

# 12.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **10LPA980A/FR/CC** Application Number

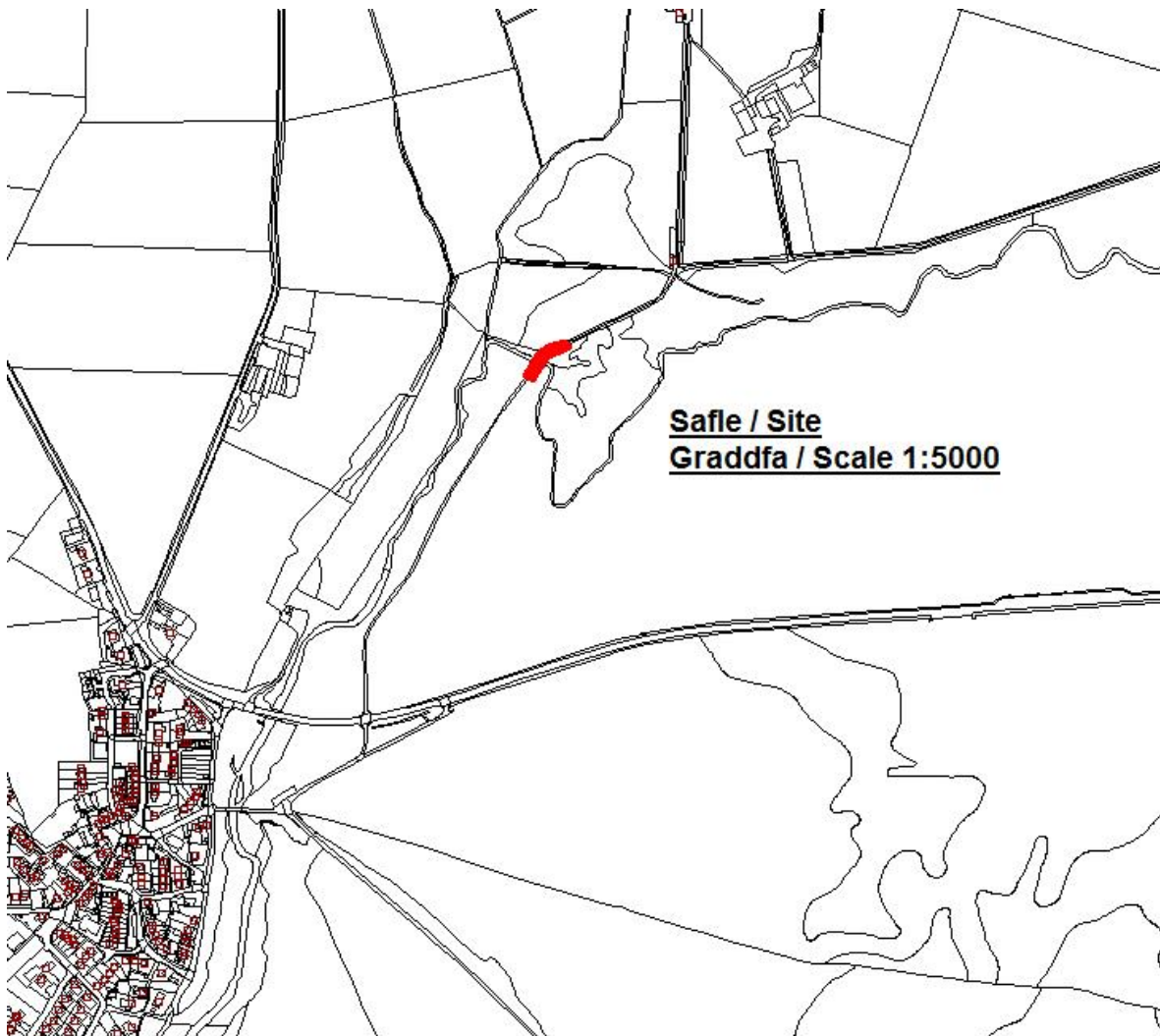
Ymgeisydd Applicant

**Head of Service Environment & Technical  
Structures Section  
Council Offices  
Llangefni  
Ynys Mon  
LL77 7TW**

Cais llawn ar gyfer ail-lunio'r lon ac adeiladu pont newydd yn

Full application for the re-alignment of the road and construction of a new bridge at

Pont Ganol, Aberffraw



**Planning Committee: 04/12/2013**

**Report of Head of Planning Service (NJ)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is submitted by the Council

#### **1. Proposal and Site**

The site is located on open dune grassland within the designated AONB to the north-east of Aberffraw. The site is within a designated SSSI and comprises common land.

The existing stone parapet bridge is in poor condition and there have been a number of flooding incidents in its vicinity. The proposal is for the construction of a new bridge and realignment of the public highway.

#### **2. Key Issue(s)**

The applications key issues are effects on designated sites

#### **3. Main Policies**

##### **Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 5 - Design

Policy 28 – Tidal Inundation and River Flooding

Policy 30 – AONB

Policy 33 – Nature Conservation

Policy 39 - Archaeology

##### **Gwynedd Structure Plan**

Policy D1 - AONB

Policy D4 – Location, Siting and Design

Policy D12 – Common Land

Policy D15 - Archaeology

Policy D29 – Design

##### **Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP3 – Main and Secondary Centres

Policy SG2 – Development and Flooding

Policy EN2 - AONB

**Supplementary Planning Guidance** – Design Guide for the Urban and Rural Environment

**Technical Advice Note 12 – Design**

**Technical Advice Note 15 – Development and Flood Risk**

#### **4. Response to Consultation and Publicity**

**Local Members** – No reply to consultation at the time of writing

**Community Council**– No response at the time of writing

**Natural Resources Wales** – No response at the time of writing

**Ecological Advisor** – Recommendations should be followed. Method statement for works affecting SAC needs to be agreed

**Drainage** – Details are acceptable in principle

**GAPS** – No reply at the time of writing

**RSPB** – No reply at the time of writing

**Highway Authority** – Comments

**Response to Publicity** - No representations had been received at the time of writing

## **5. Relevant Planning History**

10LPA980/SCR Application for screening opinion for the re-alignment of the road and the construction of a new bridge at Pont Ganol, Aberffraw – EIA not required 12/6/13

## **6. Main Planning Considerations**

**Principle of Development:** The existing bridge is suffering defects and its construction is such that its span impedes flows in the river Ffraw contributing to flooding events. The proposal is to construct a wholly new bridge and associated road alignment. The bridge will have a higher soffit level higher than the existing and won't have piers at mid-span, resulting in increased capacity. The principle of improving the bridge is acceptable.

**Effect on the locality and ecological and landscape designations:** The site is a Site of Special Scientific Interest and a Special Area of Conservation as well as being Common Land and part of the designate Area of Outstanding Natural Beauty.

The landtake for the scheme extends onto designated sites but with suitable methodology during construction, and suitable remediation, the scheme is considered to have a neutral impact. More land will be taken for the scheme (420 sq m approximately) than will be provided by the reinstatement of the current road (225 sq m approximately) but benefits include safe pedestrian and vehicular passage across the site, reduction in flooding due to increased capacity to accommodate flows; a designated parking area with dwarf wall edge constructed from material arising from the existing bridge structure to direct users to the allocated site thus reducing indiscriminate parking on the SAC grassland. The bridge structure will be clad in local stone.

It is not considered that the scheme will have significant visual impacts. Conditions are proposed to ensure that compounds and working areas are agreed to limit damage to the surrounding areas and that suitable remediation of the defunct road takes place as part of the scheme to compensate for the landtake involved.

## **7. Conclusion**

The proposal is considered acceptable in principle. Effects on designated sites and interests are considered to be suitably mitigated, subject to conditions.

## **8. Recommendation**

### **Permit**

**(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) No works of demolition of existing bridge shall be undertaken between 1st March and 30th September in any year unless it has been checked by a suitably qualified ecologist for nesting birds and the results made available to the local planning authority. Where nesting birds are found, no works shall be undertaken until the birds have fledged.**

Reason: To safeguard any protected species which may be present on the site.

**(03) No development shall begin until a Construction Management Plan has been submitted to and approved in writing by the local planning authority detailing the location of construction compounds and the storage of materials and plant together with construction working practices including the method of segregation of habitat areas from working areas. The scheme shall thereafter proceed in accordance with the approved Construction Management Plan unless the local planning authority gives its prior written consent to any variation.**

Reason: To safeguard habitat areas

**(04) No development shall commence until full details of the reinstatement of the replaced road and bridge sites (the Reinstatement Plan) has been submitted to and approved in writing by the local planning authority,. The Reinstatement Plan shall include details of the storage areas for arisings and the method of reinstating the site and shall include a timetable for the works. The scheme shall thereafter proceed in accordance with the approved Reinstatement Plan unless the local planning authority gives its prior written consent to any variation.**

Reason: To safeguard habitat areas.

## 12.2

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **11LPA533C/AD/CC** Application Number

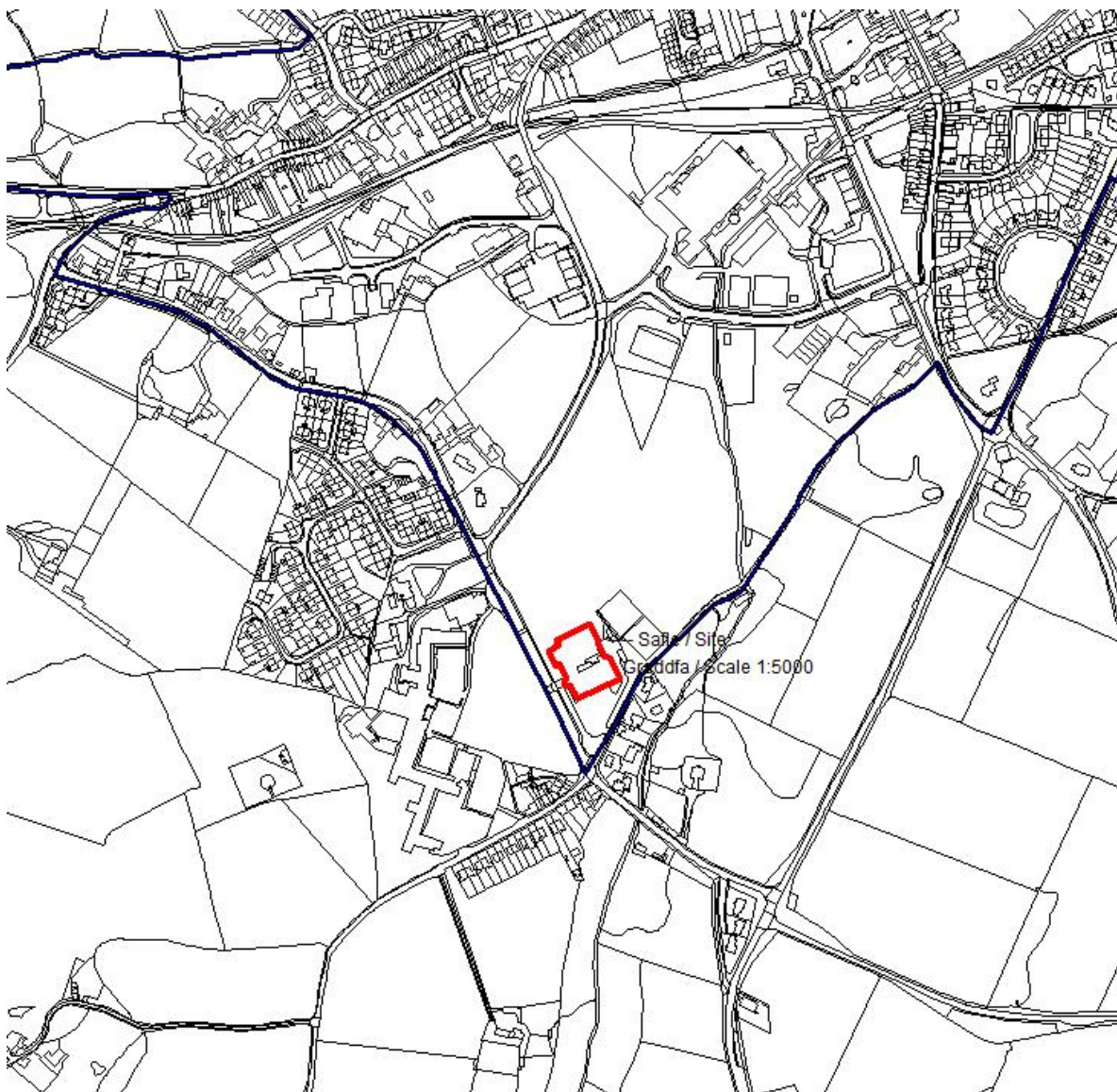
Ymgeisydd Applicant

**Head of Service (Education and Leisure)  
c/o Mr Brian Hughes  
Amlwch Leisure Centre  
Tan Y Bryn Road  
Amlwch  
Ynys Mon  
LL68 9<sup>TH</sup>**

Codi 6 baner o gwmpas

Erection of 6 banners around

Amlwch Leisure Centre, Amlwch



**Planning Committee: 04/012/2013**

**Report of Head of Planning Service (AMH)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is on Council owned land.

### **1. Proposal and Site**

The application is for the erection of 6 pvc advertisement banners to advertise the activities available at Amlwch Leisure Centre.

### **2. Key Issue(s)**

The key issues to consider are whether or not the proposal will have an effect on amenity and highway safety.

### **3. Main Policies**

#### **Ynys Mon Local Plan**

1 – General Policy

22 – Advertisements

#### **Gwynedd Structure Plan**

D4 – Location, Siting and Design

#### **Stopped Unitary Development Plan**

SG10 – Advertisements

### **4. Response to Consultation and Publicity**

**Cllr Will Hughes** – No response received at time of writing report.

**Cllr Richard Owain Jones** - No response received at time of writing report.

**Cllr Aled Morris Jones** - No response received at time of writing report.

**Town Council** - No response received at time of writing report.

**Highways** – No recommendation.

**Welsh Water** - No response received at time of writing report.

The application was afforded two means of publicity. These were by the posting of a site notice near the site and the publication of a notice in the local press. The latest date for the receipt of representations is the 11<sup>th</sup> December 2013. At the time of writing this report no representations had been received at the department, the decision will be issued after the 11<sup>th</sup> December 2013 after the neighbouring notifications come to an end.

### **5. Relevant Planning History**

**11LPA533/DC** Alterations and extensions to form a single storey store

**11LPA533A** Upgrading of existing tennis courts to provide multi-use play area with perimeter fencing and floodlighting

**11LPA533B/CC** Erection of a foyer to the main entrance

## **6. Main Planning Considerations**

### **Affect on amenity**

It is not considered that the proposed advertisement banners will have an unacceptable impact on the amenity of the area or the neighbouring properties as the banners are located within the grounds of the Leisure Centre.

### **Highways**

It is not considered that the proposed advertisement banners will have a detrimental effect upon highway safety.

## **7. Conclusion**

The advertisement banners are required for purposes incidental to the approved use of the site and has been assessed in light of the above requirements and is considered acceptable.

## **8. Recommendation**

### **Permit**

**(01) Consent is hereby given for a period of 5 YEARS beginning with the date of this consent.**

Reason: To comply with the Town and Country Planning (Control of Advertisements) Regulations 2007.

**(02) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.**

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

**(03) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.**

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

**(04) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.**

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

**(05) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.**

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

**(06) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 16.09.13 under planning application reference 11LPA533C/AD/CC.**

Reason: For the avoidance of doubt.

## 12.3

### Gweddill y Ceisiadau

### Remainder Applications

Rhif y Cais: **19C693A** Application Number

Ymgeisydd Applicant

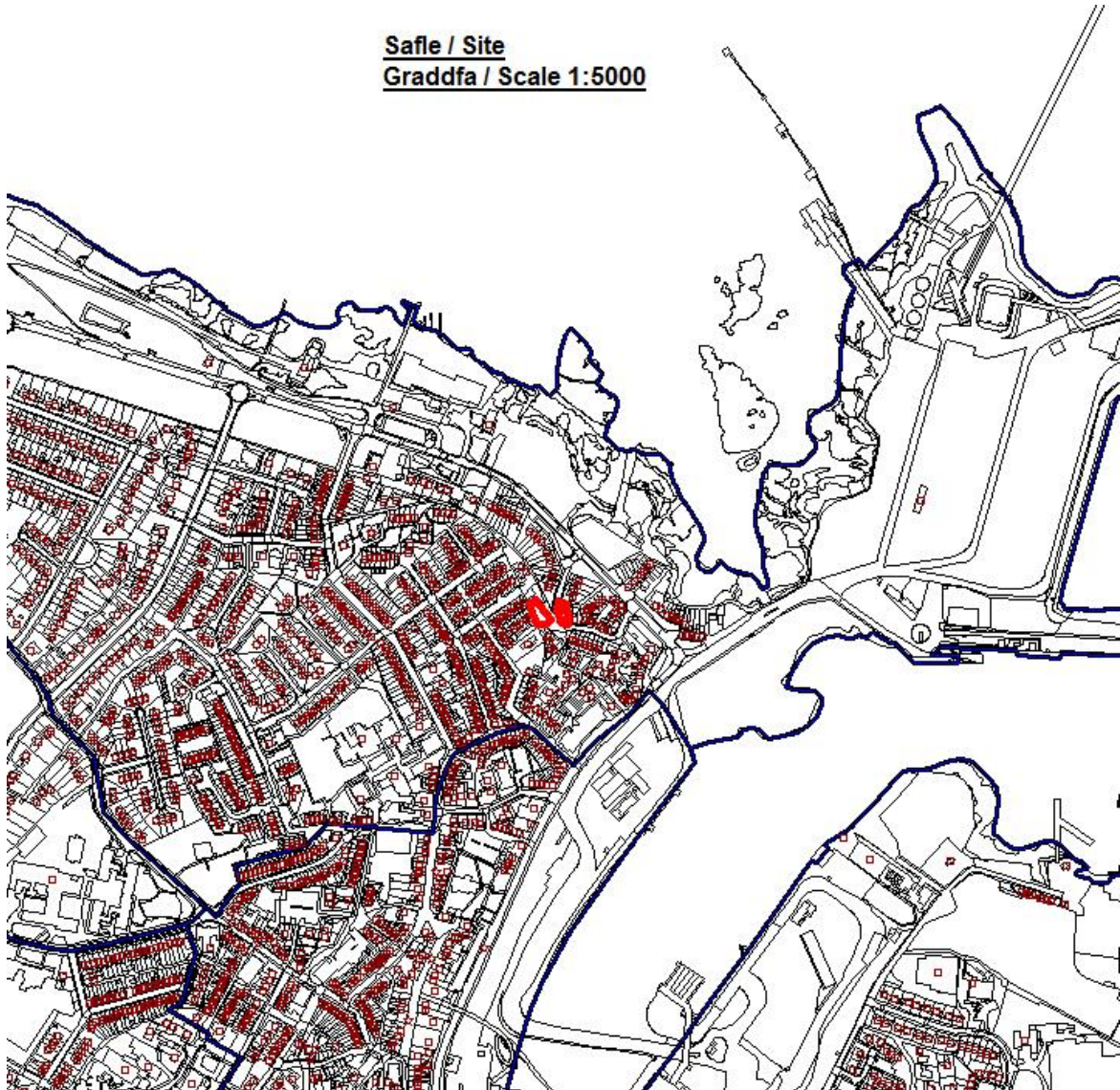
**Mr Brett Collett  
c/o Mr Simon Hall  
Bodafon  
2 Scotland Terrace  
Bodffordd  
Llangefni  
Ynys Môn  
LL77 7LQ**

Cais llawn ar gyfer codi 5 ty teras dau lawr ynghyd â meusydd parcio oddi ar y ffordd cysylltiedig ar dir gerllaw y safle yn

Full application for the erection of 5 two-storey terraced dwellings together with associated off-road parking on land adjacent to the site at

Former Depot Site, Cross Street, Holyhead

Safle / Site  
Graddfa / Scale 1:5000





**Planning Committee: 04/12/2013**

**Report of Head of Planning Service (NJ)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The applicant is related to a relevant officer and the report has been scrutinised by the Monitoring Officer in accordance with the Council's constitution.

**1. Proposal and Site**

The site is located within the town of Holyhead and the principle of redevelopment is acceptable in policy terms. It is a brownfield site occupied previously as a bus depot.

The site is not located within the designated Holyhead Beach Conservation Area but can be glimpsed from it. The site is now vacant and the application as submitted proposes a development of 5 two storey terraced dwellings and associated off road parking.

**2. Key Issue(s)**

The applications key issues are whether the proposal will affect the amenities of the surrounding properties, the character of the local area or affect highway safety.

**3. Main Policies**

**Gwynedd Structure Plan**

Policy A2 : Housing Land

Policy A3: Scale and Phasing

Policy D4 : Location, Siting & Design

Policy D26 : Development in Proximity to a Conservation Area

Policy D29 : Standard of Design

Policy D32 : Site Configuration and Landscaping

Policy FF12 : Parking Standards

**Ynys Mon Local Plan**

Policy 1 : General Policy

Policy 40: Conservation of Buildings

Policy 42 : Design

Policy 48 : Housing Development Criteria

Policy 49 : Defined Settlements

**Stopped Unitary Development Plan**

Policy GP1: Development Control Guidance

Policy GP2 : Design

Policy EN1 : Landscape Character

Policy EN13 : Conservation of Buildings

Policy HP2 : Housing Density

Policy HP3 : Main and Secondary Centres

Policy SG6 : Surface Water Run-Off

**Supplementary Planning Guidance**

Design in the Urban and Rural Built Environment

Parking Standards

Holyhead Beach Conservation Area Character Appraisal

## **Relevant National or Local Policy**

Planning Policy Wales (Edition 5)

TAN 12: Design

Circular 61/96 : Planning and the Historic Environment : Historic Buildings and Conservation Areas

### **4. Response to Consultation and Publicity**

**Local Members:** No reply at the time of writing

**Town Council:** No objection

**Welsh Water:** Standard conditions

**Drainage Section:** Satisfactory in principle. Condition on future management and maintenance suggested

**Highways:** No reply at the time of writing

### **Response to Publicity**

The application was afforded publicity via site notices and extensive personal notifications. The expiry date for the receipt of representations was 6<sup>th</sup> November. No representations have been received.

### **5. Relevant Planning History**

19C693 Alterations and extension to the existing garage at Goodsir Bus Depot, Cross Street, Holyhead – approved 9/6/98

### **6. Main Planning Considerations**

**Principle of Development:** The site is a vacant brownfield site within the development boundary of Holyhead and is suitable for residential development. Planning Policy Wales encourages the development of brownfield site and underutilised vacant urban sites.

**Design and Amenity:** The proposal is arranged as a terrace of 5 dwellings with a stepped ridge arrangement following the contours of the site and reflects the predominant pattern of development in the locality. Access is to be provided to the rear garden areas via a lane between the site and Wesley Terrace. The front of the properties has access onto the footway as do the other dwellings in the locality.

The scheme is a very compact design but reflective of the pattern of development in the locality. The proposed parking areas are located on a parcel of vacant land opposite the site. 8 parking spaces are proposed in total. Screening will be required to three of the bays as the end of terrace property on George Street has a low level window directly abutting the area. Overall, the scheme is compact and does not strictly meet SPG guidance on separation distances. However, given the layout and orientation, it is not considered that the scheme will unduly affect neighbouring amenities.

**Technical Matters:** A response was awaited from the Highway Authority at the time of writing. However, the site was previously a bus depot with buses parked at and around the site, including on the proposed residential parking area. The site is a central town location with easy access to public transport facilities. The provision of off-road car parking spaces is acceptable and will release space for other users. Drainage details are acceptable subject to conditions.

### **7. Conclusion**

The site is situated within the development boundary of Holyhead and is a brownfield redevelopment site. Planning policy supports its redevelopment for residential use. There are no technical objections to the development.

### **8. Recommendation**

#### **Permit**

**(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) Foul water and surface water discharges must be drained separately from the site.**

Reason: To protect the integrity of the public sewerage system.

**(03) No surface water shall be allowed to connect either directly or indirectly to the public sewerage system unless otherwise approved in writing by the local planning authority.**

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

**(04) Land drainage run-off shall not be permitted to discharge either directly or indirectly into the public sewerage system.**

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

**(05) No occupation of the dwellings shall take place until a management and maintenance plan for the offline surface water storage system, which will secure its operation for the lifetime of the development, has been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the approved details, unless the local planning authority gives its prior written consent to any variation.**

Reason to ensure that the site is satisfactorily drained.

**(06) No development shall commence until details of a screen between the car parking area and the property at 15 George Street has been submitted to and approved in writing by the local planning authority, together with a timetable for its erection and details of its maintenance for the lifetime of the development. The scheme shall thereafter proceed in accordance with the approved details unless the local planning authority gives its prior written consent to any variation.**

Reason in the interests of residential amenity

**(07) The dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credits under category 'Ene 1 – Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11<sup>th</sup> November 2010 (Version 3). The development shall be carried out entirely in accordance with the approved assessment and certification.**

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

**(08) Construction of the dwelling hereby permitted shall not begin until an 'Interim Certificate' has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 – Dwelling Emission Rate', has been achieved for the dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11<sup>th</sup> November 2010 (Version 3).**

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

**(09) Prior to the occupation of the dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to and approved in writing by the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 – Dwelling Emission Rate', has been achieved for the dwelling in accordance with requirements of the Code for Sustainable Homes: Technical Guide 11<sup>th</sup> November 2010 (Version 3).**

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

## 12.4 Gweddill y Ceisiadau

## Remainder Applications

Rhif y Cais: **19LPA988/TPO/CC** Application Number

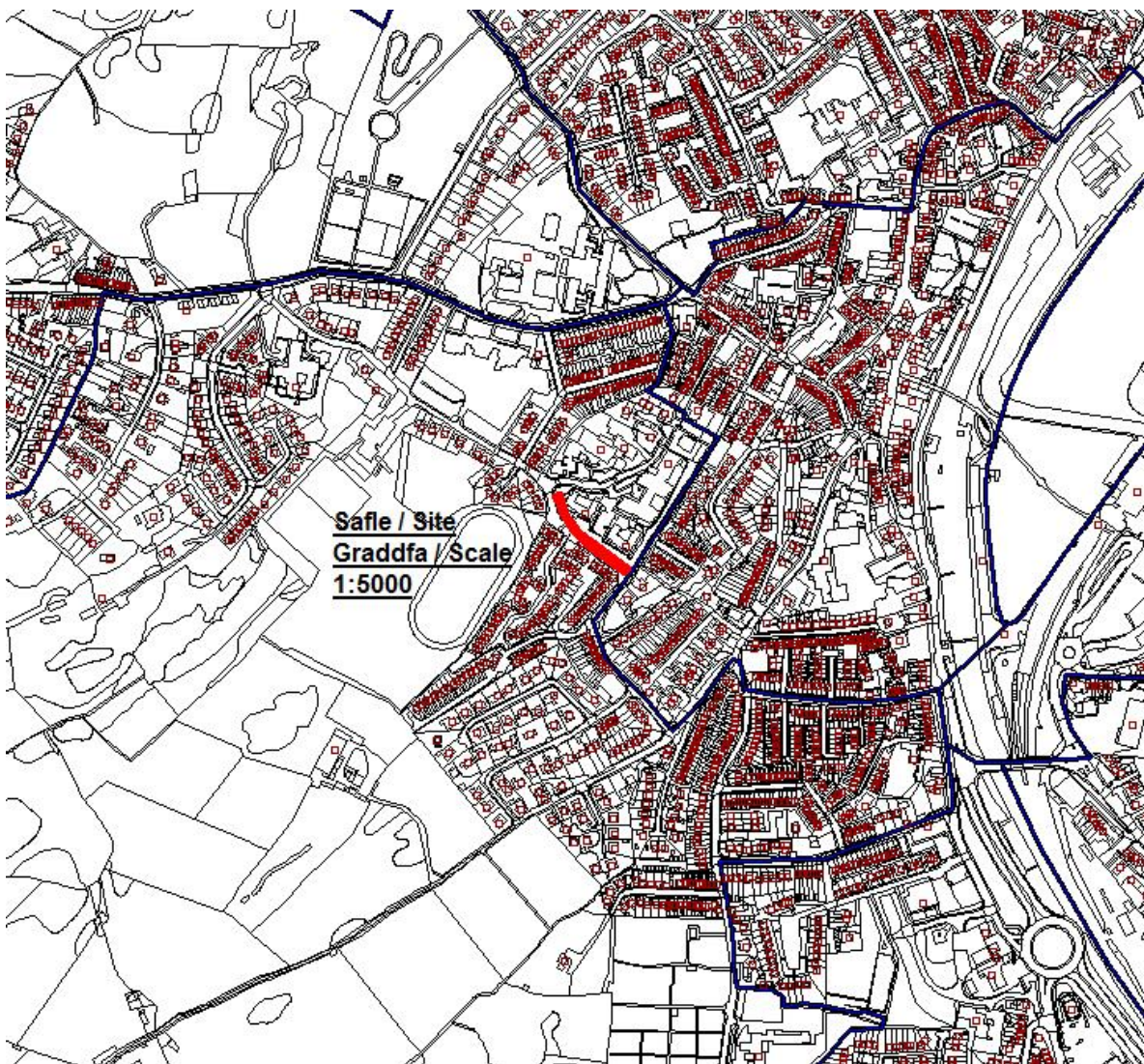
Ymgeisydd Applicant

**Head of Service (Highways)  
c/o Mrs Julie Barr  
Tarlunbarr Associates  
Tan-y-Berllan  
Llanbedr-y-Cennin  
Conwy  
LL32 8UY**

Cais am waith i dorri coed sydd wedi'u diogelu o dan Orchymun Gwarchod Coed ar dir yn

Application for works to fell trees which are protected under a Tree Preservation Order on land at

Llys Mair, (Mill Bank Frontage), T'yn-y-Parc, Mill Bank, Holyhead



**Planning Committee: 04/12/2013**

**Report of Head of Planning Service (AMH)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is on Council owned land.

### **1. Proposal and Site**

The application is for the felling of 27 sycamore trees within the existing G1 group to facilitate a construction of a new pedestrian footway as part of the safer routes to school scheme at Ucheldre Holyhead.

### **2. Key Issue(s)**

The key issues to consider are whether or not the proposal will have an effect on amenity and highway safety.

### **3. Main Policies**

#### **Ynys Mon Local Plan**

1 – General Policy

31 – Landscape

#### **Gwynedd Structure Plan**

D4 – Location, Siting and Design

#### **Stopped Unitary Development Plan**

GP1 – Development Control Guidance

EN1 - Landscape Character

### **4. Response to Consultation and Publicity**

**Local Member (Jeffery M Evans)** – No response received at time of writing report.

**Local Member (Trefor Lloyd Huhges)** – No objection.

**Local Member (Dafydd Rhys Thomas)** – No response received at time of writing report.

**Town Council** - No objection.

**Highways** – No recommendation.

The application was afforded three means of publicity. These were by the posting of a site notice near the site and the publication of a notice in the local press. The latest date for the receipt of representations is the 20<sup>th</sup> November 2013. At the time of writing this report no representations had been received at the department.

### **5. Relevant Planning History**

None

### **6. Main Planning Considerations**

#### **Affect on amenity**

It is considered that this represents a significant affect on the local amenity on the loss of significant number of trees however there is a mitigation scheme for re planting. This application is to create a new pedestrian

footway under the safer routes to school scheme at Ucheldre Holyhead.

## **7. Conclusion**

Based on consultation responses received I find this application acceptable with the conditions below imposed.

## **8. Recommendation**

### **Permit**

**(01) A scheme of replacement tree planting shall be agreed and implemented by the end of the first planting season following the felling of the trees or at a time as otherwise agreed by the Local Planning Authority.**

Reason: In the interests of amenity.

**(02) Replacement trees that die or are severely damaged shall be replaced by the end of the first season following.**

Reason: In the interests of amenity.