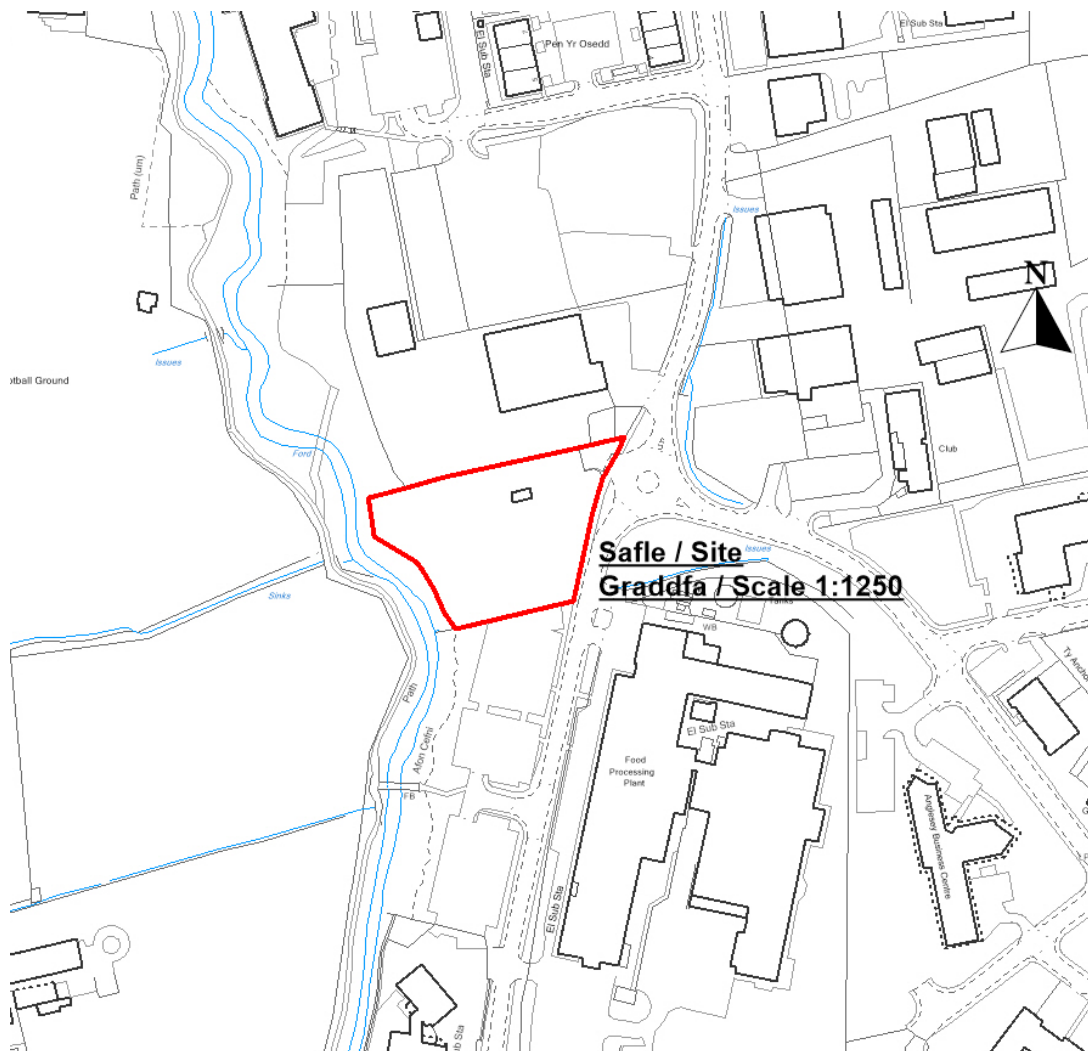


Rhif y Cais: **34C262H/FR/ECON** Application Number

Ymgeisydd Applicant

Castle Property Investment Holdings Limited

Cais llawn i godi adeilad yn cynnwys 8 o unedau ar wahân (i'w defnyddio i ddibenion diwydiannol ysgafn dan ddosbarthiadau defnydd B1, B2 a B8) ynghyd â datblygiad cysylltiedig ar dir ar yr hen safle/ Full application for the erection of a building incorporating 8 separate units (used for light industrial purposes under use classes B1, B2 & B8) together with associated development on land at the former

Cig Môn, Stad Diwydiannol Bryn Cefni Industrial Estate, Llangefni

Planning Committee: 07/11/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

Part of the application site is located on Council owned land.

1. Proposal and Site

The application is submitted for the erection of a building incorporating 8 separate units (used for light industrial purposes under use classes B1, B2 & B8) together with associated development on land at the former Cig Mon, Llangefni

The site is located between a builders merchant to the north, a car sales showroom to the north east and poultry food factory to the south west with their associated parking area to the south. Along the western boundary is located the river Cefni.

The site is generally level and surfaced in stone and hardcore. There is a sub-station currently located at the site which will be retained as part of the proposed development.

The application site is served by two existing access points, one from the roundabout to the east of the site and the other from the south of the site. The proposed development will utilise both access points.

2. Key Issue(s)

Whether or not the proposal complies with local and national policies, is acceptable within a flood risk area, whether the proposal will have an impact upon the neighbouring properties, amenity of the area and highway safety.

3. Main Policies

Joint Local Development Plan (JLDP)

PCYFF1 – Development Boundaries
PCYFF 2 – Development Criteria
PCYFF3 – Design and Place Shaping
PCYFF 4 – Design and Landscaping
PCYFF 6 – Water Conservation
PS1 – Welsh Language and Culture
PS2 – infrastructure and Developer Contributions
PS4 - Sustainable Transport, Development and Accessibility
PS5 – Sustainable Development
PS6 - Alleviating and Adapting to the Effects of Climate Change
PS7 – Renewable Energy Technology
PS13 – Providing opportunity for a flourishing economy
PS19 – Conserving and where appropriate encouraging the natural environment
ISA1: Infrastructure Provision
TRA 2 – Parking Standards
TRA4: Managing Transport Impacts
TRA 4- Managing Transport Impacts
Policy ISA1 – Infrastructure Provision
Policy CYF1 – Safeguarding, allocating and reserving land and units for employment use

Planning Policy Wales (9th Edition)

Technical Advice Note 5: Nature Conservation and Planning

Technical Advice Note 12: Design

Technical Advice Note 11: Noise

Technical Advice Note 12: Design

Technical Advice Note 15: Development and Flood Risk

Technical Advice Note 18: Transport

Technical Advice Note 20: Planning and the Welsh Language

Technical Advice Note 23 – Economic Development

SPG: Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Councillor Dylan Rees – No Response

Councillor Nicola Roberts – No Response

Councillor Bob Parry – No response

Town Council – Supportive of application

Environmental Health – Recommended that conditions are attached to an approval with respect to contamination.

Drainage – Awaiting Drainage Response

Welsh Water – No Objection

Local Highways Authority – Conditional Approval

Ecological and Environmental Adviser – Recommended that conditions are attached to any approval with respect to external lighting, landscaping and planting and eradication of invasive species.

Natural Resources for Wales – No Objection

Joint Local Planning Policy Unit – The policy section are supportive in principle of the application. The Welsh Language Statement is considered acceptable.

Response to publicity:

The proposal was advertised with the posting of site notices, distribution of individual letters of notification to adjacent properties and an advert within the local press. The closing date for the submission of representations was the 20th August, 2018. No representations were received as a result of publicity afforded to the application.

In addition, a statutory public consultation process has been carried out and a Pre-Application Consultation (PAC) report submitted as part of the application.

The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 requires that the developer should undertake pre-application consultation for all planning applications that are classed as 'major' development for both full or outline applications.

Major development is defined in article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) as being:

- (a) the winning and working of minerals or the use of land for mineral-working deposits;
- (b) waste development;
- (c) the provision of dwelling houses where;
 - (i) the number of dwelling houses to be provided is 10 or more; or
 - (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);
- (d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more;
- or
- (e) development carried out on a site having an area of 1 hectare or more;

The proposed development falls within the definition of major development as defined by (d) Above (4151sqm proposed) . The order also requires that there be a 28 day publicity period prior to submitting a planning application and that the following should be undertaken:

- Display a site notice in at least one place on or near the land to which the proposed application relates for a period of no less than 28 days before submitting an application for the proposed development
- Write to “any owner or occupier of any land adjoining the land to which the proposed application relates”
- Make the draft planning application information available publicly
- Consult community and specialist consultees before applying for planning permission
- Consider if Environmental Impact Assessment (EIA) is required for the project
- Submit a pre-application consultation report (PAC) as part of the planning application

This document records the process of the pre-application consultation process as required above in the form of a PAC report.

The Order requires that the PAC report presents the following information:

- a) A copy of the site notice;
- b) A declaration that the site notice was displayed in accordance with the statutory requirements i.e. in at least one place on or near the development site for no less than 28 days;
- c) A copy of the notice given to owners and occupiers of adjoining land;
- d) Copies of all notices provided to councillors, town and community councils, and specialist consultees
- e) Copies of all responses received from specialist consultees with an explanation of how each response has been addressed by the developer
- f) A summary of all issues raised in response to the statutory publicity – the developer must confirm whether the issues raised have been addressed and if so, how they have been addressed.

Full details are included in the pre-application consultation report.

5. Relevant Planning History

34C262 - Extension to lairage, chill rooms, further processing facilities and ancillary developments at Cig Mon, Llangefni – Approved - 23/9/91

34C262A - Extension to lairage, chill rooms, amenity block, further processing facilities and ancillary developments at Cig Mon, Llangefni – Approved 29/7/93

34C262B - Detailed plans for the erection of a cooling hall, administration office and loading bay at Cig Mon, Llangefni – Approved 8/7/94 -

34C262C - Demolition of part of the existing building along with the erection of a new building for meat processing and packing at Cig Mon, Llangefni –Approved 11/9/95

34C262D - Retention of an extension on to the abbatoir at Cig Mon, Llangefni - Approved 3/10/97

34C262E - Erection of a first floor extension at Cig Mon, Llangefni – Approved 26/3/98

34C262F - Extensions to the existing abbatoir building for boning and processing of meat at Cig Mon, Llangefni - Finally Disposed of 22/9/08

34C262G - Full application for change of use of land to car sales area together with the erection of an office building on land at the former Cig Mon Llangefni - Approved 22/08/2016

6. Main Planning Considerations

The proposal entails the erection of a building incorporating 8 separate units (used for light industrial purposes under use classes B1, B2 & B8). The proposal also includes an internal access road, car parking area, cycle and refuse storage areas.

The proposed units will be located generally at the centre of the site with access road running in an anticlockwise circular pattern. The cycle and refuse areas are located at the north western part of the site. The units will be finished with graphite grey cladding and profiled steel roof cladding, typical of other development within the area. The proposed development provides an overall floorspace of 1,717 square meters.

Policy Considerations

The application site is located within the identified settlement boundary of the town of as shown on the Joint Local Development Plan Proposals Plan. The site is safeguarded for employment uses.

The main relevant policy within the JLDP is Policy CYF1 which safeguards land and units for employment / business enterprises. Bryn Cefni Industrial Estate has been identified for B1, B2 and B8 uses. It is considered that the application accords with the general thrust of national and other local planning policies. The Policy Section have been consulted regarding the application and are supportive in principle to the application subject to material considerations being resolved.

Welsh Language Statement:

Policy PS 5 states that all proposals should protect, support and promote the use of the Welsh language. Policy PS1 provides a framework to consider how proposed developments achieve this. The policy requires developers to submit a Welsh Language Statement with any proposed retail, industrial or commercial development covering an area of 1,000m.sq or more as the case with this application. In accordance with the requirements of the Policy the applicant has submitted a Welsh Language Statement as part of the application's Planning Statement.

In considering the scale of the proposed development and its location on an existing employment site, together with the relative size of Llangefni, it is considered that the risk of the development having a substantial negative impact on the character and linguistic balance of the community is low.

Flood Risk:

The application site is located adjacent to the River Cefni and a C2 Flood Zone area. As part of the proposed development the levels of the site will be reduced. However, finished ground and floor levels will remain above extreme flood levels from the adjacent river. Natural Resources for Wales have assessed the application and have raised no objection to the proposed development.

Visual Amenity:

The application site is a brownfield site within the development boundary of Llangefni. It is considered that the scale, location and design is acceptable and sympathetic with surrounding buildings, existing and approved. There is also adequate space to accommodate appropriate levels of landscaping in an effort to mitigate the development.

Given the site location with a backdrop of an industrial landscape, it is not considered that there will be harm to the visual appearance of the location and respects the main thrust of policy PCYFF4 of the JLDP.

Effect upon the amenities of neighbouring properties:

The impact of the proposal, in particular upon the amenity of nearby land users should be considered in accordance with the criteria as set out in Policy PCYFF2 of the JLDP. Specific consideration should be given to criteria 6 which stipulates that planning permission should be refused if the proposed development would have an adverse impact on the health, safety or amenity of occupier of local residence or other land and property users.

The application site is not located within a residential area of Llangefni. Given the nature of the proposal and distance to nearby residential properties and other land and property users, it is not considered the proposed development would have a detrimental effect upon the amenities of the properties.

Local Highway Authority:

The Local Highway Authority have assessed the application and are satisfied with the proposal subject to conditions. The site is considered to be in a sustainable location, located within close proximity to the National Cycle Network and existing public transport links.

Ecology:

Although the application site appears to be of little or no ecological interest, the area has been undisturbed for a number of years therefore the Authority ecologist has requested that a Preliminary Ecological Appraisal be carried out prior determination of the application. Following receiving and assessing the appraisal, the ecological adviser is satisfied with the proposal subject to conditions relating to external lighting, landscaping and planting and the eradication of invasive species.

7. Conclusion

Following consideration of the relevant policy framework and the principle of the development aligns with the national policies and the Joint Local Development Plan.

In addition, the proposal is acceptable in technical terms and there will be no harm to the amenities of the locality. Natural Resources for Wales have been consulted and are satisfied that the application is acceptable in terms of Flood Risk. Conditions will be attached to the permission relating to contamination, ecological and highway related matters.

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The recommendation takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

8. Recommendation

To **approve** the application subject to the following conditions:

(01)The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted below under planning application reference 34C262H/FR/ECON except as required to be approved under the conditions imposed:

Drawing/ Document Number	Date Received	Plan Description
	18/07/2018	Location Plan
392758-MMD-00-XX-DR-C-0006 Rev P2	18/07/2018	Preliminary Site Plan & General Arrangement
392758-MMD-00-XX-DR-C-0009 Rev P1	18/07/2018	Welsh Water Agreed Easement Plan
392758-MMD-00-XX-DR-C-0008 Rev P1	18/07/2018	Foundation Details Relative to Water Mains
392758-MMD-00-XX-DR-C-0005 Rev P2	18/07/2018	Drainage Layout
392758-MMD-00-XX-DR-C-0003 – Rev P1	18/07/2018	Roof Plan View and General Arrangement
392758-MMD-00-XX-DR-C-0002 Rev P1	18/07/2018	Ground Floor Plan and General Arrangement
392758-MMD-00-XX-DR-C-0001 Rev P1	18/07/2018	Elevation View and General Arrangement
392758-MMD-00-XX-DR-C-0001 Rev P1	18/07/2018	Preliminary Site Plan and Partitioning General Arrangement and Swept Path Analysis

Reason: For the avoidance of doubt.

(03) Full details of all external lighting proposed to be used on the development shall be submitted to an approved in writing by the Local Planning Authority before building or other operations start. Such details shall include the following:

- That all lights shall be directed onto the application site only and not onto any surrounding land or properties including the nearby Cefni River.
- Full details of all lights including luminaire, lamp, beam widths and any anti-glare hoods to be used.
- A report on any light spillage (including lux levels) onto any surrounding land or properties arising from the external lighting proposed.

No external lighting other than that approved under this condition shall be used on the development. The external lighting approved shall be installed in strict accordance with the details approved in writing by the Local Planning Authority.

Reason: To avoid / minimise wildlife impacts.

(04) The site shall be landscaped and native trees and shrubs shall be planted in accordance with a scheme to be agreed in writing with the Local Planning Authority before any development commences. The planting and landscaping works shall be carried out in full to the satisfaction of the Local Planning Authority during the first planting season following the occupation of the building(s) or the completion of the development, whichever is sooner. The said trees and shrubs shall be retained for the lifetime of the development. Any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted.

Reason: In the interest of ecology.

(05) No development shall commence until a Scheme for Control and Eradication of Invasive Species has been agreed in writing by the Local Planning Authority. The Scheme should detail measures to control and effectively remove Himalayan balsam. The scheme shall thereafter be carried out in accordance with the approved details.

Reason: To Control and Eradicate Invasive Species

(06) In the event of any contamination being found, no further development shall be carried out until a suitable Remediation Strategy should be submitted and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In the interest of public health

(07) The buildings hereby approved shall be used for the purposes identified in use classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Orders 1987.

Reason: To define the scope of this permission

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

Reason: In the interest of highway safety

(09) The access shall be completed with a bitumen surface for the first 5 meters from the nearside edge of the County Highway with the surface water drainage system completed and be fully operational before the use hereby permitted is commenced.

Reason: In the interest of highway safety

(10) The car parking accommodation shall be completed in full accordance with the details as submitted under drawing reference 392758-MMD-00-XX-DR-C-0006 Rev P2 before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: In the interest of highway safety

(11) No surface water from the within the curtilage of the site to discharge onto the county highway. No development shall commence until full design details for the drainage of the site have been submitted to and approved by the Local Planning Authority. The use hereby approved shall not commence until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.

Reason: In the interest of highway safety

(12) The commencement of the Development shall not take place until there has been submitted to and approved in writing by the LPA, a Construction Traffic Management Plan (CTMP). The CTMP shall include:

- (i) The routing to and from the site of construction vehicles, plant and deliveries.**
- (ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**
- (iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;**
- (v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**
- (vi) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**
- (vii) The arrangements for loading and unloading and the storage of plant and materials;**
- (viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**

The construction of the Development shall be completed in accordance with the approved Plan.

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

(13) The development hereby approved shall not be brought into operation until there has been submitted to and approved in writing by the LPA, an Operational Phase Traffic Management Plan (OTMP). The OTMP shall include;

- (i) The routing to and from the site of service and operational vehicles, plant and deliveries, including Traffic Management Measures necessary to facilitate safe operation, including any subsequent demolition or decommissioning of the development**
- (ii) The type size and weight of service and delivery vehicles to be used in connection with the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**
- (iii) The timing and frequency of service and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and access routes to the site including regard for sensitive receptors e.g. schools and network constraints;**
- (iv) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**
- (v) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**

The operation of the Development shall be carried out in accordance with the approved Plan.

Reason: To ensure reasonable and proper control is exercised over traffic associated with the operation of the development in the interests of highway safety.