

Application Reference: FPL/2019/7

Applicant: Head of Lifelong Learning

Description: Cais llawn i godi ysgol gynradd newydd ynghyd a chreu mynedfa newydd i gerbydau i'r B5109 ar dir gyferbyn a / Full application for the erection of a new primary school together with the creation of new vehicular access onto the B5109 on land opposite

Site Address: Bryn Meurig, Llangefni



Report of Head of Regulation and Economic Development Service (Iwan Jones)

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

Application is being made on behalf of Isle of Anglesey County Council

Proposal and Site

The application is for a proposed new build primary school with associated external works, additional vehicular access points and highways upgrades.

The site is an undeveloped agricultural parcel of land located at the western edge of Llangefni's main urban area. The land is located at the junction of the Cildwrn Road B5109&B4422. The site is currently accessed through a field gate to the northern boundary off the B5109. The site is bounded by residential dwellings to the east and agricultural land to the south and west.

Key Issues

Whether or not the proposal is justified in this location, complies with local and national policies, will have an impact upon the neighbouring properties, local environment, amenity of the area and highway safety.

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 6: Water Conservation
Policy TRA 4: Managing Transport Impacts
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy ISA 1: Infrastructure Provision
Policy ISA 2: Community Facilities
Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character
Policy AMG 5: Local Biodiversity Conservation
Planning Policy Wales (Edition 10, December 2018)
Technical Advice Note 5: Nature Conservation and Planning (2009)
Technical Advice Note 12: Design (2016)
Technical Advice Note 18: Transport (2007)

Response to Consultation and Publicity

Consultee	Response
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Approval recommended subject to the implementation of the management measures outlined in the Energy Assessment and Water Conservation Statement.
Ymgynghorydd Tirwedd / Landscape Advisor	Conditional Approval
Ymgynghorydd Treftadaeth / Heritage Advisor	No response to date
Swyddog Llwybrau / Footpaths Officer	No response to date

Cynghorydd Nicola Roberts	No Response
Cynghorydd Dylan Rees	No Response
Cynghorydd Bob Parry	No Response
Cyngor Tref Llangefni Town Council	No Response
Pennaeth y Gwasanaeth - Priffyrdd / Head of Service - Highways	Conditional Approval
Adain Dechnegol (Draenio) / Technical Section (Drainage)	No response to date
Dwr Cymru Welsh Water	Conditional Approval
Cyfoeth Naturiol Cymru / Natural Resources Wales	Conditional Approval subject to the implementation of bat and Great Crested Newt (GCN) mitigation measures proposed.
Education - Head of Service	No response to date
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditional Approval (in line with NRW response)
Environmental Health	Conditional Approval
GCAG / GAPS	Staged archaeological investigations have been undertaken and there are no significant archaeological implications for the proposed development.

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

The proposal was advertised with the posting of notifications to adjacent properties and within the local press. Site notices have also been displayed near the application site. The latest expiration of the publicly period was the 15th October 2018.

Seven responses were received from the public. The main points raised relevant to determining the application are summarised below:

- Concerns raised regarding the pedestrian safety on Cildwrn Road as a result of increased vehicular movements;
- Concern with road safety at junctions of Rhostrehwfa and Bryn Meurig with Cildwrn Road;
- Need for suitable bicycle access and storage on-site;
- Natural light and ventilation should be maximised.

Comments received from the Local Community Councils are summarised below:

- Cylch Meithin Corn Hir Committee – improvements/suggestions made in relation to internal building layout and linkages;
- Bodffordd Community Council – concerns raised in relation to traffic speed;
- Llangefni Town Council – requested that a thorough consultation process should be undertaken.

In response the points raised, the Authority comments as follows:

- The concerns raised by both the public and the local community council's around an increase in vehicular movements, numbers and road safety are satisfied by the Highways response and the proposed conditions recommended. This is supported through the findings and implementation of the traffic calming and other mitigation measures outlined within the Traffic Impact Assessment to ensure the scheme will not have an adverse effect on the existing transport network;
- 24 cycle spaces have been located around the site which is deemed adequate;

- The buildings have been designed to maximise the use of natural daylight by orientating classrooms south and west. The buildings are also predominantly naturally ventilated and orientated to make the best use of Anglesey's prevailing wind direction.
- Points made in relation to the building internal arrangements raised by Cylch Meithin have been addressed and are reflected in Drawing YNL-LMA-01-00-DR-A-2000.
- The scheme has gone through a robust consultation process which has included a statutory 28 day pre application consultation period. An additional programme of engagement events with key stakeholder groups and two community events to present the initial design proposals to the public have also been undertaken.

Relevant Planning History

No Relevant Planning history

Main Planning Considerations

The application was originally submitted in November 2018 (FPL/2018/15) and was withdraw following comments received from NRW who requested more work around the mitigation strategy in relation to GCN protection.

The issues surrounding GCN mitigation have subsequently been addressed and the application has been resubmitted for a proposed new build primary school with associated external works, additional vehicular access points and highways upgrades.

Policy Considerations

Site Selection/Location

The application site lies outside but immediately adjacent to the Llangefni development boundary.

Policy PCYFF 1 'Development Boundaries' states that outside development boundaries development will be resisted unless it is in accordance with specific policies in the JLDP or national planning policies or that the proposal demonstrates that its location in the countryside is essential.

Authority comments: The site selection process to identify the most suitable site for the primary school has been robust, with 10 sites being initially identified by the school modernisation team. For consistency, a detailed assessment of each of the options was undertaken in line with the same matrix used for the Holyhead and LLannau primary school schemes. The preferred site put forward in this application scored highly in relation to site suitability, disruption minimisation and proximity to the secondary school.

Policy ISA 2 'Community Facilities' states that the Plan will help to sustain and enhance community facilities by granting permission for them provided they comply with the criteria within the Policy.

Criterion (i) states that the facility is located within or adjoining development boundaries where the proposal will provide an essential facility to support the local community. As stated above, the site is adjacent to the Llangefni development boundary.

Authority comments: The Learning Directorate has identified the need for the school in Llangefni, so it qualifies as essential community infrastructure.

Criterion (ii) refers to new buildings and whether the community's needs cannot be satisfied through the dual use of existing facilities or the conversion of existing buildings.

Criterion (iii) states that for the relocation of a facility you need to be satisfied that the existing site is no longer suitable for that use

Authority comments: The Learning Directorate has identified the need to provide a new education facility to meet the long term needs of Llangefni associated with population growth and to amalgamate the Ysgol Corn Hir and Ysgol Bodffordd sites.

Criterion (iv) states that the proposal is of an appropriate scale and type compared to the size, character and function of the settlement.

Authority comments: In the JLDP Llangefni is identified as an Urban Service Centre which is the category below the Sub-Regional Centre of Bangor and the highest tier of settlements on the Island. The settlement has a housing indicative supply (including 10% slippage allowance) of 673 units so the size and scale of the primary school is deemed appropriate for the size of Llangefni and to meet the projected future population increases.

Criterion (v) seeks to ensure that the proposal is easily accessible by foot, cycle and public transport.

TRA 4 'Managing Transport Impacts' requests that proposals should be planned and designed in a manner which promotes the most sustainable modes of transport.

Authority Comments: A full Traffic Impact Assessment has been submitted with the application and has been accepted by Highways. The site is a re-provision of an existing facility and is still relatively close to the town centre which will limit the impact on existing transport links and the public transport network. The scheme provides adequate parking and drop-off areas to limit the impacts on the local road network. The scheme provides 24 cycles spaces around the site which is deemed appropriate for the size of school.

Criterion (6) of Policy PS 6 'Alleviating and Adapting to the Effects of Climate Change' seeks to safeguard the best and most versatile agricultural land.

Authority Comments: The area is identified as Grade 3b and therefore this proposal does not lead to the loss of the best and most versatile agricultural land.

Design and Landscaping

Due to the scale of the development careful consideration needs to be given towards the Design and Landscaping of the proposal in line with Policies PCYFF 2, 3, 4 and PS 19. The development should incorporate sustainable building principles (criterion (7) of Policy PS 5).

Policy AMG 3 deals with 'Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character'. The area falls within the West Central Anglesey Landscape Character Area. In relation to development around settlement edges it states they should:-

- Be of a form and character appropriate to each settlement.
- Be considered in terms of impacts upon the wider landscape.
- Seek to integrate using landform, vegetation etc to minimise impacts.
- Ensure that standard solutions are not used in order that the inherent characteristics of the area are contained within the design.
- Have regard to Llangefni Conservation Area SPG.

Authority Comments: The landscape officer is satisfied the proposals comply with the above listed policies subject to conditions relating to the implementation of tree protection measures (T2 in the arboricultural survey) and the implementation and retention of the landscaping scheme.

Climate Change and Renewable Energy

In line with Policy PCYFF 5 consideration should be given towards how the contribution from renewable or low carbon energy has been maximised. As the development exceeds 1,000m² a comprehensive Energy Assessment is required. In addition, a Water Conservation statement has also been requested (Policy PCYFF 6).

Authority Comments: JPPU confirmed the Energy Assessment submitted presented a holistic view of carbon management and energy generation in the proposed development that clearly follows the sequential approach required by the Energy Hierarchy set out in Policy PCYFF 5. JPPU also confirmed the Water Conservation Statement submitted provided a comprehensive report in relation to the water management measures to be implemented as part of the new development. Overall, they were satisfied that the Statement was in accordance with the requirements set on in PCYFF6.

Ecology

Policy AMG 5 'Local Biodiversity Conservation' seeks to protect and where appropriate enhance biodiversity that has been identified as being important to the local area

Authority Comments: The Council ecologist and NRW are satisfied that the proposed development is not likely to harm or disturb bats provided the avoidance and mitigation measures described in the bat report are implemented.

NRW consider that the proposal has the potential to cause disturbance to great crested newts and/or loss or damage to their resting places. However, they are satisfied that the ecological submission appropriately consider the species during and post construction satisfactorily demonstrates that the scheme is not likely to be detrimental to the maintenance of the favourable conservation status of the local population of great crested newts.

Effect upon Amenities of Neighbouring Properties

The impact of the proposal, especially upon the amenity of nearby land users should be considered in accordance with the criteria as set out in policy PCYFF 2 (Development Criteria). Specific consideration is 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 occupiers of local residences or other land and property users.

Authority Comments: The existing residential properties along the eastern boundary will be adequately screened by hedgerow and tree planting as detailed in the landscaping scheme submitted in support of the application. To avoid any adverse impacts in relation to noise on residential properties the scheme will need to meet the noise level requirements set out in the Site Noise Assessment submitted with the application.

It is considered that the proposed development would not affect the amenities of neighbouring residential properties to the east or north to such a degree to warrant refusal of the application.

Welsh Impact Assessment

Criteria (1) and (2) of Policy PS1 determine when it is required to prepare an assessment regarding the effect of a proposal on the Welsh Language in the form of either a Welsh Language statement or Welsh Language Impact Assessment.

Authority Comments: A proposal for the erection of a new primary school to replace existing schools in Llangefni and Bodffordd does not meet the threshold:

- Criterion (1) since it is not a retail, industrial or commercial development and neither is it a residential development;
- Criterion (2) since it is not a major residential or employment on a windfall site.

Policy PS 1 does not require an assessment of the impact on the Welsh language for this type of land use since the Plan incorporates a number of mitigation measures for such development within individual policies.

Conclusion

It is considered that the application can be supported by local and national planning policy.

The need and location for the development has been justified by a robust research, consultation and appraisal exercise undertaken by the Learning Directorate and appointed consultant designers which meets the requirements of Policy PCYFF 1 and Policy ISA 2.

In terms of the potential impacts, the development meets the transport requirements in line with TRA 4 in that a full Traffic Impact Assessment has been submitted which has been accepted by Highways (subject to the implementation of conditions 13-15).

Similarly, the impacts on local biodiversity, specifically related to the protection of bats and Great Crested Newts can be satisfied through the implementation of the mitigation measures proposed through the relevant surveys/reports submitted as part of this application.

In relation to addressing climate change, the scheme will be delivered in line with the management measures outlined in the Energy Assessment and Water Conservation Statement (which are in accordance with Policy PCYFF 5 and Policy PCYFF 6).

The design, landscaping and impacts on the amenity of neighbouring properties are also deemed to be satisfactory subject to the implementation of the tree protection measures, the implementation and retention of the proposed landscaping scheme and meeting the noise level requirements set out in the Site Noise Assessment.

Through the application consultation process no objections have been received and it is my recommendation that the application be approved subject to conditions.

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.

Recommendation

To permit the application subject to the following conditions:

(01) The development shall begin not later than five years from the date of this decision.

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 plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.

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

(03) No development shall commence until a scheme for the protection of Tree 'T2' shown on TMN Arboriculture Tree Survey and Constraints Report, together with a timetable indicating when and how specific works adjacent to 'T2' will be carried out has been submitted and approved in writing by the Local Planning Authority. The fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials

have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made throughout the construction phase of the scheme.

Reason: To protect the existing tree identified to be retained.

(04) The site shall be landscaped strictly in accordance with YNL-RYD-00-XX-DR-L-0001 (Landscape Design Development) and YNL-RYD-00-XX-DR-L-2000 (Landscape General Arrangement), YNL-RYD-00-XX-DR-L-5000 (Planting Plan) and the YNL-RYD-00-XX-DR-L-6000 (Boundary Treatment Plan) within 12 months following completion, or first use of the development, whichever is the sooner. Trees and hedges that form of part of the landscaping scheme shall be retained for lifetime of the development hereby approved. Any trees or hedge plants that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced by plants of the same specification within 12 months.

Reason: To ensure that the development is implemented in accordance with the approved landscape and planting scheme. In the interests of the visual amenities of the locality.

(05) The development should cause no nuisance by dust, fumes, noise, odour or artificial light (Any construction works should be carried out between the following times - 0800 - 1800 hrs - Monday to Friday; 0800 - 1300 hrs, Saturday's and no working on Sunday's or Bank Holidays). In addition, it is recommended that the construction works be carried out in accordance with CIRIA Document - C650 C741, 2015 – Environmental Good Practice On Site (Fourth Edition).

Reason: In the interests of the amenities of neighbouring properties.

(06) Where it is necessary to prepare the site using pneumatic rock machinery the developer will be required to take all reasonable steps to prevent nuisance being caused to current occupiers of surround residences from noise vibration and dust. Rock breaking should be confined to the house of 0800 hrs to 1800 hrs Monday to Friday and 0800 hrs to 1300 hrs on Saturday. No works should be undertaken on Sunday's or Bank Holidays. Surrounding residents should be pre-notified of any noisy work and the likely duration of the works. Suitable and sufficient controls should be in place to control wind blown dust arising from rock stock piles.

Reason: In the interests of the amenities of neighbouring properties.

(07) If during redevelopment, material is found or suspected of being contaminated, then the developer should undertake soil testing and analysis. If the land is found to be contaminated, then a suitable remediation strategy should be prepared for the site to the satisfaction of the Local Planning Authority.

(08) Surface water flows from the development shall only communicate with the public surface water network (via a split connection at manhole chamber refs: SH44768122 and SH44767101 as indicated on the extract of the Sewerage Network Plan attached to this decision notice) through an attenuation device that discharges at a rate not exceeding 5 l/s.

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

(09) The development will be carried out strictly in accordance with the mitigation measures described in the Bat Activity/Transect Surveys Report.

Reason: To promote the biodiversity interests as part of the development and to assist in mitigation for the impacts of development on existing biodiversity on the site.

(10) The great crested newt mitigation and compensation measures will be carried out in strict accordance with the Great Crested Newt Mitigation and Compensation Method Statement and to the Local Planning Authority's and NRW's satisfaction.

Reason: To promote the biodiversity interests as part of the development and to assist in mitigation for the impacts of development on existing biodiversity on the site.

(11) The Great Crested Newt Site Ecology Management Plan 2021 to 2046 will be implemented to the Local Planning Authority's and NRW's satisfaction.

Reason: To promote the biodiversity interests as part of the development and to assist in mitigation for the impacts of development on existing biodiversity on the site.

(12) The post construction amphibian surveillance will be implemented to the satisfaction of the Local Planning Authority's and NRW's satisfaction.

Reason: To promote the biodiversity interests as part of the development and to assist in mitigation for the impacts of development on existing biodiversity on the site.

(13) The existing redundant gateway opening on the northern boundary of the site shall be removed and the boundary made good to match the existing/proposed boundary, before the school is brought into use.

Reason: In the interest of highway safety to prevent potential conflicting traffic movements.

(14) The development hereby approved shall not be brought into use until a Traffic Management/Travel Plan has been submitted to and approved in writing by the local planning authority to detail the management of traffic when the school is operational. The development shall thereafter proceed in accordance with the approved details.

Reason: In the interests of highway safety.

(15) No development shall commence until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of the management of construction traffic including deliveries, staff and visitor access and parking and the proposed design of the temporary site construction access and the programme / timetable for the implementation of the permanent roundabout site access.

Reason: In the interests of highway safety.

(16) No operation/use will take place until an assessment of the noise emissions of fixed plant and machinery has been submitted to and agreed in writing by the Local Planning Authority to demonstrate compliance with the plant noise limits specified in the Site Noise Assessment submitted with the application.

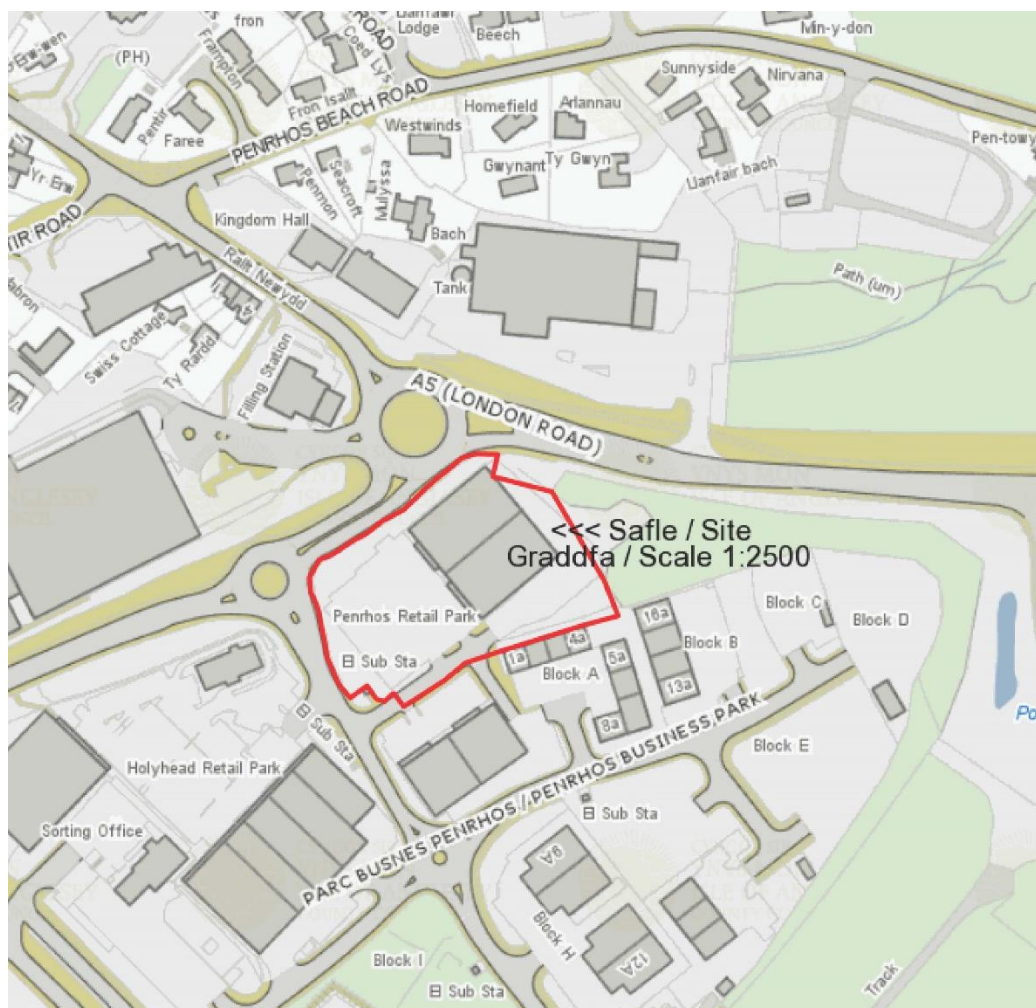
Reason: To prevent any adverse impact from noise on neighbouring residential receptors.

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.

Application Reference: 19C779N/VAR**Applicant:** T J Morris Limited

Description: Cais o dan Adran 73A i amrywio amodau (02) (manwerthu di-fwyd) a (12) (darluniau fel y'u cymeradwywyd) ar ganiatâd cynllunio rhif 19C779A ac amod (01) (manwerthu di-fwyd) yng nghais cynllunio 19C779J (Codi dosbarth A1 manwerthu) fel y gellir gwerthu ac arddangos nwyddau hwylus a chymharol â ffurfio un uned yn lle dwy uned yn / Application under Section 73A for the variation of conditions (02) (non-food retail) and (12) (as approved drawings) of planning permission reference 19C779A and condition (01) (non-food retail) of planning application 19C779J (Erection of a A1 class retail) so as to allow the sale and display of convenience and comparison goods together with the formation of one unit in lieu of two units at

Site Address: Uned 1 ag Uned 2 / Unit 1 and Unit 2, Parc Busnes Penrhos Business Park, Caergybi / Holyhead

**Report of Head of Regulation and Economic Development Service (Gwen Jones)****Recommendation:** Caniatáu / Permitted

Reason for Reporting to Committee

The application is being presented to the Committee due to part of the access road being in the ownership of the county council.

Proposal and Site

The application site is within the existing Penrhos Business Park and is currently used as two units which are Argos and Home Bargains.

This is an application under Section 73A for the variation of conditions (02) (non-food retail) and (12) (as approved drawings) of planning permission reference 19C779A and condition (01) (non-food retail) of planning application 19C779J (Erection of a A1 class retail) this allows the sale and display of both convenience and comparison goods from the new unit together with the formation of one unit in lieu of two units at Unit 1 and 2, Penrhos Business Park, Holyhead.

The proposal involves the formation of one retail unit in lieu of two units at Penrhos Business Park. The Units are currently occupied by Home Bargains (who will soon be relocating to another unit within the Retail Park) and Argos (lease on the property hasn't been renewed). The proposal involves external changes to the units including new fenestration, cladding and a small extension to accommodate the loading bay. The application seeks the variation of condition for the sale and display of both convenience and comparison goods from the new unit

Key Issues

The key issue is whether the proposal is acceptable from a policy point of view and whether the proposal will have any negative impact upon the vitality and viability of the town centre. Consideration must also be made to any possible impact upon immediate residential properties.

Policies

Joint Local Development Plan

Strategic Policy PS 1: Welsh Language and Culture
Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Strategic Policy PS 15: Town Centres and Retail
Policy MAN 3: Retailing Outside Defined Town Centres but Within Development Boundaries
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character

Response to Consultation and Publicity

Consultee	Response
Pennaeth Gwasanaeth (Eiddo) / Head of Service (Property)	Confirmation has been received from the Property section that part of the access track is within the Council's ownership.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Standard comments

Cynghorydd Dafydd Rhys Thomas	No response at the time of writing the report.
Cynghorydd John Arwel Roberts	No objection.
Cynghorydd Robert Llewelyn Jones	No response at the time of writing the report.
Cynghorydd Trefor Lloyd Hughes	No response at the time of writing the report.
Cyngor Tref Caergybi / Holyhead Town Council	No response at the time of writing the report.
Dwr Cymru/Welsh Water	No objection with standard condition.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	A request was made to include further planting to compensate for the loss of some of the existing planting.
Iechyd yr Amgylchedd / Environmental Health	Requested that a noise assessment be carried out. The assessment has been carried out and the Environmental Health Section has confirmed that they are satisfied that the proposal will not cause undue harm to neighbouring properties.
Llywodraeth Cymru (Priffyrdd/Highways)	No response at the time of writing the report.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Satisfied with the proposal. A traffic management plan should be submitted for approval prior to the commencement of work.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	General Policy Comments
Cynghorydd Glyn Haynes	No response at the time of writing the report.
Cynghorydd Shaun James Redmond	No response at the time of writing the report.
Adain Dechnegol (Draenio) / Technical Section (Drainage)	No response at the time of writing the report.
Ymgynghorydd Tirwedd / Landscape Advisor	No response at the time of writing the report.

A site notice was placed near the site and neighbouring properties were notified by letter. The application was also advertised in the local newspaper as the development is contrary to planning policies. The expiry date for receiving representations was the 28/12/18. At the time of writing the report no letters of objection had been received.

Relevant Planning History

19C779 – Outline planning application for the erection of a Class A1 retail food store with associated parking facilities – 25/4/02 – Approved

19C779A - Full planning application for a Class A1 non food retail development with associated car parking – 6/8/02 – Approved

19C779J - Application for the variation of condition (02) of permission 19C779A to permit the sale of non-perishable foods – 4/3/09 – Approved

Main Planning Considerations

Location

The site is located within the development boundary of Holyhead and directly adjacent to the Anglesey Coast AONB. In accordance with the guidance given within Planning Policy Wales (Edition 10, 2018) development which will have a direct impact upon the AONB should in the first instance favour conservation of the natural environment. The site hasn't been safeguarded for any specific land use within the Joint Local Development Plan

Principal of Development

The proposal involves combining two retail units to create one single unit for the purposes of mainly selling convenience goods (food). The proposal doesn't result in any additional retail floor space. The relevant policy relating to the principal of the development within the Joint Local Development Plan is Policy MAN3 'Retailing Outside Defined Town Centres But Within Development Boundaries'. Although the policy doesn't specifically relate to the principal of combining retail units, the principles as contained within this policy should be considered, namely criteria 4 to 7 with specific reference given to ensuring that the proposal doesn't undermine the vitality and viability of the defined town centre.

Retail developments outside the defined town centre can jeopardise the vitality and viability of existing centres. Although there is currently retail use of the units the amount of convenience goods retail from the units are limited. The Anglesey and Gwynedd Retail Assessment which was undertaken in 2013 doesn't recognise the need for additional convenience goods floor space in Holyhead.

A Planning and Retail Assessment has been undertaken as part of the submission, which includes undertaking a sequential test approach to determine if there are other locations within or adjacent to the town centre which are suitable for the proposed development. The sequential test approach to site selection was based on alternative sites that could accommodate a foodstore of the nature proposed and concludes that there are no suitable sites within the town centre nor adjacent to the town centre.

An assessment has also been undertaken in relation to the need for the proposal and the impact upon the viability and vitality of the town centre which concludes that any impact (if any) would be minimal, with the greatest impact being upon the major convenience goods retailer in Holyhead and further afield in Llangefni.

Given that the unit currently has permission for retail use and the submission of supporting evidence in relation to satisfying the criteria which has been set out in policy MAN 3 it is considered that the main issue policy have been addressed which regard to the principal of the proposal.

Employment

Criteria 10. of Strategic Policy PS 5: Promotes a varied and responsive local economy that encourages investment and that support Centres, Villages and rural areas in accordance with Strategic Policy PS: 13.

Criteria 4 of Strategic Policy PS13 states Supporting economic prosperity and sustainability of rural communities by facilitating appropriately scaled growth of rural enterprises, extension of existing businesses and diversification by supporting the re-use of existing buildings, and by encouraging the provision of sites and premises in appropriate accessible locations consistent with the Plan's Spatial Strategy and in line with Strategic Policies PS5 and PS6.

Planning Policy Wales (PPW) defines economic development broadly so that it can include any form of development that generates wealth, jobs and income. National Planning Policy seeks to guide economic development to the most appropriate locations, rather than to prevent or discourage such developments. The applicant has submitted a report that show the employment sites that are currently available in the area. The report concludes that there are no alternative sites available within development boundaries that would meet the specific requirements of the applicant.

The proposed scheme will create added benefits in the form of approximately 40 new full time and part-time jobs.

External Changes

There are some external changes proposed as part of the planning applications, these consist of the following:

South West (Front Elevation)

- Removal of existing 2no shop fronts including canopy and glazing to be walled up with brick to match existing
- Provision of new shopfront including canopy
- Existing cladding to be lifted to allow for high level glazing
- Provision of new fire escape doors
- Existing cladded parapet to be repainted in Anthracite Grey
- Existing cladding to be repainted in Metallic Silver

North West (Side Elevation)

- Provision of dummy glazing
- Existing cladding to be lifted to allow for high level dummy glazing
- Existing cladded parapet to be repainted in Anthracite Grey
- Existing cladding to be repainted in Metallic Silver

South East (Side Elevation)

- Existing cladding to be lifted to allow for high level dummy glazing
- Provision of meeting room window
- Existing cladded parapet to be repainted in Anthracite Grey
- Existing cladding to be repainted in Metallic Silver

North East (Rear Elevation)

- Installation of staff room window
- Removal of 2no roller shutter doors and provision of galvanised steel mesh plant enclosure
- Existing cladded parapet to be repainted in Anthracite Grey
- Existing cladding to be repainted in Metallic Silver

It is not considered that the external alterations referred to above will have any impact upon the surrounding area.

Car Park

The proposals also include alterations to the existing car park and ensures the application site is safe and accessible for all. The amendments are required in order to improve the operation of the site and improve pedestrian safety. The new parking arrangement will provide 6no disabled parking spaces, 9 no parent and child parking spaces and 7 no designated staff parking spaces. Cycle parking will be provided next to the trolley bay.

Noise

The Environmental Health confirmed that there was potential for refrigeration equipment to cause noise impacts to nearby residential properties at Rallt Newydd, Erw Cross Roads and suggested that the applicant should carry out a noise assessment to ensure the associated refrigeration plant would not result in complaints of noise or tonal effects to the occupiers of residential properties. The Noise assessment has been carried out and the Environmental Health section are satisfied that the proposal will not have an impact upon neighbouring residential properties.

Landscape

Existing trees and shrubs will be retained along the north west and south west boundaries. A timber knee rail fence is proposed along the north west and south boundaries of the car park and a 2.4 metre high close boarded fence is proposed along the north east/south west corner of the application site.

An ecological Appraisal has been received as part of the planning application and mitigation has been put in place to compensate any trees that will be lost as a result of the fence. New native bolster planting will be undertaken to existing areas of shelter and amenity planting and new shade tolerant wildflower seeding to create sinuous margins adjacent to existing and retained shelter and amenity planting. New native shrub and tree planting will include a variety of species The Ecological and Environmental Advisor has confirmed that the ecological appraisal is acceptable and a condition should be imposed on the planning application so that the mitigation is followed for the lifetime of the permission.

Adjacent residential properties

Neighbouring properties have been notified of the development. The expiry date to receive representations was 28/12/18. At the time of writing the report no letters of objection had been received.

Conclusion

Having considered the above and all other material considerations the recommendation is one of approval.

Recommendation

(01) The development shall begin not later than five years from the date of this decision.

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

(02) Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Reason: To prevent pollution of the water environment.

(03) Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies with an overall capacity compatible with the site being drained.

Reason: To prevent pollution of the water environment

(04) There shall be no burning of waste on the site. All waste for disposal generated shall be retained within the buildings or appropriate structures until such time as it is removed from the site.

Reason: To prevent air pollution and prevent nuisance or attract vermin.

(05) No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

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

(06) The commencement of the development shall not take place until there has been submitted to and approved in writing by the Local Planning Authority, a Construction Traffic Management Plan (CTMP). The CTMP shall include:

- (i) The routing to and from the site of construction vehicles, plant and deliveries, including any Temporary Traffic Management Measures and Traffic Regulation Orders necessary to facilitate safe construction of the scheme including any advance, preparatory and demolition works;**
- (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;**
- (iv) Identification of the routing strategy and procedures for the notification and conveyance of indivisible "out of gauge" loads. This includes any necessary measures for the temporary protection of carriageway surfaces; for the protection of statutory undertakers' plant and equipment; and for the temporary removal of street furniture;**
- (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 storage of plant and materials and the loading and unloading of plant and materials**
- (viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network**

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

(07) The development shall take place in accordance with the Mitigation (point 16-29), Table and Plan ECO1 'Ecological Mitigation Plan' contained within the Ecological Appraisal by Ecology Solutions dated 18.01.19 submitted under planning application reference 19C779N/VAR and shall be maintained for the lifetime of the permission.

Reason: In the interests of ecology.

(08) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.

- Location Plan – 2117-NESW-100 Rev C
- Proposed Site Plan – 2117-NESW-105 Rev B
- Proposed G.A Plan - 2117-NESW-106 Rev A
- Proposed Elevations - 2117-NESW-107 Rev A
- Proposed Roof Plan - 2117-NESW- 108 Rev A
- Boundary Treatment Plan - 2117-NESW-109 Rev A
- Ecological Appraisal (Ecology Solutions) dated 18.01.19
- Noise Assessment dated January 2019
- Transport Statement (T J Morris Ltd) – dated October 2018

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PS1, PS5, PS6, PCYFF1, PCYFF2, PCYFF3, PS15, MAN3, PS19, AMG3

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.

Application Reference: FPL/2019/16

Applicant: Mr. Huw Percy

Description: Cais llawn ar gyfer dymchwel y ffens presennol ynghyd a codi ffens newydd yn / Full application for the demolition of existing fence together with erection of new fence at

Site Address: Maes Awyr Mon/Anglesey Airport, Caergeiliog



Report of Head of Regulation and Economic Development Service (Owain Hughes)

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

The application is submitted by the Council.

Proposal and Site

The site is at Anglesey Airport. The development is for the erection of a 3.22 metre high security fence.

Key Issues

The key planning issues are whether the proposed development complies with the relevant planning policies and whether the proposed development may effect any neighbouring properties.

Policies

Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping
Planning Policy Wales (Edition 10, December 2018)
Technical Advice Note 12: Design (2016)

Response to Consultation and Publicity

Consultee	Response
Cyngor Cymuned Llanfair yn Neubwll Community Council	No response to date.
Cynghorydd Gwilym O Jones	No response to date.
Cynghorydd Richard Dew	No response to date.
Ymgynghorydd Tirwedd / Landscape Advisor	No response to date.
Diogelu – Y Weinyddiaeth Amddiffyn / MOD Safeguarding	No response to date.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No comments

Relevant Planning History

32C149 - Codi terfynfa sifil yn/Erection of a civilian terminal at RAF Valley,Y Fali / Valley Canitatu / Approved 12/06/2006

32LPA878/CC/AD - Codi arwydd wedi ei oleuo yn / Erection of an externally illuminated sign at Maes Awyr Môn / Anglesey Airport, RAF Valley,Y Fali / Valley Caniatau / Approved 09/05/2007

Main Planning Considerations

The proposed development is for the removal of existing timber fencing and crash gate together with the erection of a 3.22 metre high security fence in lieu. The length of this new fence will run for 52 metres. The proposed scheme complies with the planning policies of PCYFF3 of the Joint Local Development Plan. PCYFF3 state that any proposed new development 'will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places.'

It is not considered that the proposed fence would impact the surrounding amenities to such a degree to warrant a refusal. Majority of the site already has a 3.22 metre high fence. The removal of the existing low timber fence and crash gate and replacing with 3.22 metre high fence will improve the security to the Anglesey Airport and will also allow flights from the RAF to run with increased capacity. By erecting this fence, this will improve the level of security in order to comply with NASP (National Aviation Security

Programme) and thus, allow the airport to increase the number of passengers per aircraft from 19 people to 29 people.

The proposed materials are also acceptable.

Due to minor nature of the proposed scheme, it is not considered that the proposed scheme would impact any neighbouring properties to such a degree to warrant a refusal. At the time of writing this report, no letters of representations have been received at this department.

Conclusion

The proposed scheme complies with the relevant planning policies and it is considered acceptable to the Local Planning Authority, subject to conditions.

Recommendation

Permit subject to the following conditions:

(01) The development shall begin not later than five years from the date of this decision.

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

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.

- **Location Plan - Airport /01**
- **Existing Site Plan - Airport /02**
- **Proposed Elevation Plan - Airport 05**
- **Fence Details - Airport 03**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 3

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.

Application Reference: 46C622/ENF

Applicant: Mr & Mrs B G Jones

Description: Cais llawn ar gyfer creu estyniad i'r cwrtil yngyd a cadw'r adeilad fel garej ddomestig a swyddfa yn/Full application for the extension to the curtilage together with the retention of a building to be used as a domestic garage and home office at

Site Address: Y Borth Porthdafarch Road Caergybi/Holyhead



Report of Head of Regulation and Economic Development Service (Colette Redfern)

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

At the request of the Local Member (Councillor D R Thomas)

Proposal and Site

The application involves the extension to the residential curtilage of Y Borth together with the retention of the works carried out to the former outbuilding for the erection of a garage and home office.

The site lies within the designated Area of Outstanding Natural Beauty in an open countryside location. The property is a large detached dwelling which has been extended and modernised in recent years.

Key Issues

The proposals main issues are whether the extension to the residential curtilage and the retention of the new garage and home office will have a detrimental impact on the surrounding area which is designated as an Area of Outstanding Natural Beauty.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Policy AMG 1: Area of Outstanding Natural Beauty Management Plans

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Shaun James Redmond	No response
Cynghorydd Glyn Haynes	No response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response
Cyngor Cymdeithas Trearddur Community Council	Requested a site visit.
Cynghorydd Trefor Lloyd Hughes	No response
Cynghorydd Robert Llewelyn Jones	No response
Cynghorydd John Arwel Roberts	No response
Cynghorydd Dafydd Rhys Thomas	Concerns regarding scale of development and prominent position and suggested a site visit.
Swyddog Cefn Gwlad a AHNE / Countryside and AONB Officer	No response
Councillor T LI Hughes	No response
Ymgynghorydd Tirwedd / Landscape Advisor	Comments

Relevant Planning History

46C622A/ENF - Retrospective application for the retention of the agricultural shed together with alteration to the screening bund at Y Borth, Porthdafarch - No decision to date

Main Planning Considerations

Impact on surrounding Area - The site lies within the designated Area of Outstanding Natural Beauty. Policy AMG1 of the Anglesey and Gwynedd Joint Local Development Plan states that proposals within or affecting the setting and / or significant views into and out of the Areas of Outstanding Natural Beauty must, where appropriate, have regards to the Area of Outstanding Natural Beauty Management Plan.

The development lies next the residential dwelling and occupies part of the footprint of the former outbuilding. The building is a single storey structure which provides ground floor accommodation. The design and scale of the building is considered acceptable in this location.

As stated previously the property is a large detached dwelling which has recently been modernised. Agricultural buildings lie to the rear of the proposal and a large agricultural shed, which is currently being considered under planning application reference 46C622A/ENF) lies to the north of the building. The proposal lies between the dwelling and large agricultural shed. Further to the north lies the neighbouring property known as Pen y Bryn and its associated farm buildings. To the south west of the site lies Porth Dafarch South Cottages and Porth Dafarch South Farm. The cottages are a mixture of single storey and two story terraced properties of no particular style.

Due to the character of the properties in the immediate locality and the scale of the proposal it is not considered that the development will have a detrimental impact on the designated Area of Outstanding Natural Beauty.

The development lies 97 metres away from the nearest neighbouring dwelling. Due to the distances between the development and nature and scale of the development it is not considered that the proposal will detrimentally harm the amenities currently enjoyed by the occupants of the dwelling.

Conclusion

Whilst the site is situated in a sensitive location and in an elevated position which can be seen from the public vista the proposal, in the context of the site and locality, is considered acceptable and will not have a detrimental impact on the surrounding area which is designated Area of Outstanding Natural Beauty.

Recommendation

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application:

(01) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.

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

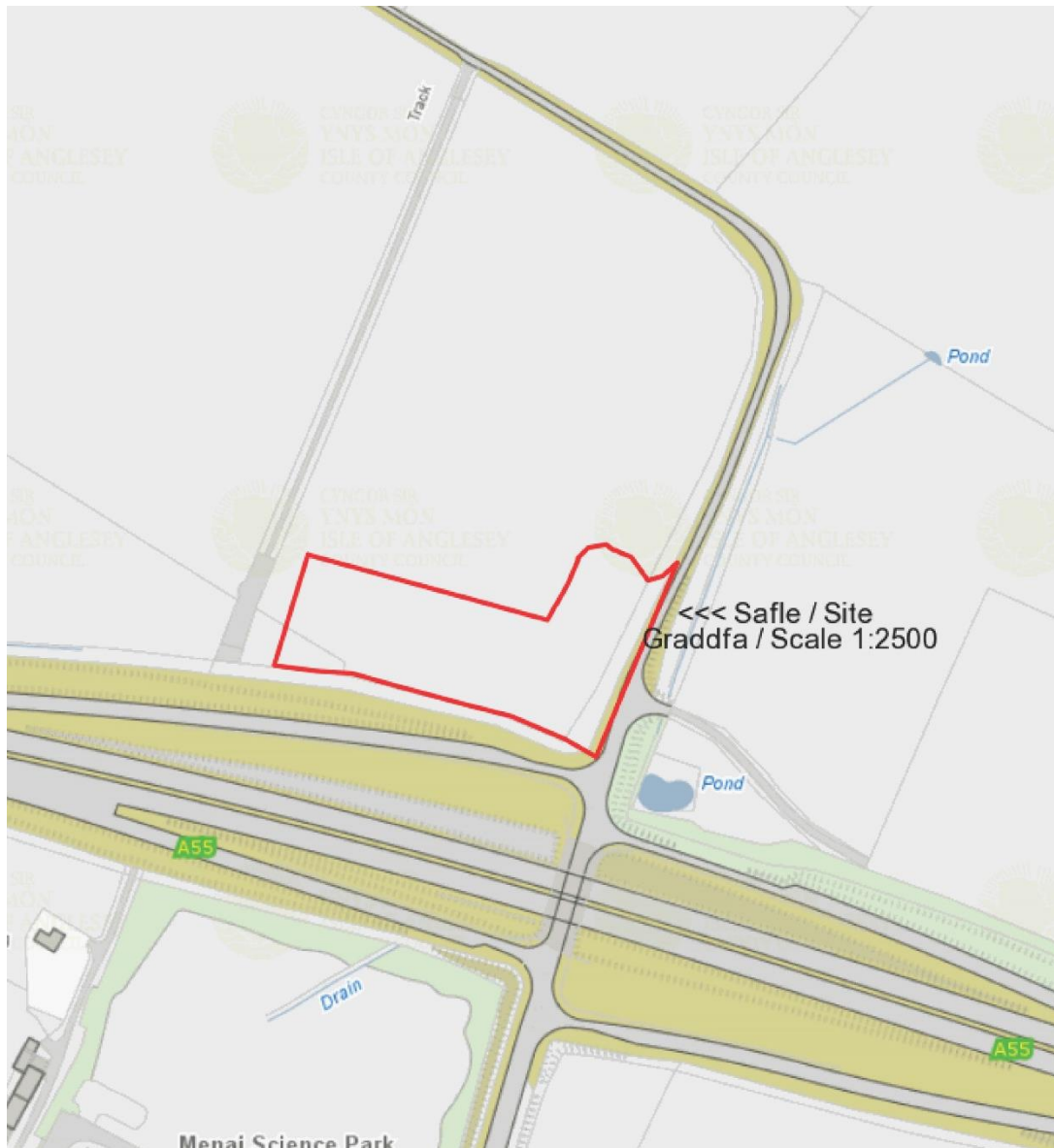
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2018/30

Applicant: Head of Service - Highways, Waste & Property

Description: Cais llawn ar gyfer creu cyfleuster Parcio a Rhannu ynghyd a chreu mynedfa newydd i gerbydau datblygiad cysylltiedig ar dir ger / Full application for the formation of a Park and Share facility together with the construction of a new vehicular access and associated development on land adjacent to

Site Address: Cyffordd 7 / Junction 7, Gaerwen



Report of Head of Regulation and Economic Development Service (David Pryce Jones)

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

The application is submitted by Anglesey County Council and it is therefore presented to the Planning and Orders Committee for determination.

Proposal and Site

The application is for the construction of a Park and Share facility including the creation of a new vehicular access together with associated facilities.

The land is currently used for agricultural grazing which has an approximate area of around 0.88 hectares.

The proposal is to construct a Park and Share facility adjacent to the eastbound carriageway of the A55 Expressway to accommodate 116 cars parking spaces. A new vehicular access would be provided from the from the public highway (A5152) to the north of junction 7. The block plan submitted illustrates parking areas based on "grass-crete" paving, the circulation areas having a tarmacadam finish, surface water attenuation measures in the form of a pond and landscaping proposals. The proposal includes cycle storage, 6 electrical charging facilities and a single bus stop which would be used for transporting nuclear construction workers to the Wylfa Newydd site.

Key Issues

Whether or not the proposal complies with local and national policies and can be justified in this location, whether the proposal will have an impact upon the neighbouring properties, amenity of the area and highway safety.

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 5: Carbon Management
Policy PCYFF 6: Water Conservation
Policy PS 4: Sustainable Transport, Development and Accessibility
Policy PS 5: Sustainable Development
Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
Strategic Policy PS 12: Wylfa Newydd - Park and Ride and Park and Share Facilities
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character
Policy AMG 5: Local Biodiversity Conservation
Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets
Policy AT 4: Protection of Non-Designated Archaeological Sites and their Setting
Strategic Policy PS 1: Welsh Language and Culture
Strategic Policy PS 2: Infrastructure and Developer Contributions
Policy ISA 1: Infrastructure Provision
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Policy TRA 1: Transport Network Developments
Policy TRA 2: Parking Standards
Policy TRA 4 Managing Transport Impacts
Strategic Policy PS 5: Sustainable Development

Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
 Planning Policy Wales (Edition 10, December 2018)
 Technical Advice Note 5: Nature Conservation and Planning (2009)
 Technical Advice Note 12: Design (2016)
 Technical Advice Note 18: Transport (2007)
 Technical Advice Note 20: Planning and the Welsh Language (2017)
 Technical Advice Note 24: The Historic Environment (2017)
 Technical Advice Note 23: Economic Development (2014)
 Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
 Wylfa Newydd: Supplementary Planning Guidance

Response to Consultation and Publicity

Consultee	Response
CADW	The application area is located some 140m southeast of Scheduled Ancient Monument "SAM" AN120 Capel Eithin (site of) and Cemetery. The archaeological desk-based assessment submitted concludes that the proposed development will not lead to increased noise levels or a significant visual impact at the monument; however, lighting would have an impact on the setting of the monument at night. On this basis it is concluded that the proposed development will have a slight, but not significant, adverse impact on the setting of scheduled monument AN120. CADW concur with this assessment.
Ymgynghorydd Treftadaeth / Heritage Advisor	No observations.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No Objection subject to a condition in relation to protected species. All piped surface water should be passed through an oil interceptor. Considerations in relation to waste disposal are described.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Relevant planning policy provisions and considerations are described notably PCYFF1, PCYFF2 and the key policies that relate to the park and share facilities being PS 4, Policy TRA 1, Policy PS 9 and Policy PS 12. The comments identify aspects of the development which need consideration by the case officer and where the proposal may not align with planning policy and they are assessed in detail in the main body of the report below.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	The measures stated within the Ecology Report should mitigate impacts on the protected species. The enhancement measures in the report should lead to a biodiversity gain in accord with the council's duty under the Environment Wales Act 2016.
Iechyd yr Amgylchedd / Environmental Health	Considerations are described in relation to working hours and rock breaking.

Cynghorydd Eric Wyn Jones	No response at the time of writing
Cynghorydd Dafydd Roberts	No Response at the time of writing
Cyngor Cymuned Llanfihangellesceifiog Community Council	No Observations at the time of writing
Dwr Cymru Welsh Water	No new connections are proposed to communicate into the public sewerage system and as such there are no comments.
Llywodraeth Cymru (Priffyrdd/Highways)	At the time of writing there is a holding objection on the basis that there is insufficient information supplied with the application to determine what is being proposed and how this would affect the operation safety of the A55 Junction 7.
Pennaeth y Gwasanaeth - Priffyrdd / Head of Service - Highways	Comments awaited at the time of writing.
Adain Dechnegol (Draenio) / Technical Section (Drainage)	Comments awaited at the time of writing.
GCAG / GAPS	Given the proximity of the Capel Eithin SAM there is a high potential for remains contemporary with one or more of these periods to exist within the application site. Mitigation is recommended in the form of strip in advance of the development, map and record.
Ymgynghorydd Tirwedd / Landscape Advisor	Policies PCYFF3, PCYFF4, LANDMAP and Landscape Character Area documents surrounding highlight the need for development to integrate with its surroundings and avoid obtrusive development along major transport corridors. Subject to the recommended conditions the landscaping scheme will screen and integrate the site into its surroundings and reduce views of the development but will not be effective until 5-10 years.

The proposal has been afforded two means of publicity. These included the posting of notifications to adjacent properties and the erection of site notices. The expiration of the publicly period was the 16.02.19. One representations was received expressing concern on the following grounds:

- The submission/strategic case and the Transport Assessment does not recognise the fact that the adjacent science park is likely to grow significantly over the next 10 years and the impact that the facility will have on these growth plans.
 - Whilst the proposal is only made for circa 100 cars this could be extended in the future.
 - The submission indicates that a multi user path will link the development with Gaerwen, the writer indicates that they are unaware of any such paths. As it currently stands the link road between the site and the village is completely in-appropriate for cycling/walking.
 - Why would the government fund a car park facility that serves a private developer.
 - Queried whether the proposed development will affect the horseshoe bats at the science park or otters that are mobile features of SAC's.
- Queries raised in relation to the proposed surface water attenuation.

Relevant Planning History

No material planning history

Main Planning Considerations

Introduction The proposal is made for a park and share which will be used primarily by the public but also on an ancillary basis by construction workers in connection with the Wylfa Newydd development. The applicant's strategic case sets out the need for the proposal in relations to both these aspects of the development and is summarised below. In both cases the development would provide a facility to park and meet and thereafter sharing the onward journey as a basis for reducing the number and lengths of trips by private car. The strategic case made for a park and share facility for the general public is that there is an evidential need for the facility to serve the west and south of the Island and the A55, the facility will mitigate against existing anti-social or fly parking issue with its resultants problems and that application site is available and suitable for the development. The facility would also provide an incidental opportunity for home based workers to meet up and car share the onward journey or catch a Horizon shuttle bus during construction and operation of the Wylfa Newydd Nuclear Power Station, and the location was chosen based on information produced by Horizon on the source of such workers. The proposal is not necessary for the construction or operation of Wylfa Newydd and has not been included in any of the assessments or plans of that scheme which is proposing measures to meet its traffic management objectives without any reliance on this proposal.

Policy Considerations In accordance with section 38(6) of the Planning and Compulsory Purchase Act (2004) it is necessary to ensure that planning applications conform to the adopted Development Plan unless material planning considerations indicate otherwise.

In relation to the proposal it is material to assess provisions in the JLDP relating Park and Share developments for the general public, being PS 4 and TRA 1 but also policies PS 9 and Policy PS 12 which are specific to the development of a new nuclear power station at Wylfa Newydd. There are also more generic planning policy considerations which are material to the proposal subject to this report.

The application site comprises a greenfield site located in the countryside. Policy PCYFF 1 promotes development located inside development boundaries and resists development outside development boundaries unless it accords with specific policies in the plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential. Policy PS 5 and PPW also favour the development of previously developed land in appropriate locations.

Policy TRA 1 (2) states that in order to facilitate the transfer between transport modes and to help minimise travel demand and reduce car dependency and provided that they conform to other policies in the plan that the proposals listed in the criterion will be permitted. These criterion include facilities for park and share in appropriate locations within or adjacent to settlements on the strategic highway network. The requirements are reflective of policy PS 4 and national planning policy in PPW and TAN 18 which seek to locate developments so as to minimise the need to travel by private car and facilitate access by walking, cycling and public transport. The proposal does not comply with this criterion as it is not located within and is not adjacent to the nearest settlements at Gaerwen. As explained policy PS 12 is also material given the connection of the development with Wylfa Newydd and criterion 1i. of this policy is reflective of TRA 1 but again the proposal does not align with its provisions due to the application site not being within or adjacent to any settlement boundary which is located some distance to the south east of the application site. Whilst these policy considerations weigh against the proposed development it is material that the science park has been substantially constructed on the intervening land between settlement and applications site up to the southern side of the A55. Whilst this does not strictly meet the requirements of policies TRA 1 and PS 12 in practice the application site visually bounds the science park to the south which as indicated in the objection received is likely to develop significantly over the next 10 years leading to a further urbanising effect in proximity with the application site. The acceptability in landscape and visual terms of introducing development on the northern side of the A55 which is undeveloped and can be regarded as forming part of the countryside is considered further in the landscape section of the report below.

The second part of this policy at part 1ii. PS 12 provides greater flexibility and also permits park and share developments in other locations along the A5/A55 which are not within or adjacent to settlements where the site is part of a comprehensive approach to mitigating the transport effects of the overall project. The expectation in the policy is that such locations take into account the council's preference to consider sites closer to centres and that the proposal has due regard to landscaping and environmental considerations and that travel to the site by sustainable means, including public transport and cycling can be provided. As explained in the introduction of this report the proposal is not directly related to the Wylfa Newydd Development and subject to the Development Consent Order "DCO", but it is anticipated that the facility will be used by construction workers of the Wylfa Newydd development on an ancillary basis to its main purpose for general public use. Similar proposals have been approved in Four Crosses Menai Bridge and the Bryn Cegin Industrial Estate in Gwynedd. As such and given the needs case provided by the applicant it is considered that the proposal meets the policy requirement of being part of a comprehensive approach to mitigating the transport effects of the overall Wylfa Newydd project by the council. The approach also aligns criterion (10) of PS 9 which refers to Community Infrastructure Facilities and park and share facilities are identified as an example of development considered whereby if feasible such facilities should be sited and designed so that they can be made available for the community use during the construction phase as well as providing a legacy use. There is also a strong emphasis in the New Nuclear Build at Wylfa: Supplementary Planning Guidance on promoting legacy use after the Wylfa Newydd construction period

In terms of the council's expectation that such facilities would be sited closer to centres, as part of the submission the applicant has provided a sequential assessment which provides justification why they do not consider that the proposed development can be accommodated on other sites identified in the vicinity which are adjacent or closer to the settlement boundary of Gaerwen. The conclusion reached is that the site subject to this report is the most suitable due to having a direct access to the A55, it is deliverable in the timeframe due being with the council's ownership/favourable ground conditions and that the identified weaknesses can be mitigated.

Criterion 1ii. also requires that park and share facilities are accessible by sustainable means. The planning application as originally submitted included a footpath cycle path from the A5 roundabout along the A5152 to the application site. This part of the proposal was omitted from the amended plans so that there is no longer a footpath or pedestrian access to the application site though cycle parking facilities will still be available. In justification for this approach the submission explains that following discussions with stakeholders in relation to the existing St Tysilio park and share at Llanfair PG there is no evidence of the use of pedestrian access to the existing facility. The applicant states that given the smaller size of the community at Gaerwen that the use of a pedestrian access is thus not likely to be high so no provision is being made for a footpath. In addition the applicant's submission explains that based on Horizon's Shuttle Bus Strategy which was submitted as part of the DCO workers would only be expected to walk to the facility if they resided within 600m, but that there are no feasible properties that could accommodate workers within this distance such that no workers would be anticipated walking to the facility to catch the shuttle bus.

Landscape In landscape terms the application site comprises agricultural land located on the northern side of the A55 which visually can be regarded as forming part of the countryside. The council's Landscape Adviser has highlighted material planning policies and the need to integrate development with its surroundings and avoid obtrusive development along major transport corridors. No objections are raised by the council's Landscape Officer in terms of landscape impact but it is noted that it will take 5-10 years for the landscaping scheme to screen and integrate the developments into its surroundings.

Scheduled Ancient Monument "SAM" & Archaeology The application area is located some 140m southeast of Scheduled Ancient Monument "SAM" AN120 Capel Eithin (site of) and Cemetery. 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. CADW concur with the conclusions made in submissions with the planning application that the proposal would have a slight but

not significant adverse impact on the SAM. The slight adverse impact would occur by way of lighting at night and a planning condition has been recommended to mitigate these slight impacts as far as possible on the SAM. Having regard to these considerations the proposal is considered compliant with the aforementioned guidance.

Given the proximity of the SAM GAPS explain that there is a high potential for archaeological remains to be present but are content with the proposals subject to the mitigation recommended.

Highways Considerations At the time of writing there is a holding objection on the basis that there is insufficient information supplied with the application to determine what is being proposed and how this would affect the operation safety of the A55 Junction 7 from WG Highways and it is understood that the applicant is liaising on this matter. No comments have been received at the time of writing from the council's Highways Section.

Objections made by the science park in terms of impacts of the growth of the science park over the next 10 years have been referred to the council's Highway Section and WH Highways for consideration.

Effect upon the amenities of neighbouring properties The impact of the proposal, in particular upon the amenity of nearby land users is 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 occupiers of local residence or other land and property users. The proposal has the potential impact on residential amenities due to night shift working and construction workers using the facility at night by way of noise, general disturbance and lighting. The planning application is accompanied by a noise assessment which explains that due to screening and the distance from the nearest residential properties (190 m to the south and 350m to the north) that the development is not likely to have unacceptable impacts in terms of noise. The nearest residential properties are on small agricultural holdings so there would be general activity in these units beyond that present is a general residential property. The science park to the south of the A55 is also a commercial establishment. The relative isolation of the application site and its compatibility with surrounding land uses can thus be regarded as weighing in favour of the development.

Ecology The planning application is accompanied by an Ecological Assessment which consider the effects of the development on protected sites and species and includes mitigation and enhancement measures in the construction of the development and the council's Ecological Adviser and NRW are content with these details. A landscaping scheme including indigenous species enhancement measures in the Ecological Assessment will constitute an enhancement of the type required under the Environment (Wales) Act 2016. Similarly in considering the objections of the science park the council's Ecological Adviser considers that these enhancements in terms of biodiversity gain will have a positive effect on the horseshoe bat population referred to in the objections and no significant effect on the other ecological interests referred to.

Other Considerations An objection has been received from the adjacent science park and some of the matters raised have already been considered in the report above or referred to relevant consultees. In terms of drainage additional information in the form of a drainage strategy and supporting calculations are awaited at the time of writing but the approach of attenuating surface water runoff into a stream is acceptable in principle. Overall the objections relate to the potential impact of the development on the science park and as explained in the report and subject to the receipt of comments from outstanding consultees this is not a matter which leads to a recommendation of refusal. Little weight can be attributed to the contention in the objection that a further application for an extension to the facility could be submitted once the principle of the development has been established as each application has to be considered on its individual merits.

Conclusion

It is evident that there are material planning considerations which weigh against the proposed development in policy terms notably the location in the countryside way from the settlement boundary of Gaerwen and there is a lack of connectivity via a sustainable means of travel. The proposal is, however, part of a comprehensive strategy based on evidence of need and justification of the location and form of the development as a basis for reducing congestion along the A55, on an incidental basis the facility would also mitigate impacts of the Wylfa Newydd development. The proposal would thus align with planning policies which seek to ensure that such facilities are sited and designed so that they can be made available for the community use during the construction phase as well as providing a legacy use. There are also extenuating circumstances described in the report including the presence and urbanizing effect of the adjacent science park, compatibility of the proposal with surrounding land uses and the availability of mitigation to screen and integrate the development in the medium term. Taking all these material considerations in account and subject to the receipt of comments from outstanding consultees the application is recommended for approval.

In terms of the Well-being of Future Generations (Wales) Act 2015 it is considered that the proposed development contribute towards a more prosperous and resilient Wales in terms of the economic and biodiversity improvements being proposed as part of the development.

Recommendation

Subject to the receipt of comments from outstanding consultees to approve the planning application subject to the following conditions (and any additional conditions recommended by these consultees):

(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 hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.

**Land Take Requirements 6211/LP/102 Rev A
Site Outline with Existing Levels 6211/LP/103
General Arrangement and Location 6211/GA/101 Rev C
General Arrangement Cross-Sections 6211/XS/101
General Details 6211/GA/104
General Arrangement 6211/GA/103
Design and Access Statement 22/01/19 0.02
Preliminary Ecological Appraisal (November 2018)
Archaeological Desk Based Assessment Gwynedd & Anglesey Park & Share Sites: Gaerwen B1801A.01
Noise Appraisal 18 April 2018**

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

(03) The development shall be constructed in accordance with the recommendation contained within the YGC Ecology Report submitted on the 02/08/2018.

Reason: To ensure that any protected species is safeguarded.

(04) Notwithstanding the landscaping scheme (6211/GA/101 Rev C) the site shall be landscaped and 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 completion of the development. 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 visual and residential amenity and to secure an ecological enhancement.

(05) No development (including trial pitting, topsoil strip or other groundworks) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details.

b) A detailed report on the archaeological work, as required by condition (a), shall be submitted to and approved in writing by the Local Planning Authority within twelve months of the completion of the archaeological fieldwork.

Reasons:

1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2018 and TAN24: Historic Environment.

2) To ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

(06) 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.**
- **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 safeguard the amenities of the area and of adjacent properties, to mitigate the impacts of the development on the setting of the Scheduled Ancient Monumnet and protected species.

(07) Construction works shall only be carried out between the hours of 08:00 - 18:00 Monday to Friday and 08:00 – 13:00 on Saturday. No works shall be carried out on Sunday or Bank Holidays.

Reason: In the interest of amenity

(08) All surface water from trafficked areas of the development hereby approved shall be discharged through a fuel interceptor prior to being discharged into the surface water drainage system. No development shall commence until full specifications including capacity of the fuel interceptor to be installed in the development have been submitted to an approved in writing by the Local Planning Authority. The details as may be approved in in writing under the provisions of this condition shall be installed and fully operational prior to the commencement of the use hereby approved.

Reason To prevent pollution of surface waters.

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.

Applicant: Isle of Anglesey County Council

Site Address: Castle Meadow, Biwmares/Beaumaris



Recommendation: Amod wedi'i Ryddhau yn Rhannol / Condition Partially Discharged

Reason for Reporting to Committee

The application has been submitted by the Local Authority and is on part of Council owned land.

Proposal and Site

The application is to discharge condition 08 of planning permission 12LPA1003F/FR/CC. The application was submitted for the installation of two pipes in connection with the Flood Alleviation works in Beaumaris. The application was approved on the 06/09/2018. Condition 08 states:

No development shall take place including any works of demolition until a construction environmental management plan (CEMP) has been submitted to and been approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period.

Key Issues

Whether or not the information submitted as part of the application is sufficient to discharge the requirements of the condition.

Policies

Joint Local Development Plan

Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Satisfied with the submitted information. Condition can be discharged accordingly.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No Objection

No publicity was afforded to the application.

Relevant Planning History

12LPA1003F/FR - Cais llawn ar gyfer gosod dwy bibell mewn cysylltiad â gwaith lliniaru llifogydd Biwmares yn / Full application for the installation of two pipes in connection with the Beaumaris flood alleviation works at Bowling Green, Biwmares/Beaumaris – Caniatau / Permitted 06/09/2018.

Main Planning Considerations

The condition was attached to the permission to safeguard habitat and any protected specified which may be present on the site.

As part of the current application, a Reptile, Bird and Hedgrows Clearance and Mitigation Plan was submitted. The Council's Ecologist and Natural Resources for Wales have been consulted who are satisfied that the condition is discharged and that the works is implemented in accordance with the Construction Environmental Management Plan.

Conclusion

The submitted Construction Environmental Management Plan is considered acceptable. Condition 08 of planning application 12LPA1003F/FR/CC can therefore be partly discharged. The condition will only be fully discharged following the construction works being carried out in accordance with the Construction Environmental Management Plan.

Recommendation

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.