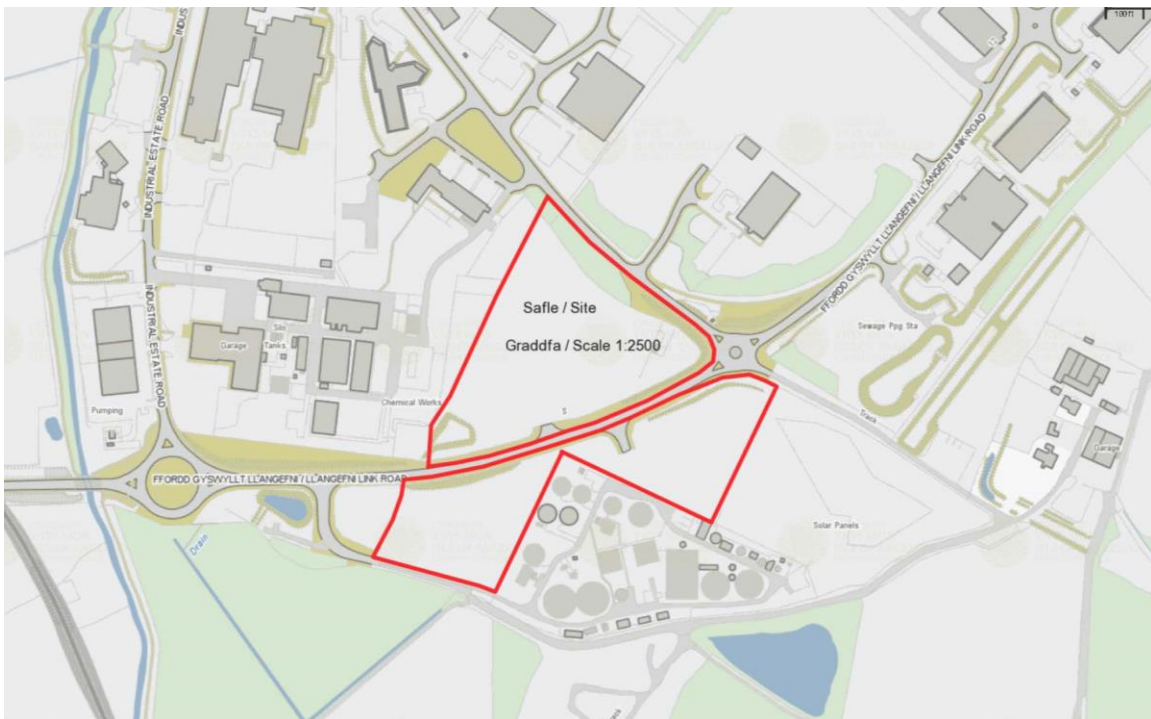


Application Reference: DIS/2019/114

Applicant: Pennaeth Priffyrdd, Gwastraff ac Eiddo / Head of Highways, Waste and Property

Description: Cais i ryddhau amodau (06) (Gwaith archeolegol) (08) (Manylion goleuadau) (10) (Manylion traenio) o ganiatâd cynllunio 34LPA1034/CC/ECON ar dir yn / Application to discharge conditions (06) (Archaeological work) (08) (Lighting details) (10) (Drainage details) of planning permission 34LPA1034/CC/ECON on land at

Site Address: Stad Diwydiannol Bryn Cefni Industrial Park, Llangefni



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

Recommendation: Amod wedi ei Ryddhau / Condition Discharged

Reason for Reporting to Committee

The planning application is presented to the Planning Committee for consideration since the application is made by the Council.

Proposal and Site

This is an Application to discharge condition (06) (Archaeological work) (08) (Lighting details) (10) (Drainage details) of planning permission 34LPA1034/CC/ECON Outline application with all matters reserved for two plots for business use (Class B1), general industrial use (Class B2) and warehousing and distribution use (Class B8) as an extension to the exiting business park at Stad Diwydiannol Bryn Cefni Industrial Park, Llangefni.

Key Issues

The applications key issue is whether the submitted information satisfies the requirements of the condition and can be discharged.

Policies

Joint Local Development Plan

Policy MAN 1: Proposed Town Centre Developments
Policy ISA 1: Infrastructure Provision
Policy PCYFF 3: Design and Place Shaping
Policy AMG 5: Local Biodiversity Conservation
Policy AMG 6: Protecting Sites of Regional or Local Significance
Policy AT 4: Protection of Non-Designated Archaeological Sites and their Setting

Response to Consultation and Publicity

Consultee	Response
Iechyd yr Amgylchedd / Environmental Health	No Observations
GCAG / GAPS	Satisfied that condition (06) can be partially discharged
Draenio Gwynedd / Gwynedd Drainage	At the time of writing this report the Local Planning Authority are awaiting the consultation response.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Satisfied that condition (08) can be partially discharged.
Dwr Cymru Welsh Water	No objection to condition (10) being partially discharged.
Cyfoeth Naturiol Cymru / Natural Resources Wales	At the time of writing this report the Local Planning Authority are awaiting the consultation response.
Ymgynghoriadau Cynllunio YGC	No Objection

There is no requirement to notify adjoining property owners with this type of application.

Relevant Planning History

34LPA1034/CC/ECON - Outline application with all matters reserved for two plots for business use (Class B1), general industrial use (Class B2) and warehousing and distribution use (Class B8) as an extension to the existing business park at Stad Diwydiannol Bryn Cefni Industrial Park, Llangefni - Approved 19/06/2017

Main Planning Considerations

Outline application reference 34LPA1034/CC/ECON was approved on the 19/06/2017 for business use (Class B1), general industrial use (Class B2) and warehousing and distribution use (Class B8) as an extension to the existing business park.

Condition (06) of the permission stated the following:-

'No development (including demolition, site clearance, 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.'

It was considered necessary to include this condition in order to safeguard local archaeological interests.

A Written Scheme of Investigation for an Archaeological Watching Brief has been submitted with the planning application and Gwynedd Archaeological Planning Service has confirmed that the submitted information is acceptable and as such condition (06) of planning application 34LPA1034/CC/ECON can be partially discharged.

The condition will be fully discharged following a detailed report on the archaeological work is submitted and approved in writing by the Local Planning Authority within twelve months of the completion of the fieldwork.

Condition (08) of the permission stated the following:

'No development shall commence until a lighting scheme for the site has been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the details as approved.'

It was considered necessary to include this condition in order to safeguard protected species.

A lighting scheme has been submitted as part of the application which includes details showing the area of light spillage together with the colour temperature. The Authority's Ecologist has assessed the application and confirmed that the condition may be partially discharged. The condition will be fully discharged once the works are completed in accordance with the approved details.

Condition (10) of the permission stated the following:

'No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been submitted to the satisfaction of the Local Planning Authority'

It was considered necessary to include this condition to ensure that the site is adequately drained

The surface water design has been undertaken in accordance with the SuDS drainage requirements. Detailed drainage plans have been submitted with the application which confirms that surface water will not discharge into the public sewerage system but rather a private surface water system. Welsh Water have assessed that application and confirmed they have no objection to the condition being partially discharged. The Drainage Section together with Natural Resources for Wales are yet to comment upon the application at the time of writing this report.

Conclusion

The details submitted with respect to archaeology, lighting and surface water are considered acceptable and meet the requirements of conditions (06), (08) and (10) of planning application 34LPA1034/CC/ECON can be partially discharged.

Recommendation

Partially discharge conditions (06), (08) (10) of planning application 34LPA1034/CC/ECON.

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.

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: RM/2019/11

Applicant: Pennaeth Priffyrdd, Gwastraff ac Eiddo / Head of Highways, Waste and Property

Description: Cais am faterion a gadwyd yn ôl ar gyfer codi 7 uned busnes ynghyd a creu mynedfa i gerbydau a ddatblygiadau cysylltiedig ar dir yn / Application for reserved matters for the erection of 7 business units together with the construction of a vehicular access and associated development on land at

Site Address: Ystad Ddiwydiannol Bryn Cefni Industrial Park, Llangefni



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

The application has been submitted on behalf of the Local Authority.

Proposal and Site

The application is submitted in the form of reserved matters for the erection of 7 two storey commercial buildings together with the construction of a vehicular access and associated development on land at Bryn Cefni Industrial Park, Llangefni.

Outline application reference 34LPA1034/CC/ECON was approved on the 19/06/2017 for business use (Class B1), general industrial use (Class B2) and warehousing and distribution use (Class B8) as an extension to the existing business park. All matters were reserved by the outline consent therefore details

with respect to the means of access, appearance, landscaping, layout and scale are all considered as part of the current application.

The application site will be located on three separate parcels of land which are crossed by the Llangefni Link Road. 5 buildings will be located on the land to the north of the Link Road whilst the remaining two units will be located to the south. All units will be served with internal roads and will be accessed from the Link Road.

Key Issues

The principle of the proposed development has been considered at the outline stage. The key issue of the application is to assessed and determine whether or not the proposed details are acceptable.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
 Policy PCYFF 4: Design and Landscaping
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 6: Water Conservation
 Policy PCYFF 1: Development Boundaries
 Policy PCYFF 5: Carbon Management
 Strategic Policy PS 5: Sustainable Development
 Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
 Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
 Strategic Policy PS 1: Welsh Language and Culture
 Strategic Policy PS 7: Renewable Energy Technology
 Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
 Strategic Policy PS 21: Waste Management
 Policy TRA 2: Parking Standards
 Policy TRA 4: Managing Transport Impacts
 Policy ISA 1: Infrastructure Provision
 Policy CYF 1: safeguarding, Allocating and Reserving Land and Uses for Employment Use
 Policy CYF 3: Ancillary uses on Employment Sites
 Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character
 Policy AMG 5: Local Biodiversity Conservation
 Policy AMG 6: Protecting Sites of Regional or Local Significance

Response to Consultation and Publicity

Consultee	Response
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Proposed Details are satisfactory
Ymgynghorydd Tirwedd / Landscape Advisor	Conditional Approval
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No Objection
Cadw Scheduled Monuments	No Objection
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	No Response at the time of writing the report

Iechyd yr Amgylchedd / Environmental Health	No Response at the time of writing the report
Dwr Cymru Welsh Water	No Objection
Cynghorydd Nicola Roberts	No Response at the time of writing the report
Cynghorydd Dylan Rees	No Response at the time of writing the report
Cynghorydd Bob Parry	No Response at the time of writing the report
YGC (Ymgynhoriaeth Gwynedd Consultancy)	No Response at the time of writing the report
Cyngor Tref Llangefni Town Council	No Response at the time of writing the report

The proposal has been advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper. The latest date for the receipt of any representation was the 31/12/2019. At the time of writing this report no representations had been received at the department.

Relevant Planning History

34LPA1034/CC/ECON - Outline application with all matters reserved for two plots for business use (Class B1), general industrial use (Class B2) and warehousing and distribution use (Class B8) as an extension to the existing business park on land at Stad Diwydiannol Bryn Cefni Industrial Park, Llangefni – Approved 19/06/2017

DIS/2019/114 - Application to discharge conditions (06) (Archaeological work) (08) (Lighting details) (10) (Drainage details) of planning permission 34LPA1034/CC/ECON on land at Stad Diwydiannol Bryn Cefni Industrial Park, Llangefni – Undetermined

Main Planning Considerations

The principle for the development has previously been established via the outline approval under planning reference number 34LPA1034/CC/ECON. It is therefore necessary to consider whether the proposal is within the parameters of the outline approval and in line with more generic planning policies contained within the Joint Local Development Plan (JLDP).

The outline permission was approved with all matters reserved. Details of the layout, scale, appearance of the buildings, means of access and landscaping have all been submitted with the current application.

Layout:

Five buildings will be located to the northern part of the site, whilst the remaining two will be located to the south of the Link Road. These access roads will form minor internal access roads which will serve each of the plots and parking areas. Pedestrian access is also being proposed together with landscaping across the application site. A total of three separate ponds are also proposed as part of the development.

The layout is considered acceptable and provides adequate space for landscaping, parking areas and internal roads. The proposed building will not appear cramped within the application site.

Scale:

All the proposed buildings comply with the upper and lower dimensions as noted within the outline consent. All the proposed buildings will have a height of 8.9 meters which allows for a two storey construction. The width and length of each building vary to provide a minimum of 875 square meters and a maximum of 1750 square meters.

The scale of the proposed units are considered acceptable and will fit into the surrounding area.

Appearance:

All the proposed units will predominately reflect each other's design. The proposed units will be clad with composite panelling finished in silver and laid vertically in an effort to break up the building size and scale. A significant amount of glazing is proposed on the elevations which will provide a contemporary appearance. The external materials are tarmac which will be located on the roads and car parking. The bin stores will be constructed of timber.

The design together with the materials of the proposed units are considered of high quality and will not detract from the character of the area.

Means of Access:

The access to the sites will be from the Bryn Cefni Link Road. The five units located to the north will be access from one access whilst the two plots located to the south will be served by their own individual access from the Link Road. The Local Highways Authority have assessed the application and confirmed that the proposed development is satisfactory.

Landscaping:

Landscaping is being proposed across the application site. The existing mature landscaping across the northern and eastern boundary is being retained as part of the proposed development. The southern part of the site has also been enhanced by gapping up existing hedgerow.

The proposed landscaping design is a mixture of grassland cover to most of the site with areas of meadow mixture around the wetland areas, designed to work as rainwater gardens, and meadow mixture grassland to the prominent corner of the site adjacent to plot 5.

The landscape officer has assessed the application and is satisfied with the proposal subject to a condition ensuring that the landscaping scheme is carried out and maintained for the lifetime of the development.

Conclusion

The details submitted as part of the application are considered acceptable and will not have a detrimental impact upon the neighbouring properties, character and amenity of the area and highway safety.

Recommendation

Permit the application subject to conditions.

(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.

- Location Plan 3969-LEA-XX-DR-5001-GA**
- General Arrangement – 19274/100 Rev D**
- Highway Vertical Alignments – 19274/101 Rev B**
- Site Sections – 19274/102 – Rev C**
- Proposed Foul and Surface Water Layout 0 19274/501 Rev D**
- Section 38 Highway Adoption Layout – 19274/S38 Rev B**
- Site Plan – 39696-LEA-XDX-DR-1001-GA**
- Soft Landscape and Ecology Plan – November 2019**
- Surfacing Layout and Details – 19274/103 Rev B**

- Proposed and Existing Permeable and Impermeable Overview Layout – 19274/110 Rev C
- Drainage Details Sheet 1 – 19274/502
- Drainage Details Sheet 2 – 19274/503
- Drainage Sheet 3 – 19274/504
- Plot 1 Elevations – 39696-LEA-01-XX-DR-101 Rev P02
- Plot 1 Roof Plan – 39696-lea-01-xx-dr-102 Rev P02
- Plot 1 GA Plan – 39696-LEA-01-XX-DR-103 Rev P02
- Plot 2 Elevations – 39696-LEA-02-XX-DR-101 Rev P02
- Plot 2 Roof Plan – 39696-LEA-02-XX-DR-102 Rev P02
- Plot 2 GA Plan – 39696-LEA-XX-DR-103 Rev P02
- Plot 3 Elevations – 39696-LEA-XX-DR-101 Rev P02
- Plot 3 Roof Plan – 39696-LEA-03-XX-DR-102 Rev P02
- Plot 3 GA Plan – 39696-LEAL03-XX-DR-103 Rev 02
- Plot 4 Elevations 39696-LEA-04-XX-DR-101 Rev P02
- Plot 4 Roof Plan – 39696-LEA-04-XX-DR-102 Rev P02
- Plot 4 GA Plan – 39696-LEA-04-XX-DR-103 Rev P02
- Plot 5 Elevations – 39696-LEA-05-XX-DR-101 Rev P02
- Plot 5 Roof Plan – 39696-LEA-5-XX-DR-102 Rev P02
- Plot 5 GA Plan – 39696 –LEA-05-XX-DR-103 Rev P02
- Plot 6 Elevations – 39696-LEA-06-XX-DR-101 Rev P02
- Plot 6 Roof Plan – 39696-LEA-06-XX-DR-102 Rev P02
- Plot 6 GA Plan – 39696-LEA-06-XX-DR-103 Rev P02
- Plot 7 Elevations – 39696-LEA-07-XX-DR-101 Rev P02
- Plot 7 Roof Plan – 39696-LEA-07-XX-DR-102 Rev P02
- Plot GA Plan – 39696-LEA-07-XX-DR-103 Rev –P02
- Wall Seating Area Detail
- General Plans and Elevations – 39696-LEA-XX-DR-1002-GA Bin Store
- Section 388 Highways Adoption Layout 19274/S38 Rev A

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

(02) All planting in the approved details of landscaping (Soft landscape and Ecology Plan November 2019) shall be carried out in the first planting seasons following the use of the site or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The planting shall be retained for the life of the development hereby approved.

Reason: In order that the proposal integrates into its surroundings as per requirements of PCYFF 4.

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.