” (or any subsequent modification thereof currently in force), nor shall such light(s) result in danger or inconvenience to users of the nearby public highway(s) or residential properties. The siting and design of columns for artificial lighting shall also accord with the Ecological Assessment Avian Ecology (V3 09.06.2017). No development shall commence until full details of a lighting scheme for the development has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the scheme approved under the provisions of this condition and shall be operational before the use hereby permitted is commenced and then operated and maintained in accordance with the approved scheme for the lifetime of the development.

Reason: In the interests of residential amenity, the Area of Outstanding Natural Beauty, ecology and highway safety and the prevention of light pollution.

(12) No development shall commence until full details of all external materials and finishes (which shall include such details for all building(s), Hard Landscaped Areas, engineering operations and works associated with the development) which shall include colours, construction details (where appropriate) has been submitted to and approved in writing by the Local Planning Authority. The details approved under this condition shall be implemented in full and adhered to.

Reason: In the interests of visual amenities of the locality also to ensure that the development conserves and enhances the Area of Outstanding Natural Beauty.

(13) The external elevations of the development shall where specified on the plans hereby approved be finished with a local natural stone or a stone of equivalent colour texture and weathering characteristics. No development shall commence until samples of the natural stone have been submitted to and approved in writing by the Local Planning Authority. The detail approved under this planning condition must thereafter be adhered to.

Reason: In the interests of visual amenities of the locality also to ensure that the development conserves and enhances the Area of Outstanding Natural Beauty.

(14) The landscaping scheme as shown on drawing number 2142-01-003 Revision A shall be implemented not later than the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner.

Reason: In the interest of the visual amenities of the locality, the Area of Outstanding Natural Beauty and to secure an ecological enhancement.

(15) Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the Local Planning Authority.

Reason: In the interest of the visual amenities of the locality, the Area of Outstanding Natural Beauty and to secure an ecological enhancement.

(16) All construction, maintenance, repair work(s) in connection with the development hereby approved shall proceed strictly and entirely in accord with the Ecological Assessment Avian Ecology (V3 09.06.2017).

Reason: To safeguard any protected species present.

(17) No development shall commence until a Welsh Language Scheme has been submitted to and approved in writing by the Local Planning Authority. The Welsh Language Scheme shall provide for all signage and place names in the development hereby approved and for all forms of publicity, leaflets, stationery and any website being bilingual with the Welsh language appearing before the English in all cases. The development shall thereafter be carried out in accordance with the Welsh Language Scheme approved under the provisions of this condition which shall be operational before the use hereby permitted is commenced and then operated and maintained in accordance with the approved Welsh Language Scheme for the lifetime of the development.

Reason: To safeguard and maintain the Welsh language.

Informatives

The Highways Authority advise that Para 3.2 of the Drainage Strategy Report states that the ... "storm water system connects to the local watercourse system which is owned and maintained by the Welsh Government as the landowner." However, that is not entirely accurate. Whilst the attenuation ponds and off highway swales etc. are owned and maintained by the Welsh Government, the carrier drains, including the one which the proposed development will connect into, have been adopted by the Council as part of the Parc Cybi road adoption. Consequently, prior to making any connection to the adopted surface water system, the developer will be required to provide advance notice to the Highway Authority, in order that the connection details can be approved and inspected as necessary.

The Highway Authority shall not be responsible for any road surface water entering the site as the result of the development.

Any adjustments, re-siting and/or protection of any statutory services and/or street furniture within the highway that may be necessary as a consequence of the development hereby approved shall be the applicant's responsibility and shall be carried out at his own expense. Where any apparatus or street furniture is owned by the highway authority, any adjustment, replacement or protection of that apparatus shall be carried out by the highway authority at the applicant's expense.

It may be necessary to undertake works within the highway in order to join the proposed access road and surface water drainage system with the existing adopted highway infrastructure. The applicant is advised to seek the necessary consents from the highway authority sufficiently in advance of the works taking place. The highway authority will not be responsible for any delays to the project in the event that the developer/contractor has not provided sufficient notice to enable any required consent(s) to be given to meet any specific deadlines. Note: it is a criminal offence to carry out any un-licensed or unauthorized work on the highway.

As part of the consenting process, it may be necessary to provide additional detail / carry out additional works within the highway over and above that shown on any approved planning permission plans in order to fully comply with the highway authority's requirements.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.