

13.1

Materion Eraill

Other Matters

Rhif y Cais: **39C285D** Application Number

Ymgeisydd Applicant

**Bennett Homes
c/o J S Allan RIBA
Gerallt
3 Stâd Castellor
Cemaes
Ynys Môn
LL67 0NP**

Cais llawn ar gyfer codi 17 o dai ar dir yn

Full application for the erection of 17 dwellings on land at

Lon Gamfa, Menai Bridge



Planning Committee: 02/04/2014

Report of Head of Planning Service (DPJ)

Recommendation:

That members note that the change in the planning obligation and condition described below.

Reason for Reporting to Committee:

The Planning Committee resolved to approve the planning application in accord with the recommendation of the report enclosed as Appendix 1. The matter is reported back to the Planning Committee in accord with legal advice for the following reasons:

- 3 Affordable housing Units at 85% of the market value are to be provided. This was agreed following the submission of information in relation to the viability of the proposed development, and reduces the number of affordable housing units by 3.

- Condition (23) - (23) If during the development hereby approved material is found or suspected of being contaminated, then the developer should undertake soil testing and analysis. If the application site is found to be contaminated then a suitable remediation strategy should be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accord with any remediation strategy approved in writing under the provisions of this condition.

The amendment to the planning condition has been agreed as information available to the council's Environmental Services indicates that the application site has always been a field as opposed to a commercial or previously developed site. It is further considered that the amended condition will suffice to cover any potential issues as a result of any dumped or buried builders waste being present on the site.

Pwyllgor Cynllunio: 06/11/2013**Adroddiad gan Bennaeth y Gwasanaeth Cynllunio (DPJ)****Argymhelliad:**

Caniatáu

Rheswm dros Adrodd i'r Pwyllgor:

Adroddir ar y cais cynllunio hwn i'r Pwyllgor Cynllunio oherwydd mae'n tynnu'n groes i'r cynllun datblygu a'r swyddogion yn bwriadu ei ganiatáu.

Ymwelwyd â'r safle gan y Pwyllgor Cynllunio ym mis Ionawr 2013 a chan aelodau cyfredol y Pwyllgor Cynllunio ym mis Hydref.

1. Y Safle a'r Bwriad

Mae'r cais cynllunio yn un am 17 o anheddau deulawr, tair llofft a gwaith priffyrdd a draenio cysylltiedig. Mae'r gwaith priffyrdd cysylltiedig yn cynnwys cais am system blaenoriaeth chicane wrth y fynedfa i'r datblygiad a bydd traffig sydd yn mynd i mewn i'r datblygiad arfaethedig yn cael blaenoriaeth.

2. Mater(ion) Allweddol

- Egwyddor y Datblygiad
- Materion eraill o bwys.

3. Prif Bolisiau**Cynllun Fframwaith Gwynedd**

A2 (Tir ar gyfer Tai)
A3 (Graddfa Datblygiadau Tai)
A6 (Tai Newydd yng Nghefn Gwlad)
A9 (Tai Fforddiadwy)
D4 (Safle)

Cynllun Lleol Ynys Môn

1 (Polisi Cyffredinol)
26 (Parcio Ceir)
33 (Diogelu Natur)
34 (Diogelu Natur)
42 (Dyluniad)
48 (Meini Prawf Codi Tai)
49 (Trefi/Pentrefi Diffiniedig)
51 (Safleoedd Mawr)
53 (Tai yng Nghefn Gwlad)

Cynllun Datblygu Unedol a Stopiwyd

GP1 (Cyfarwyddyd Rheoli Datblygu)
GP2 (Dyluniad)
TR10 (Safonau Parcio)
EN14 (Bioamrywiaeth)
EN7 (Safleoedd Lleol)
EN14 (Gorchmynion Gwarchod Coed a Gwrychoedd)

Planning Committee: 06/11/2013**Report of Head of Planning Service (DPJ)****Recommendation:**

Permit

Reason for Reporting to Committee:

The planning application is being reported to the planning committee as it comprises a departure from the development plan which officers are minded to approve.

There have been site visits by the Planning Committee in January 2013 and by the current members of the Planning Committee in October.

1. Proposal and Site

The planning application is made for 17 two storey, three bedroom dwellings and associated highway and drainage works. The associated highway works include a proposal for a chicane priority system at the entrance to the development, with priority for traffic entering the proposed development.

2. Key Issue(s)

- Principle of Development.
- Other Material considerations.

3. Main Policies**Gwynedd Structure Plan**

A2 (Housing Land)
A3 (Scale of Housing Development)
A6 (New Dwellings in the Countryside)
A9 (Affordable Housing)
D4 (Siting)

Ynys Môn Local Plan

1 (General Policy)
26 (Car Parking)
33 (Nature Conservation)
34 (Nature Conservation)
42 (Design)
48 (Housing Development Criteria)
49 (Defined Settlements)
51 (Large Sites)
53 (Houses in the Countryside)

Stopped Anglesey Unitary Development Plan

GP1 (Development Control Guidance)
GP2 (Design)
TR10 (Parking Standards)
EN4 (Biodiversity)
EN7 (Local Sites)
EN14 (Tree Preservation Orders and Hedgerows)

EN16 (Nodweddion Tirwedd o Bwysicwydd Mawr i Fflora a Ffawna)
HP2 (Dwysedd tai)
HP3 (Datblygu Tai Newydd – Prif Ganolfannau a chanolfannau Uwchradd)
HP7 (Tai Fforddiadwy)
SG1 (Tir Halogedig)
SG2 (Perygl o Lifogydd)
SG3 (Dyfroedd a Reolir)
SG4 (Cael Gwared a Charthion Aflan)
SG6 (Rhediad Dŵr Wyneb)

CCA Tai Fforddiadwy (2004)

CCA Cyfarwyddyd dylunio ar gyfer yr Amgylchedd Trefol a Gwledig (Mawrth 2008)

Polisi Cynllunio Cymru Cyfrol 5 (Tachwedd 2012)

Nodyn Cyngor Technegol 2: Cynllunio a Thai Fforddiadwy (2006)

Nodyn Cyngor Technegol 5: Cynllunio a Chadwraeth Natur (2009)

Nodyn Cyngor Technegol 12: Dyluniad (2009)

Nodyn Cyngor Technegol 18: Trafnidiaeth (2007)

4. Ymateb i'r Ymgynghoriad a'r Cyhoeddusrwydd

Y **Cyngor Tref** yn argymhell gwrthod am y rhesymau canlynol:

- Dwysedd a gorddatblygu ynghyd â chloi tir a allai olygu bod y Cyngor hwn a'r Cyngor Sir yn torri amodau Adran 17 y Ddeddf Trosedd ac Anhrefn.
- Mae'r fynedfa a'r Priffyrdd i'r stadau cyfredol yn beryglus, yn gul ac yn ansafonol o ran eu lled.
- Ffordd "Ilwybr byr" is-safonol gyda risg gynyddol, yn arbennig i blant, i gael mynediad i'r ysgol gyfagos a'r cae chwarae cyhoeddus.
- Cynnydd yn nwysedd cyfredol y traffig o ran ceir a lorïau masnachol.
- Gwifrau pŵer foltedd uchel - perygl i drigolion a phlant yn arbennig - angen cyngor gan y Cwmni Pŵer ynglŷn â'r ystyriaethau iechyd a diogelwch.
- Llifogydd a ffrydiau naturiol - Hwn oedd y prif gyflenwad dŵr cyntaf i Borthaethwy oherwydd y ffrydiau naturiol. Gwyddys bod yr ardal yn dioddef llifogydd yn rheolaidd.
- Mae gan drigolion yr ardal bryderon mawr ynghylch dŵr wyneb ac ati a gallant ddarparu tystiolaeth ffotograffig.

EN16 (Landscape Features of Major Importance to Flora & Fauna)
HP2 (Housing Density)
HP3 (New Housing Development – Main & Secondary Centres)
HP7 (Affordable Housing)
SG1 (Contaminated Land)
SG2 (Flood Risk)
SG3 (Controlled Waters)
SG4 (Foul Sewage Disposal)
SG6 (Surface Water Run Off)

SPG Affordable Housing (2004)

SPG Isle of Anglesey Council Design in the Urban and Rural Built Environment (March 2008)

Planning Policy Wales Edition 5 (November 2012)

Technical Advice Note 2: Planning and Affordable Housing (2006)

Technical Advice Note 5: Nature Conservation and Planning (2009)

Technical Advice Note 12: Design (2009)

Technical Advice Note 18: Transport (2007)

4. Response to Consultation and Publicity

Town Council Recommend refusal on the following grounds:

- Density and over development together with land locking which could result in this Council and the County Council being in breach of Section 17 of the Crime and Disorder Act.
- Road Access and Highways to the existing estates are dangerous, narrow non-standard width roads
- "Rat run" sub-standard road with an increased risk, particularly to children, whilst gaining access to the adjacent school and public playing field.
- The increase in the existing density of traffic for cars and commercial lorries.
- High voltage power lines - danger to inhabitants and particularly children - advice required from Power Company due to health and safety grounds.
- Flooding and natural springs - This used to be the first main water supply to Menai Bridge due to natural springs. The area is subject to flooding and known to flood regularly.
- The residents of the area have great concerns regarding surface water etc. and can provide photographic evidence.

- Fel Cyngor lleol, rydym yn argymhell nad yw'r tir hwn yn addas ar gyfer unrhyw ddatblygiad o gwbl oherwydd y ffrydiau naturiol.
- Y cwlfer yn gorlifo
- Carthffosiaeth - Yr unig wahaniaeth rhwng y cynllun blaenorol a'r cynllun newydd - dygwyd sylw at y ffaith bod y gwaith peipiau gwirioneddol yn sylweddol. Mae'r peipiau cyfredol yn mynd drwy eiddo preifat. Bydd cysylltu 18 o dai at y garthffos breifat gyfredol yn ychwanegu at y problemau a'r risg i dir ac eiddo preifat ac i drigolion cyfredol cyn iddo gyrraedd y garthffos gyhoeddus sydd eisoes wedi ei gorlwytho. Bydd hyn yn achosi llifogydd ym mhrif dref Porthaethwy oherwydd nad yw Dŵr Cymru wedi adnewyddu'r peipiau. Mae datblygwyr eraill yn yr ardal wedi cael eu gorfodi i osod pwmp. Cyfarfu Dŵr Cymru a chynrychiolwyr Cyngor Tref Porthaethwy ynghylch datblygiad Tŷ Mawr, Llanfairpwll, pryd dywedwyd wrth yr Awdurdod Dŵr nad yw'r peipiau cyfredol o Four Crosses i lawr i Garej Britannia wedi cael ei hadnewyddu a dywedwyd na ddylid caniatáu unrhyw ddatblygiadau pellach ym mhen uchaf Porthaethwy oherwydd y diffyg hwn yn Ward Tysilio.

Y Cyngorydd Jim Evans Ni chafwyd unrhyw sylwadau.

Y Cyngorydd Meirion Jones Ni chafwyd unrhyw sylwadau.

Y Cyngorydd Alun Wyn Mummery Ni chafwyd unrhyw sylwadau.

Y cyn Aelod Lleol Cyflwynodd y sylwadau canlynol:

Mae'r cais hwn wedi bod yn yr Adran Gynllunio am nifer o flynyddoedd ac wedi cael ei newid sawl gwaith ers yr adeg yr oedd ef yn aelod lleol. Mae 26 o drigolion yn y cyffiniau sydd â phryderon mawr ac maent wedi cyflwyno eu sylwadau yn ysgrifenedig.

Mae'r cyfan o Penlon wedi cael ei adeiladu dros nifer o ddegawdau gyda ffyrdd cul, mae trigolion yn parcio eu cerbydau ar ochrau'r ffordd sydd yn gyfleus allan o oriau swyddfa ac ar y penwythnosau.

Mae tair mynedfa o'r briffordd i'r stad dai fawr hon o Ffordd Pentraeth (Four Crosses, o Ffordd Pentraeth, Siop Newydd a Chil y Graig. Mae ffordd Cil y Graig yn is-safonol ac yn gul oherwydd y cerbydau sy'n cael eu parcio ar y stryd. Bydd y cais hwn yn creu 50 o symudiadau traffig ynghyd â gwaith danfon cysylltiedig.

- As local Council we recommend that this land development is not fit for any development whatsoever due to natural springs.
- Culvert overflow.
- Sewerage - The only difference between the previous plan and the new plan – it has been highlighted that the actual pipework is substantial. Route of existing pipework goes through private properties. Connecting the 18 houses to the existing private sewer will increase the problems and risk to private land and property and existing householders before it reaches the public sewer which is already overloaded. This will cause flooding within the main town of Menai Bridge due to Dwr Cymru not updating the pipes. Other developers in the area have been forced to install a pump. Dwr Cymru met Representatives of Menai Bridge Town Council regarding the Ty Mawr Development, Llanfairpwll, when it was pointed out to the Water Authority that the existing pipe work from Four Crosses down to Britannia Garage has not been ungraded and it was stated that no further development within the top end of Menai Bridge should be allowed due to this inadequacy in the Tysilio Ward.

Councillor Jim Evans No observations received.

Councillor Meirion Jones No observations received.

Councillor Alun Wyn Mummery No observations received.

Former Local Member Submitted the following observations:

This application has been within the Planning Department for many years & has been subject to many changes since the local member was in office. There are 26 residents in proximity who have grave concerns and have written in with their observations.

The whole of Penlon has been built over many decades with narrow highway widths, residents park their vehicles on the sides of roads, this is a natural convenience for out of office hours and weekends.

There are three highway accesses from this vast housing area from Pentraeth Road (Four Crosses, from Pentraeth Road, Siop Newydd and Cil y Graig. Cil y Graig is sub-standard and narrow due to on-street parking. This application will create 50 vehicle movements together with associated deliveries.

Mae'n debyg y bydd y system blaenoriaeth "Chicane" arfaethedig yn arwain at ddamweiniau oherwydd mae'r dyluniad yn dibynnu ar gwrtseis'r rheini sy'n mynd i mewn/gadael y stad.

Mewn llythyr pellach, eglura bod ganddo bryderon difrifol ynghylch datblygu'r safle.

1. Oherwydd y sefyllfa ddirifol sy'n bodoli drwy'r cyfan o ardal Penlon o ran cael mynediad i'r ffordd fawr oherwydd parcio ar y stryd, ffordd cul a dim ond 3 mynedfa neu ffordd allan i draffig sef Cil y Graig, Penlon i Ffordd Pentraeth a Stad Cae Tros Lon. Mae traffig Teithio i'r Gwaith Menai Môn yn defnyddio'r rhan hon o Borthaethwy fel ffordd fer, naill ai i osgoi tagfeydd yn ymyl Ysgol David Hughes neu i gael i Ysgol y Bont yn Nhyddyn Mostyn bob dydd.
2. Mae i safle'r datblygiad hanes hir o lifogydd oherwydd y tir corsiog. Nifer o flynyddoedd yn ôl, llenwyd y tir gan y perchennog gyda deunydd a oedd wedi ei ddympio gan godi lefel y ddaear. Yn lle lleihau llif y dŵr o'r safle, mae hyn wedi gwneud y sefyllfa'n waeth nag yr oedd o'r blaen.
3. Bydd y tai yn tyrru dros y byngalos cyfredol o gwmpas safle'r datblygiad yn Lôn y Gamfa gan olygu y bydd modd gweld i mewn i ardal breifat y gerddi cyfredol.
4. Mae gennyf bryderon difrifol ynghylch draenio dŵr wyneb o safle'r datblygiad - mae tystiolaeth hanesyddol o lifogydd o'r safle i eiddo cyfagos. Mae eiddo a gerddi rhif 18 Lôn y Gamfa yn dioddef gan lifogydd yn aml, yr un modd â'r eiddo gyferbyn i a gerllaw rhif 18. Mae'r gerddi o gwmpas yr eiddo yn cael eu heffeithio gan lifogydd yn barhaus, yr un modd â'r eiddo cyfagos gyferbyn i a ger rhif 18. Mae'r gerddi o gwmpas yr eiddo yn dioddef gan lifogydd yn barhaus, ni fedrir cael gwared ar y dŵr wyneb na'i ddraenio oherwydd mae 6 modfedd dan y tir. Cafodd yr eiddo hwn ei adeiladu gan ddatblygwyr yr ymgeisydd felly maent yn ymwybodol iawn o'r difrod a wnaed i'r eiddo hwn.
5. Nid yw'r cyfarwyddiadau cynllunio diwygiedig ar gyfer dŵr wyneb (llythyr gan y pensaer i'r Pennaeth Cynllunio 25.10.12) yn rhoddi llawer o hyder i'r bobl sy'n byw yn y cyffiniau.
6. Mae'r tanc teneuo, y celloedd storm a'r casgenni dŵr glaw wedi cael eu codi i rybudd llifogydd 30 blynedd, ni fydd modd i'r rhain ymdopi gyda nerth y dŵr wyneb a ddaw i lawr o'r caeau o'r ardal gyfagos. Mae'r safle datblygu yn "Sinc Gorsio" lle mae'r holl ddŵr wyneb yn mynd i lawr i'r safle. Pan mae'r tanciau hyn yn llawn a fydd y system ddraenio dŵr glaw cyfredol yn

The proposed "Chicane" priority system will likely result in accidents, as the design is dependent on the good nature of those entering/leaving the estate.

In a further letter he explains that he has grave concerns regarding the development of the site.

1. As the highway access throughout the whole Penlon area is at a critical stage with on street parking, narrow width roads, with only 3 access or returns for traffic, ie Cil y Graig, Penlon onto Pentreath Road and Cae Tros Lon Estate. The Menai Mon Travel to work traffic use this part of Menai Bridge as rat runs, to either pass by pass the David Hughes School snarl ups or to access the Ysgol y Bont in Tyddyn Mostyn daily.
2. The development site has a long history of flooding from boggy land; many years ago the landowner filled in the land with dumped material and raised the ground level. Instead of lessening the outfall of water from the site this has made it even worse than before.
3. The houses will tower over the existing bungalows surrounding the development site in Lon y Gamfa, encouraging viewing into the private area of existing gardens.
4. I have grave concerns about the surface water drainage from the development site - there is historical evidence of flooding from the site to adjoining properties. No 18 Lon y Gamfa's properties and gardens are continuously feeling the effect of flooding, and so are neighbouring properties opposite and adjoining no 18. The gardens surrounding the property are continuously feeling the effect of flooding, and so are neighbouring properties opposite and adjoining no 18. The gardens surrounding the property are continuously being flooded; the surface water cannot be removed or drained as the ground has 6 inches of mud under it. This property was built by the applicant developers so they are very much aware of the damage done to this property.
5. The revised planning directions for the surface water (letter from the architect to Head of Planning 25.10.12 does not give much confidence to people living in the vicinity.
6. The attenuation tank, storm cells and rainwater butts have been raised to a 30 year flood warning, these will not be able to cope with the massive strength of surface water coming down from the fields of the surrounding area. The development site is a "Boggy Sink" where all the surface water travels down to the site. When these tanks are full will the existing surface water

- gallu ymdopi gyda'r llif, os bydd y rhain yn cael ei difrodi, pa mor aml fydd y datblygwyr yn dod i siecio/trwsio'r offer. A fydd y rhwystr yn cael ei fonitro'n rheolaidd.
7. Mae'r aelod lleol yn dymuno i aelodau'r Pwyllgor Cynllunio gerdded o gwmpas safle'r datblygiad ac yn eu cynghori i ddod â wellingtons.
 8. Mae gan y rhan fwyaf o'r eiddo cyfagos gyfleusterau carthffosiaeth sydd heb eu mabwysiadu – a ydynt i fyny â safonau cyfreithiol?
 9. Mae yna ardal tir caeedig rhwng tir y datblygiad a Gilfach Goch, yn y gorffennol mae pobl ifanc wedi bod yn gwneud coelcerthi yno, a fydd y datblygwyr yn defnyddio'r ardal hon ar gyfer plotiau adeiladu yn y dyfodol?
 10. A fydd yr eiddo newydd yn dai fforddiadwy a pha ganran o'r tai newydd fydd yn dai fforddiadwy.
 11. Mae perygl mawr y bydd traffig sy'n symud o'r safle yn goryrru ac yn creu damweiniau, a oes bwriad i osod twmpathau yn y ffordd yn y dyfodol ynghyd ag arwyddion priodol ar y briffordd.
 12. Petai'r datblygwr presennol yn gwerthu'r tir i ddatblygwr arall, a oes modd sicrhau y bydd unrhyw amodau ar y cais cynllunio yn cael eu gorfodi'n gadarn.
 13. Mae'n bosib y bydd gan safle'r datblygiad gydag 17 o dai newydd gymaint â 50 o gerbydau, ynghyd â faniau danfon nwyddau, lorïau i'r safle - ni fydd y ffyrdd presennol yn gallu ymdopi gyda'r cynnydd anferthol hwn yn y traffig i'r rhan hon o Penlon
 14. Mewn cyfarfod gyda Dŵr Cymru a Chyngor Tref Porthaethwy nifer o flynyddoedd yn ôl, nododd rheolwyr y bwrdd dŵr y byddai'r dŵr wyneb a'r garthffosiaeth sy'n pasio drwy Borthaethwy o'r stadau tai i lawr i gylchfan Britannia yn golygu na fyddai modd i'r system ymdopi gydag unrhyw ddŵr ychwanegol ac y byddai'n rhaid ystyried buddsoddi yn sylweddol yn y dyfodol.
- drainage cope with the outflow, if these are damaged how often will the developers come and check/repair the equipment. Will the blockage be monitored regularly?
7. The local member wishes the Planning Committee members to walk the development site and advise them to bring their wellingtons.
 8. Most of the surrounding properties have un-adopted sewage facilities – are they up to lawful standards?
 9. There is a land locked area between the development land and Gilfach Goch, in the past youngsters have been building bonfires there, will the developers be using this for building plots in the future?
 10. Will the newly built properties be affordable housing and what percentage of the new build will be?
 11. There is a great danger for traffic moving off the site will cause speeding and accidents to existing property owners, will there be sleeping policemen installed in the future, and appropriate highway signage.
 12. Should the present developer sell off the land to another developer, can we make sure that any conditions on the planning application are strongly enforced.
 13. The development site with 17 new houses may have as many as 50 owner vehicles, plus delivery vans, lorries to the site – the present road structure will not cope with this massive increase in volume of traffic in this part of Penlon.
 14. In a meeting with Welsh Water and Menai Bridge Town Council many years ago, water board managers indicated that the volume of surface water and sewerage passing through Menai Bridge from the housing estates down to the Britannia roundabout would mean that the system would not be able to cope with any extra volume, and that serious investment should be looked at in the future.

Mewn llythyr ar wahân, nododd yr aelod lleol ei fod yn dymuno i'r cais gael ei ystyried gan y pwyllgor cynllunio am resymau priffyrdd.

Priffyrdd Caniatâd amodol yn gofyn am ddarparu 'chicane' wrth y fynedfa i'r datblygiad. Yn ogystal, mae angen i'r archwiliad diogelwch a gynhaliwyd gan beirianwyr allanol ar y 'chicane' fod yn foddhaol.

Draenio Mae'r system ddraenio dŵr wyneb a'r symiau a weithiwyd allan i gefnogi hynny yn foddhaol yn gyffredinol ar yr amod fod amod cynllunio wedi ei eirio'n addas yn cael ei gynnwys

In a separate letter it was indicated the local member wished the application to be reported to the planning committee on highway grounds.

Highways Conditional permission notably requiring the provision of a chicane at the entrance to the development. Also required that the proposed chicane was subject to a safety audit by external engineers which has been undertaken and is acceptable.

Drainage The surface water drainage system and supporting calculations are generally satisfactory subject to a suitably worded planning condition to cover outstanding aspects. In addition the applicant

mewn perthynas â'r agweddau sy'n parhau i fod angen sylw. Yn ychwanegol at hyn, dylid dweud wrth yr ymgeisydd y bydd angen caniatâd penodol gan yr Awdurdod hwn ar gyfer cwlferi ffosydd cyfredol a hynny yn unol ag adran 23 Deddf Draenio Tir 1991.

Rheoli Adeiladu Bydd y lled o 3.1 metr rhwng cyrbinau fynedfa 'chicane' yn dderbyniol yn yr achos hwn.

Ymgynghorydd Ecolegol yn fodlon gyda'r wybodaeth ecolegol a gyflwynwyd fel rhan o'r cais cynllunio. Wedi argymhell wedyn y gellir darparu byffer ar gyfer y safle fel rhan o ddarpariaethau'r cynllun tirlunio ar hyd y ffin a fyddai'n cadw'r coed aeddfed a nodwyd yn yr adroddiad ecolegol.

Mae'r Ymgynghorydd Ecolegol hefyd wedi ymateb i un o'r gwrthwynebiadau isod ac wedi egluro pam na fedrir cyfiawnhau gofyn am arolwg ystumod mewn perthynas â'r datblygiad ar y safle hwn.

Ymgynghorydd Tai Fforddiadwy Yn argymhell bod 6 tŷ fforddiadwy ar 85% o bris y farchnad yn cael eu darparu gydag adolygiad manwl o incwm a chostau ar ôl eu cwblhau.

Cyfoeth Naturiol Cymru Mae'r cynigion dŵr wyneb yn dderbyniol ar yr amod bod y dŵr wyneb yn cael ei deneuo a'i storio ar y safle yn unol â'r amod a argymhellir, nad yw'r cyfraddau arllwysiadu'n cael eu newid ac na ddylid cynyddu'r risg o ran llifogydd/draenio. Maent hefyd wedi ymchwilio i'r trwyth olchion sy'n tarddu o safle'r cais ac wedi penderfynu nad oes angen cymryd unrhyw gamau yn y cyswllt hwn.

Nid oes unrhyw wrthwynebiadau i'r datblygiad ar sail cadwraeth natur ond maent wedi gwneud nifer o sylwadau ar yr adroddiad ecolegol ac mae'r rheini wedi cael eu cynnwys fel amodau neu gynghorion fel sy'n briodol.

Gwasanaethau Amgylcheddol Yn argymhell amodau a chynghorion o ran gweithgareddau adeiladu a thir llygreddig.

Dwr Cymru Caniatâd amodol ac wedi cadarnhau bod y trefniadau carthffosiaeth yn dderbyniol. Maent hefyd wedi cadarnhau y gall y system garthffosiaeth gyhoeddus yng nghyffiniau'r datblygiad ymdopi gyda llif y garthffosiaeth o'r datblygiad ac wedi gwneud sylwadau ar yr achosion penodol o rwystrau yn y gwrthwynebiadau a gafwyd.

Gwasanaeth Tân Dim sylwadau o ran cyflenwad dŵr neu fynediad i'r datblygiad gan yr injan dân.

Scottish Power Dim sylwadau.

should be advised that culverting of the existing ditches will require the express approval of this authority under section 23 of the Land Drainage Act 1991.

Building Control The 3.1 meter width between the kerbs of the "chicane entrance" will be acceptable in this instance.

Ecological Adviser Satisfied with the ecological information submitted as part of the planning application. Subsequently also recommended that the buffer for the site could be achieved as part of the provisions of a landscaping scheme along the boundaries which retains mature trees noted in the ecological report.

The Ecological Adviser has also responded to one of the objections below and explained why requesting a bat survey in connection with the development could not be justified on this site.

Affordable Housing Adviser Recommended that 6 affordable homes at 85% of the market value are provided, with a detailed review of income and costs after completion.

Natural Resources Wales The surface water proposals are acceptable subject to surface water being attenuated and stored anon site as per the condition recommended, then the discharge rates should remain unchanged and flood/drainage risk should not be increased. Have also investigated leachate originating from the application site and decided not to instigate any proceedings in this regard.

No objections are raised to the development on nature conservation grounds but they have made a number of observations as regard the ecological report which have been included as conditions or informatives as appropriate.

Environmental Services Conditions and informatives recommended as regards construction activities and contaminated land.

Welsh Water Conditional permission and have confirmed that the foul drainage arrangements are acceptable. They have also confirmed that the public sewerage system in the vicinity of the development can accommodate foul drainage flows from the development and they have commented on specific instances of blockage in the objections received.

Fire Service No observations as regards water supplies or access to the development by fire appliances.

Scottish Power No observations received.

Ymddiriedolaeth Bywyd Gwyllt Gogledd Cymru

Mae safle'r datblygiad arfaethedig yn union gerllaw Gwarchodfa Natur Caeau Pen y Clip ar hyd y ffin dde orllewinol. Mae'r ardal hon o'r warchodfa yn gorsiog ac mae dŵr yn sefyll ar y tir ar wahanol adegau o'r flwyddyn. Byddem yn croesawu arwydd o'r modd y byddir yn rhwystro'r dŵr sy'n llifo o'r datblygiad rhag mynd i mewn i'r warchodfa; mae'n debygol y gallai'r llif hwn fod yn llygredig am amryw rhesymau. Caiff y warchodfa natur ei phori am oddeutu 5-6 mis y flwyddyn ac rydym yn pwysleisio na ddylai fod unrhyw fylchau ar y ffin ar unrhyw adeg. Un o nodweddion allweddol ein gwarchodaf natur yw'r rhywogaethau o wrychoedd. Ymddengys fod y cynllun tirlunio yn awgrymu y byddai gwrychyn llydan o rywogaethau amrywiol nad ydynt yn rhai cynhenid yn cael eu plannu o gwmpas y datblygiad. Rydym yn argymhell yn gryf y dylid plannu rhywogaethau cynhenid yn lle'r rhain yn arbennig ar y ffin dde orllewinol.

Ymateb i Gyhoeddusrwydd

Derbyniwyd 43 o lythyrau yn gwrthwynebu'r cais cynllunio am y rhesymau isod:

- Ystyriaethau mynediad a thraffig yn ystod ac yn dilyn y gwaith adeiladu
- Pwy fydd yn gyfrifol am drwsio Lôn y Gamfa yn dilyn ei defnyddio gan draffig adeiladu.
- Mae tagfeydd eisoes ym Mhenlon. Mae'r awdur yn dwyn sylw at bwynt peryglus wrth gornel Penlon/Cil y Graig.
- Mae cerbydau'r gwasanaethau argyfwng, loriau lludw a cherbydau masnachol eisoes yn cael anhawster cael at eiddo yn y rhan hon o'r stad.
- Pryderon ynghylch y fynedfa yn 55 Lôn y Gamfa a'r ffaith bod y fynedfa i'r datblygiad yn gul. Mae lled lôn arferol y stad yn 8.5 metr ond y tu allan i rif 55, mae wedi ei ostwng i 4.150. Dywed yr awdur hefyd y dylid cael pafin o flaen ei heiddo ond y byddai hynny yn gostwng y lled ymhellach i 2.650 metr. Mae diffyg llwybr troed o flaen eiddo'r awdur yn golygu y bydd pobl yn gadael y stad ar ochr eiddo'r awdur.
- Dywed un awdur bod y cynlluniau yn gamarweiniol o ran y 'chicane' ac mae'n werth nodi bod y llwybr troed yn dod i ben wrth wal yr ardd ac nad oes unrhyw fynediad i gerddwyr yn union y tu allan i fynedfa'r eiddo.
- Risg i blant sy'n chwarae yn y stryd.
- Mynedfa beryglus i feicwyr a cherddwyr.
- Goblygiadau o ran parcio
- Carthffosiaeth - Dywed un awdur bod un prif garthffos wedi blocio a bod y cynnwys wedi

North Wales Wildlife Trust The proposed development lies immediately adjacent to our Caeau Pen y Clip Nature Reserve along its south-west boundary. This area of the reserve is marshy with areas of standing water at various times of the year. We would welcome an indication of how surface run-off from the development will be prevented from entering the reserve; it is likely that this run-off could be contaminated in various ways. The nature reserve is grazed for 5-6 months of the year and we stress that the boundary must remain intact at all times. One of the key features of our nature reserve is its species rich hedgerows. The Landscaping Plan appears to indicate that a 2m wide hedge of various non-native species will be created around the development. We would strongly recommend that these are replaced with native species, especially on the south-western boundary.

Response to Publicity

43 letters received objecting to the planning application on the following grounds:

- Access & traffic considerations, during and following construction.
- Who will be responsible for the repair of Lon y Gamfa following the use by construction traffic?
- Penlon is already congested. Writers point to a danger spot at the corner of Penlon/Cilgraig.
- Emergency services refuse vehicles and commercial vehicles currently have difficulty accessing properties in this part of the estate.
- Concern regarding ingress and access at 55 Lon y Gamfa and the narrowness of the access to the development. The normal road width in the estate is 8.5 meters whereas outside 55 it is reduced to 4.150. The writer states that there should also be a pavement in front of their property but that this would reduce the width further to 2.650 meters. The lack of a footpath in front of the writers property means that people will leave the estate on the writer's side.
- One writer states that the drawing are deceptive regarding the chicane and it is noteworthy that the footpath ends at the garden wall with no pedestrian access immediately outside the entrance to the property
- Risk to children playing in the street.
- Unsafe access for cyclists and pedestrians.
- Parking implications
- Sewerage - One writer states that they had the main sewer backing up and releasing

llifo ar draws eu heiddo ac 17 o gartrefi eraill a oedd yn cysylltu i'r garthffos ac y byddai hyn eto yn rhoddi pwysau difrifol ar system sydd eisoes yn methu ymdopi gyda'r tai presennol.

- Colli preifatrwydd ac edrych dros yr ystafelloedd gwely.
- Llifogydd. Nodwyd bod y ffrwd sy'n rhedeg i gwlfert yn Lôn y Gamfa yn gorlifo i erddi ac i'r lon. Mae pobl efail yn cyfeirio at y ffaith fod ffrydiau ar y safle.
- Effaith ar lif y ffrwd.
- Tân oherwydd nid oes mynediad uniongyrchol i'r tir.
- Dwysedd y datblygiad.
- Dim newid ers y ceisiadau cynllunio diwethaf.
- Holi a ddylid adeiladu yn ymyl polyn trydan. Gallai hyn fod yn andwyol i iechyd y deiliaid.
- Bydd y datblygiad yn andwyol i fywyd gwylt a phlanhigion ar y llecyn glaswelltog
- Effaith ar fwynderau eiddo cyfredol yn yr ardal oherwydd edrych drosodd, traffig, sŵn, llygredd, anhwylystod.
- Yr elfen tai fforddiadwy yn cael ei gwestiynu.
- Mae'r safle y tu allan i ffin Cynllun Datblygu Lleol Ynys Môn. Roedd y CDLI mwy diweddar yn dangos llinell o gwmpas y safle ond ni chafodd y llinell ei chymeradwyo.
- Mae tai eisoes ar werth yn yr ardal.
- Y rhagolygon economaidd yn golygu y byddai'r tai yn wag.
- Eiddo gweigion yn arwain at fwy o drosedd.
- Dyluniad y system ddraenio a gyflwynwyd yn annerbyniol ac ni fyddai'r datblygwyr yn ei chynnal.
- Mae'r datblygiad mewn ardal gadwraeth/llain las yn ardal Porthaethwy.
- Cynnydd yn y sbwriel a'r gwastraff a fydd yn cael ei adael.
- Dywed yr awdur eu bod o'r farn y byddai datblygu'r tir yn cael effaith ar eu gallu i werthu eu tai
- Mae'r stad yn ddigon mawr eisoes
- Pris eiddo cyfagos yn mynd i lawr
- Gofynnwyd a yw'r arolwg ystumod wedi cael ei gynnal ac mae'r awdur yn dweud ei fod wedi gweld ystumod yn yr ardal.
- Ymholiad ynghylch digonolrwydd y trefniadau o ran rheoli dŵr wyneb.
- Diogelwch plant sy'n chwarae.

Derbyniwyd llythyr gan y cyn Aelod Cynulliad yn gofyn am i sylwadau'r etholwyr gael eu hystyried yn llawn wrth benderfynu ar y cais cynllunio. Mewn llythyr pellach, caiff gwrthwynebiadau etholwyr eu

its contents all over their property a further 17 homes linking into the sewer this would again put severe pressure on a system that is already at its limits and not large enough to cope with the houses there at present.

- Invasion of privacy & overlooking of bedrooms.
- Flooding. Noted that the stream that runs to a culvert in Lon y Gamfa floods into gardens and the road. Other writers refer to there being springs on the site.
- Effect on the flow characteristics of the stream.
- Fire as there is no direct access to the land.
- Density of the development.
- No change since last planning application applications.
- Queried whether building should take place near an electric pole. This could be detrimental to the health of occupants.
- Development will be detrimental to wildlife & flora using the green area.
- Effect on the amenities of existing properties in the locality by virtue of overlooking, traffic, noise, pollution, inconvenience.
- Affordable housing element questioned and queried.
- The site is outside the boundary in the Ynys Mon Local Plan. The more recent LDP showed a line around the site but this was never approved.
- Existing dwellings already for sale in the area.
- Economic outlook could mean that the houses would be empty.
- Empty properties result in increased crime rates.
- Design of the submitted drainage system is unacceptable and would not be maintained by the developers.
- The development is on a conservation area/green belt for the Menai Bridge area.
- Increase in litter and waste disposal.
- The writer states that they believe that any development of the land will affect their ability to sell their house.
- The estate is already big enough.
- De-valuation of adjacent properties.
- Queried whether a bat survey has been undertaken and the writer states that they have seen bats in the area.
- Adequacy of the surface water regulation arrangements queried.
- Safety of children playing.

A letter has been received from the former Assembly Member requesting that full consideration is provided to views of constituents in determining the planning application. In a further

cynnwys a gofynnir i'r rheini gael eu hystyried ar adeg penderfynu ar y cais cynllunio.

Derbyniwyd un llythyr hefyd gan yr Aelod Seneddol yn disgrifio pryderon un o'i etholwyr, ac mae'r rheini wedi eu cynnwys gyda rhai a restrir uchod.

5. Hanes Cynllunio Perthnasol

39C285: Datblygiad Preswyl. Tynnwyd yn ôl - 09.08.00.

39C285A: Newid Cytundeb Adran 106 oedd ynghlwm wrth ganiatâd cynllunio 39C83 er mwyn dileu'r adran oedd yn ymwneud â ffurfio lle chwarae. Caniatáu - 04.02.99

39C285B: Datblygiad preswyl. Gwrthodwyd ar 10.11.99 ar y sail y byddai'r safle yn y cefn gwlad ac yn groes i bolisi, hefyd ar y sail bod y systemau dŵr wyneb a draenio tir presennol yn anaddas i gymryd y dŵr wyneb ychwanegol o'r datblygiad.

39C285C: Cais amlinellol am ddatblygiad preswyl a chreu mynedfa newydd. Tynnwyd yn ôl - 17.04.2008

39C285E/SCR: Barn Sgrinio. Ddim angen AEA - 15.08.2007.

6. Prif Ystyriaethau Cynllunio

Yr Egwyddor o ddatblygu Preswyl

Gan ystyried darpariaethau adran 38(6) Deddf 2004, os oes unrhyw sylw i'w roi i'r cynllun datblygu i bwrpasau gwneud penderfyniad o dan y Deddfau cynllunio rhaid i'r penderfyniad gael ei wneud yn unol â'r cynllun oni bai bod yna ystyriaethau o bwys sy'n nodi fel arall. Mae'r cynllun datblygu ar gyfer Ynys Môn yn cynnwys Cynllun Fframwaith Gwynedd (cymeradwywyd Tachwedd 1993) a Chynllun Lleol Lleol Ynys Môn (mabwysiadwyd Rhagfyr 1996).

Mae safle'r cais y tu allan ond yn gyfagos i ffin ddatblygu Porthaethwy yng Nghynllun Lleol Ynys Môn (Rhagfyr 1996) ac y mae felly yn y cefn gwlad. Mae'r cais felly wedi ei hysbysebu fel cais sy'n tynnu'n groes i bolisiau A6 Cynllun Fframwaith Gwynedd a 53 yn y Cynllun Lleol Ynys Môn.

Yn y Cynllun Datblygu Unedol Ynys Môn a Stopiwyd 2005, mae safle'r cais wedi ei leoli y tu fewn i'r ffin ddatblygu. O ystyried y camau pell yr aethpwyd gyda pharatoi'r cynllun hwn gellir rhoi cryn bwysau i'w ddarpariaethau ac y maent yn gorbwysu darpariaethau'r cynllun datblygu ac felly mae'r egwyddor o ddatblygu yn dderbyniol, yn amodol ar

letter the objections of a constituent are enclosed and it is requested that they are considered in determining the planning application.

One letter has also been received from the Member of Parliament describing the concerns of one of his constituents, grounds of which are contained in those listed above.

5. Relevant Planning History

39C285: Residential Development. Withdrawn - 09.08.00.

39C285A: Modification of Section 106 Agreement attached to planning permission 39C83 so as to discharge the section relating to the formation of a play area. Approved - 04.02.99

39C285B: Residential development. Refused on the 10.11.99 on the grounds that the site would be in the countryside and in contravention of policy, also on the grounds that the existing surface water and land drainage systems are not suitable to take additional surface water development.

39C285C: Outline application for residential development and construction of a new access. Withdrawn - 17.04.2008

39C285E/SCR: Screening Opinion. No EIA required - 15.08.2007.

6. Main Planning Considerations

Principle of Residential

Having regard to the provisions of section 38(6) of the 2004 act, if regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise. The development plan for Anglesey comprises the approved Gwynedd Structure Plan (approved November 1993) and the adopted Ynys Mon Local Plan (adopted December 1996).

The application site is located outside but adjoining the settlement boundary of Menai Bridge in the adopted Ynys Mon Local Plan (December 1996), and is therefore in the countryside. The application has therefore been advertised as a departure from policies A6 of the Gwynedd Structure Plan and 53 of the Ynys Mon Local Plan.

In the Stopped Ynys Mon Unitary Development Plan 2005 the application site is located within the settlement boundary. Given the advanced stage reached in the preparation of this plan weight can be attributed to its provisions such as to outweigh the provisions of the development plan and the principle of the development is acceptable subject

yr ystyriaethau manwl a restrir isod.

Parcio ar y Briffordd ac Ystyriaethau Diogelwch

Ceir mynediad i'r datblygiad oddi ar y briffordd gyhoeddus gyda system flaenoriaeth yn cysylltu'r datblygiad o Lôn y Gamfa ac mae hwn wedi bod yn destun adroddiad Archwiliad Diogelwch gan Beirianwyr mewn cysylltiad â'r rhan hwn o'r datblygiad sydd yn cael ei dderbyn gan Adain Priffyrdd y Cyngor. Mae rhai o'r gwrthwynebiadau a dderbyniwyd yn nodi anawsterau a wynebir gan gerbydau argyfwng yn benodol y Gwasanaeth Tân yn cael at y safle drwy Cil y Graig lle mae cerbydau wedi eu parcio yn lleihau lled y gerbydion a hefyd drwy'r "chicane" arfaethedig oherwydd ei led. Nid yw Gwasanaeth Tân Gogledd Cymru yn gwrthwynebu o gwbl o ran lled unrhyw un o'r ffyrdd hyn o gael mynediad. Mae Adain Rheoli Adeiladau'r Cyngor hefyd wedi cadarnhau bod lled o 3.1m yn y "chicane" arfaethedig yn dderbyniol o ran caniatâu mynediad i gerbyd argyfwng.

Mae llawer o'r gwrthwynebiadau a dderbyniwyd yn ymwneud â pha mor ddigonol yw rhwydwaith y priffyrdd oddi amgylch ac yn arbennig y rhannau o Penlon a Cil y Graig. Nid oes unrhyw wrthwynebiad i'r Cais Cynllunio yn cael ei wneud ar y sail hon gan yr Adain Priffyrdd gan ei fod yn ystyried y gall rhwydwaith y ffyrdd ymdopi'n iawn gyda maint y datblygiad sy'n destun yr adroddiad hwn.

Ceir ar ddeall bod y datblygwr, mewn proses di statudol ar wahân, wedi cytuno i dalu £10,000 tuag at wneud gwelliannau, tawelu traffig a bydd yr arian wedi ei glustnodi mewn cyswllt â'r datblygiad hwn. Bydd yr Adain Priffyrdd wedyn yn monitro'r datblygiad am gyfnod o 12 mis wedi'i bobl ddechrau byw yn yr anheddau er mwyn asesu unrhyw effeithiau traffig a byd y cyfraniad ariannol yn cael ei ddefnyddio wedi hynny ar gyfer unrhyw waith fydd ei angen. Os na fydd unrhyw effeithiau yn codi o'r datblygiad, yna bydd arian y datblygwr yn cael ei ddychwelyd iddo.

Draenio Dŵr Wyneb a Dŵr Budr

Bydd y draeniad carthffosiaeth o'r datblygiad wedi ei gysylltu i'r garthffosiaeth gyhoeddus. Lleoliad y cysylltiad fydd twll arolygu ar Lôn Gamfa. Pan gyflwynwyd y cais rydym ar ddeall mai carthffosiaeth breifat oedd yma ond yn 2011 ddaeth Dŵr Cymru yn gyfrifol am bob carthffosiaeth oedd yn gwasanaethu dau eiddo neu fwy ac ers yr amser hwn mae wedi bod yn garthffosiaeth gyhoeddus a Dŵr Cymru yw'r ymgymerydd statudol cyfrifol. Mae Dŵr Cymru wedi cadarnhau nad oes ganddo unrhyw wrthwynebiadau i'r trefniadau draenio carthffosiaeth o osod yr amodau a argymhellir.

Bydd dŵr wyneb o'r datblygiad yn cael ei arllwys i gwrs dwr cyfagos sy'n arwain i garthffosiaeth dŵr wyneb preifat sy'n arllwys yn uniongyrchol i Afon

to the detailed considerations listed below.

Highway Parking & Safety Considerations

The development would be accessed from the public highway with a priority system connecting the development from Lon y Gamfa and this has been the subject of a Safety Audit report by Engineers in connection with this part of the development which is accepted by the council's Highways section. Some of the objections received point to difficulties faced by emergency vehicles notably the Fire Service in reaching the site via "Cil y Graig" where parked vehicles reduce the width of the carriageway and via the proposed chicane by virtue of its width. No objections are raised on this basis by North Wales Fire Service in terms of the width of either of these means of access. The council's Building Control Section has also confirmed that 3.1 m width of the proposed chicane is acceptable in terms of emergency vehicle access.

Many of the objections received relate to the adequacy of the surrounding highway network and in particular parts of "Penlon" & "Cil y Graig". No objections are raised to the Planning Application on these grounds by the Highways Section as they consider that the highway network can adequately cater for the scale of development subject to this report.

It is understood that in separate non statutory process that the developer has agreed to make a payment of £10,000 towards improvements, traffic calming which will be ring fenced in connection with this development. The Highways Section will then monitor the development for a 12 month period following the occupation of the dwellings in order to assess any traffic impacts and contribution will then be used for any necessary works arising. If no attributable impacts found within this period the developer's monies will be returned.

Foul & Surface Water Drainage

Foul drainage from the development will be connected to the public sewer. The connection point will be to a manhole on "Lon Gamfa". When the application was submitted it is understood that this was a private sewer but in 2011 Welsh Water became responsible for all sewers serving two or more properties and since this time it has been a public sewer and for which they are the responsible statutory undertaker. Welsh Water has confirmed that they have no objections to the foul drainage arrangements subject to the conditions recommended.

Surface water from the development will be discharged into an adjacent watercourse which leads to a private surface water sewer which outfalls directly into the Menai Straits. Objections

Menai. Cafwyd gwrthwynebiadau yn dweud bod y cwrs dwr hwn yn gorlifo ac y bydd y datblygiad hwn yn gwaethygu'r mater. Nid ydym yn credu mai hyn fydd yr achos gan fod y system draenio dŵr wyneb a fwriedir mewn cyswllt â'r datblygiad yn mynd i gyfyngu'r llif dŵr i 3 litr yr eiliad. Mae'r system wedi ei dylunio hefyd i storio dŵr wyneb o ddigwyddiadau y tu hwnt i'r 1 mewn 30 hyd at y digwyddiad 1 mewn 100 mlynedd, mewn tanciau unigol o dan y ddaear. Mae'r cynigion hyn yn dderbyniol i Asiantaeth yr Amgylchedd, Dŵr Cymru a Swyddog Draenio'r Cyngor.

Cadwraeth Natur

Mae'r cais yn cael ei gefnogi gan asesiad ecolegol sydd hefyd wedi ei ddiweddaru o ystyried y cyfnod o amser y bu'r cais cynllunio dan ystyriaeth gan yr awdurdod cynllunio lleol.

Mae ffin dde-orllewin safle'r cais wedi ei leoli ger Gwarchodfa Natur Caeau Pen y Clip sy'n cael ei reoli gan Ymddiriedolaeth Bywyd Gwyllt Gogledd Cymru ac maent wedi gwneud sylwadau manwl .

Mae'r ystyriaethau o bwys uchod wedi eu hystyried gan Cyfoeth Naturiol Cymru ac Ymgynghorydd Ecolegol y Cyngor ac nid ydynt yn lleisio unrhyw wrthwynebiadau, ac argymhellir amodau lle bo hynny'n briodol isod.

Dyluniad ac Edrychiad Allanol

Mae'r datblygiad wedi ei leoli mewn rhan o Borthaethwy lle cafwyd datblygiadau tai gweddol fodern ers y 1970au. Yn y cyd-destun hwn , bydd cymeriad, edrychiad a dwysedd y datblygiad yn gweddu gyda'r pethau o'i gwmpas.

Mwynderau Preswyl

Rhoddyd sylw hefyd i edrych drosodd ar effaith ar olygfa'r eiddo preswyl cyfagos yn Lôn y Gamfa a Gilfach Goch. Ystyriod bod y cynnig yn dderbyniol yn hyn o beth .

7. Casgliad

Er y ffaith bod y cais yn un sy'n tynnu'n groes i Gynllun Lleol Ynys Môn, mae'r egwyddor o gael datblygiad preswyl yn dderbyniol o ystyried y camau pell yr aethpwyd gyda pharatoi'r CDU a Stopiwyd. Mae ystyriaethau o bwys, yn bennaf ystyriaethau priffyrdd a draenio, wedi eu hystyried yn yr adroddiad uchod ac ystyriod eu bod yn dderbyniol o osod yr amodau isod.

8. Argymhelliad

Awdurdodi Pennaeth y Gwasanaeth Cynllunio i

have been received that this watercourse floods & that this development will exacerbate the issue. It is not considered that this will be the case as the surface water drainage system proposed in connection with the development flows will be limited to 3 litres a second. The system is also designed to store surface water from events beyond the 1 in 30 and up to the 1 in 100 year event in individual tanks below ground. These proposals are acceptable to the Environment Agency, Welsh Water and the council's Drainage Officer.

Nature Conservation

The application is supported by an ecological assessment which has also been updated given the length of time that the planning application has been under consideration by the local planning authority.

The south-western boundary of the application site is located adjacent to the Caeau Pen y Clip Nature Reserve which is managed by North Wales Wildlife Trust who has made detailed observations.

Both the above material consideration have been considered by Natural Resources Wales and the council's Ecological Adviser and no objections are raised, conditions are recommended where appropriate below.

Design & External Appearance

The development is located in a part of Menai Bridge which has been developed with modern relatively housing developments since the 1970's. In this context the character, appearance and density of the development will accord with that of the surroundings.

Residential Amenity

Regard has been given in terms of overlooking and the effect on the outlook of adjacent residential properties at Lon y Gamfa and Gilfach Goch. The proposal is considered acceptable in this regard.

7. Conclusion

Notwithstanding the fact that the application comprises a departure from the Ynys Mon Local Plan the principle of residential development is acceptable given the advanced stage reached in the preparation of the Stopped UDP. Detailed considerations notably highway and drainage considerations have been considered in the report above and are considered acceptable subject to the conditions listed below.

8. Recommendation

To authorise the Head of Planning Service to

ganiatáu'r cais yn amodol ar gwblhau cytundeb cyfreithiol yn cynnwys yr ymrwymiad canlynol:

6 uned tai Fforddiadwy i'w darparu mewn cysylltiad â'r datblygiad ar 85% o werth y farchnad.

Wedi hynny bod caniatâd cynllunio'n cael ei ryddhau gyda'r amodau canlynol:

(01) Rhaid cychwyn y datblygiad y cyfeirir ato yn y caniatâd cynllunio hwn ddim hwyrach na (pum) mlynedd o ddyddiad y caniatâd hwn.

Rheswm: Ufuddhau i anghenion Rhan 91(1) Deddf Cynllunio Gwlad a Thref 1990.

(02) Rhaid i'r datblygiad a ganiateir yma gael ei adeiladu yn hollol unol â'r manylion a ddangosir ar y cynlluniau a roddwyd gerbron isod a geir yn y ffurflen gais, ac mewn unrhyw ddogfennau eraill sydd ynghyd â'r fath gais.

Dyluniad Rhif	Enw'r Dyluniad
1	Gosodiad Safle
3	Gosodiad Draeniant Budr
5	Cynlluniau Llawr a Drychiadau
6	Adrannau Draeniad Budr
8	<u>Manylion chicane diwygiedig a dreifiau i Lleiniau 1 a 2</u>
9	<u>Gosodiad Diwigiedig / Lefelau Lleiniau Diwygiedig 1/2 a 5/6</u>
10	<u>Cynllun Lleoliad "A"</u>
12	<u>Cynllun Gosodiad Dŵr wyneb</u>
13	<u>Adrannau Draeniad Dŵr wyneb</u>
14	<u>Arolwg topograffig</u>
15	<u>Cynllun Lleoliad "B"</u>

Oni bai iddo gael ei ganiatáu yn wahanol yn ysgrifenedig gan yr awdurdod cynllunio lleol neu ei gynnwys o fewn unrhyw ddarpariaethau yn yr amodau yn y caniatad cynllunio hwn.

Rheswm: I sicrhau bod y datblygiad yn cael ei wneud yn unol â'r manylion sydd wedi eu cymeradwyo.

(03) Ni chaniateir cyflawni unrhyw ddatblygiad cyn cyflwyno manylion am y deunyddiau y bwriedir eu defnyddio ar wynebau allanol y datblygiad i'r Awdurdod Cynllunio Lleol, a'u

permit the application subject to the completion of a legal agreement containing the following obligation:

6 Affordable housing units to be provided in connection with the development at 85% of the market value.

Thereafter that planning permission is issued subject to the following conditions:

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

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

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans tabled below and contained in the form of application, and in any other documents accompanying such application.

Drawing No	Drawing Name
1	Site Layout
3	Foul Drainage Layout
5	Floor Plans/Elevations
6	Foul Drainage Sections
8	Revised Chicane detail and driveways to Plots 1 and 2
9	Revised Layout/Levels Plots 1/2 and 5/6
10	Location Plan "A"
12	Surface Water Layout Plan
13	Surface Water Sections
14	Topographical Survey
15	Location Plan "B"

Unless otherwise approved in writing by the local planning authority or 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 take place until trade descriptions of the materials proposed to be used on the external surfaces of the development have been submitted to and

cymeradwyo ganddo mewn ysgrifen. Rhaid defnyddio'r deunyddiau a gymeradwywyd wrth weithredu'r datblygiad.

Rheswm: I sicrhau bod y datblygiad yn edrych yn foddhaol.

(04) Ni chyflawnir unrhyw ddatblygiad cyn cyflwyno i'r Awdurdod Cynllunio Lleol gynllun tirwedd a phlannu coed sy'n darparu ar gyfer cadw'r coed presennol, a'i gymeradwyo ganddo mewn ysgrifen. Bydd y cynllun tirwedd yn dangos y plannu arfaethedig, yn cynnwys rhywogaethau, maint a dwysedd ac yn gwahaniaethu rhwng y coed hynny a gedwir gan ddangos eu rhywogaeth, ymlediad ac aeddfedrwydd ynghyd a mesurau i'w gwarchod yn ystod y datblygiad. Bydd y gwaith plannu newydd a gymeradwyir yn cael ei weithredu ddim hwyrach na'r tymor plannu cyntaf ar ôl meddiannu'r adeiladau neu gwblhau'r datblygiad, pa un bynnag fyddo gyntaf. Gweithredir y mesurau gwarchod cyn cychwyn y datblygiad.

Rheswm: Er budd mwynderau gweledol yr ardal.

(05) Os oes unrhyw goeden neu lwyn sydd yn rhan o'r cynllun tirwedd a gymeradwywyd ymhen cyfnod o bum mlynedd o'i ph/blannu yn methu sefydlu, yn cael ei niweidio neu yn cael ei heintio'n ddifrifol, yn marw neu yn cael ei symud am unrhyw reswm yna fe fydd coeden neu lwyn newydd o fath, maint ac aeddfedrwydd a gymeradwyir gan yr Awdurdod Cynllunio Lleol yn cael ei ph/blannu yn eu lle yn ystod y tymor plannu nesaf.

Rheswm: Er budd mwynderau gweledol yr ardal.

(06) Ni chyflawnir unrhyw ddatblygiad hyd nes fo manylion lefelau slabiau arfaethedig yr adeilad(au) mewn perthynas â lefelau presennol ac arfaethedig yr adeilad wedi eu cyflwyno ac wedi eu cymeradwyo yn ysgrifenedig gan yr Awdurdod Cynllunio Lleol. Fe fydd yr adeilad(au) yn cael ei/eu hadeiladu/hadeiladu gyda'r lefelau slabiau arfaethedig.

Rheswm: I osgoi unrhyw amheuaeth ac i sicrhau ffurf foddhaol o ddatblygiad.

(07) Ni chaniateir gwneud unrhyw waith datblygu hyd nes y bo manylion llawn am gynllun yn nodi'r holl ddulliau arfaethedig o gau o amgylch ac o fewn y safle boed gyda waliau, ffensys neu wrychoedd wedi ei gyflwyno i'r Awdurdod Cynllunio Lleol ac wedi derbyn ei ganiatâd ysgrifenedig. Rhaid adeiladu, codi neu blannu'r dull cymeradwy o amgáu cyn bod neb yn byw yn y datblygiad.

approved in writing by the Local Planning Authority. The approved materials shall be used in the implementation of the development.

Reason: To ensure a satisfactory appearance to the development.

(04) No development shall take place until a scheme of landscaping and tree planting for the site which provides for the retention of existing trees has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall show the proposed planting, including species, size and density and distinguish those trees to be retained showing their species, spread and maturity together with measures for their protection in the course of development. The approved new planting shall be implemented no later than the first planting season after the occupation of the buildings or completion of the development, whichever is the sooner. The approved protection measures shall be implemented prior to the commencement of development.

Reason: In the interests of the amenities of the locality.

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

Reason: In the interests of the amenities of the locality.

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

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

(07) No development shall take place until full details of a scheme indicating all of the proposed means of enclosure around and within the site whether by means of walls, fences or hedges has been submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be constructed, erected or planted prior to the occupation of the development.

Rheswm: I sicrhau bod y manylion ac edrychiad y datblygiad yn dderbyniol i'r Awdurdod Cynllunio Lleol.

(08) Rhaid i'r manylion sydd i'w cyflwyno i dderbyn caniatâd ysgrifenedig yr Awdurdod Cynllunio Lleol i gynnwys cynllun tirlunio a phlannu coed ar y safle sy'n darparu ar gyfer cadw'r coed presennol. Rhaid i'r cynllun tirlunio ddangos y gwaith plannu arfaethedig yn cynnwys rhywogaeth, maint a dwysedd gan wahaniaethu rhwng y coed sydd i'w cadw yn dangos eu rhywogaeth, eu taeniad a'u hoed ynghyd a mesurau i'w diogelu yng nghwrs y datblygiad yn unol â BS 5837:2005 Coed mewn Perthynas â Gwaith Adeiladu. Rhaid i'r plannu newydd fydd wedi ei gymeradwyo gael ei wneud heb fod yn hwyrach na'r tymor plannu cyntaf ar ôl i bobl ddechrau byw yn yr adeiladau neu gwblhau'r datblygiad, prun bynnag yw'r cyntaf. Rhaid i'r mesurau diogelu a gymeradwywyd gael eu rhoi ar waith cyn dechrau'r datblygiad.

Rheswm: Er budd mwynderau gweledol yr ardal.

(09) Os oes unrhyw goeden neu lwyn sydd yn rhan o'r cynllun tirweddu a gymeradwywyd ymhen cyfnod o bum mlynedd o'i ph/blannu yn methu sefydlu, yn cael ei niweidio neu yn cael ei heintio'n ddifrifol, yn marw neu yn cael ei symud am unrhyw reswm yna fe fydd coeden neu lwyn newydd o fath, maint ac aeddfedrwydd a gymeradwyir gan yr Awdurdod Cynllunio Lleol yn cael ei ph/blannu yn eu lle yn ystod y tymor plannu nesaf.

Rheswm: Er budd mwynderau gweledol yr ardal.

(10) Rhaid i ddŵr wyneb a dŵr budr ddraenio o'r safle ar wahân.

Rheswm: Er mwyn gwarchod y cyfan o'r garthffos gyhoeddus

(11) Ni chaniateir i ddŵr wyneb lifo yn uniongyrchol neu'n anuniongyrchol i'r sustem garthffosiaeth gyhoeddus oni bai y cytunwyd yn ysgrifenedig gyda'r awdurdod cynllunio lleol.

Rheswm: Atal gormod o ddŵr rhag llifo i'r sustem garthffosiaeth gyhoeddus, gwarchod iechyd a diogelwch preswylwyr a sicrhau na chaiff yr amgylchedd ei niweidio.

(12) Ni chaiff dŵr draenio tir arllwys yn uniongyrchol nac yn anuniongyrchol i'r system garthffosiaeth gyhoeddus.

Rheswm: Rhwystro gormod o ddŵr rhag llifo i'r system garthffosiaeth gyhoeddus a llygru'r

Reason To ensure that the details and appearance of the development are acceptable to the Local Planning Authority.

(08) The details to be submitted for the approval in writing of the Local Planning Authority shall include a scheme of landscaping and tree planting for the site which provides for the retention of the existing trees. The landscaping scheme shall show the proposed planting including species, size and density and distinguish the trees to be retained showing their species spread and maturity together with measures for their protection in the course of development in accord with BS 5837:2005 Trees in Relation to Construction. The approved new planting shall be implemented not later than the first planting season after the occupation of the buildings or completion of the development, whichever is the sooner. The approved protection measures shall be implemented prior to the commencement of development.

Reason: In the interests of the amenities of the locality.

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

Reason: In the interests of the amenities of the locality.

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

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

(11) 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.

(12) 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.

amgylchedd.

(13) Ni chaniateir dechrau unrhyw waith datblygu hyd nes y bo'r datblygwr wedi paratoi cynllun ar gyfer draeniad cynhwysfawr ac integredig y safle yn dangos sut y byddir yn delio â dŵr budr, dŵr wyneb a dŵr tir a bod hyn wedi ei gymeradwyo gan yr Awdurdod Cynllunio Lleol.

Rheswm: Er mwyn sicrhau bod cyfleusterau draenio effeithiol yn cael eu darparu ar gyfer y datblygiad arfaethedig, ac na fydd unrhyw effeithiau niweidiol yn digwydd i'r amgylchedd nac i'r system garthffosiaeth gyhoeddus bresennol.

(14) Serch y manylion draenio a gyflwynwyd ni chaniateir dechrau unrhyw waith datblygu a ganiateir yma hyd nes y bo'r manylion draenio canlynol wedi eu cyflwyno i'r awdurdod cynllunio lleol ac wedi derbyn ei ganiatâd ysgrifenedig:

Dyluniad a manyleb lawn ar gyfer yr holl system rheoleiddio dŵr wyneb a dŵr budr a draeniau tir sy'n gwasanaethu'r datblygiad (yn cynnwys yr holl lefydd parcio a ffordd/ffyrdd y stad.

Rhaid i'r system rheoleiddio dŵr wyneb sydd i'w gyflwyno dan ddarpariaethau'r amod hwn gyfyngu'r rhediad dŵr wyneb i 3 litr yr eiliad a bod wedi ei ddylunio i storio dŵr wyneb hyd at ddigwyddiad 1 mewn 100 mlynedd.

Rhaid i'r manylion a ganiateir dan ddarpariaethau'r amod hwn fod wedi eu cwblhau ac yn gweithio'n llawn cyn y bydd neb yn byw yn y datblygiad a ganiateir yma.

Rheswm: Er mwyn sicrhau bod y datblygiad yn cael ei ddraenio'n ddigonol ac i atal risg gynyddol o lifogydd ar y safle ac oddi ar y safle.

(15) Serch y cynlluniau a gymeradwyir yma ni chaniateir dechrau unrhyw waith datblygu hyd nes y bo manylebau a chynlluniau llawn am y system flaenoriaeth arfaethedig a ddangosir ar ddyluniad rhif (**) ac a dderbyniwyd (****) wedi eu cyflwyno i'r awdurdod cynllunio lleol ac wedi derbyn ei ganiatâd ysgrifenedig. Ni chaniateir i neb fyw yn yr anheddau ar y datblygiad a ganiateir yma hyd nes y bo'r system flaenoriaeth sydd wedi chymeradwyo o dan yr amod hwn wedi eu cwblhau'n llawn.**

Rheswm: I leihau'r perygl a'r anghyfleustra i ddefnyddwyr y briffordd.

(16) Bydd raid adeiladu pob dreif gerbydau ar oledf na fydd yn ddim mwy serth nag 1 mewn 20 am y 5 metr cyntaf yn ôl o ochr agosaf y llwybr cerdded cyffiniol.

(13) No development shall commence until the developer has prepared a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and land drainage will be dealt with and this has been approved by the Local Planning Authority.

Reason: To ensure the effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system.

(14) Notwithstanding the drainage details submitted no development approved by this permission shall be commenced until the following drainage details have been submitted to and approved in writing by the local planning authority:

Full design and specification for all foul, surface water regulation system and land drains serving the development (including all parking areas and the estate road(s).

The surface water regulation system to be submitted under the provisions of this condition shall limit surface water run-off to 3 litres a second shall be designed to store surface water up to 1 in a 100 year event.

The details approved under the provisions of this condition shall be completed and fully operational prior to the occupation of the development hereby approved.

Reason: To ensure that the development is adequately drained prevent the increased risk of flooding on and off the site.

(15) Notwithstanding the plans hereby approved no development shall commence until detailed specifications and plans of the proposed priority system illustrated on drawing number (**) and received (****) shall be submitted to and approved in writing by the local planning authority. No dwelling on the development hereby approved shall be occupied until the priority system duly approved under this condition has been fully completed.**

Reason: To minimise danger and inconvenience to highway users.

(16) The vehicle driveways shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining footway.

Rheswm: I leihau'r perygl a'r anghyfleustra i ddefnyddwyr y briffordd.

(17) Rhaid cwblhau'r lle parcio ceir yn gwbl unol â'r manylion fel a gyflwynwyd cyn cychwyn ar y defnydd a ganiateir yma ac wedyn bydd raid cadw'r lle parcio i'r dibenion hyn yn unig.

Rheswm: I alluogi cerbydau i dynnu oddi ar y ffordd, parcio a throi o'r briffordd i leihau peryglon, rhwystr ac anhwylostod i ddefnyddwyr y briffordd gyfagos.

(18) Ni chaniateir i unrhyw waliau, gwrychoedd, ffensys (yn cynnwys unrhyw ddulliau o amgáu) a godir neu a blennir o fewn 2 fetr i ffordd/ffyrdd y stad a ganiateir yma ac/neu'r briffordd gyhoeddus fod yn uwch na 0.6 metr uwch lefel cerbydlon y ffordd.

Rheswm: I ddarparu rhyng-weledd digonol rhwng y fynedfa a'r briffordd gyhoeddus bresennol ar gyfer diogelwch a hwylustod defnyddwyr y briffordd a'r fynedfa.

(19) Rhaid adeiladu'r ffordd/ffyrdd stad a'r mynedfeydd a ganiateir yma yn unol ag "Anghenion Technegol ar gyfer Ffyrdd Stad ym Môn" Cyngor Sir Ynys Môn (Dyddiad) neu unrhyw ddogfen arall amgen a gymeradwyir yn ysgrifenedig gan yr awdurdod cynllunio lleol.

Rheswm: Er mwyn lleihau peryglon, rhwystr ac anhwylostod i ddefnyddwyr y briffordd a'r fynedfa.

(20) Rhaid cwblhau'r ffordd/ffyrdd stad a ganiateir yma i orffeniad cwrs sylfaen gyda'r system ddraenio dŵr wyneb wedi ei gwblhau ac yn gweithredu'n llwyr cyn datblygu unrhyw un o'r anheddau a ganiateir yma.

Rheswm: Er mwyn lleihau peryglon, rhwystr ac anhwylostod i ddefnyddwyr y briffordd a'r fynedfa.

(21) Rhaid i'r ffordd/ffyrdd stad a ganiateir yma fod wedi ei gyrbio a'r gerbydlon a llwybrau troed wedi eu hwynebu cyn bod neb yn byw yn yr annedd olaf yn y datblygiad a ganiateir yma neu o fewn 2 flynedd i ddechrau'r datblygiad hwn pa un bynnag yw'r cyntaf.

Rheswm: Er mwyn lleihau peryglon, rhwystr ac anhwylostod i ddefnyddwyr y briffordd a'r fynedfa.

(22) Ni chaniateir dechrau'r datblygiad hyd nes bod fesurau mewn lle ar gyfer rheoli a chynnal a chadw y fynedfa a'r ffordd yr ystad yn unol â manylion a gyflwynwyd yn flaenorol i a'u

Reason: To minimise danger and inconvenience to highway users.

(17) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

(18) All walls, hedges, fences (includes any means of enclosure) erected or planted within 2 meters of the estate road(s) hereby approved and /or the public highway shall not exceed 0.6 meters above the level of the road carriageway.

Reason: To provide adequate inter-visibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(19) The estate road(s) and accesses hereby approved shall be constructed in accord with the Isle of Anglesey Council "Technical Requirements for Estate Roads in Anglesey" (Date) or any expressly alternative document approved in writing by the local planning authority.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(20) The estate road(s) hereby approved shall be completed to a base course finish and with the surface water drainage system complete and fully operational prior to the development of any of the dwellings hereby approved.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(21) The estate road(s) hereby approved shall be kerbed and the carriageway and footways surfaced prior to the occupation of the last dwelling on the development hereby approved or within 2 years of the commencement of this development whichever is the sooner.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(22) No development shall commence until measures are in place for the management and maintenance of the access and estate roads in accordance with details previously submitted to

cymeradwyo yn ysgrifenedig gan yr awdurdod cynllunio lleol. Bydd y fynedfa a'r ffyrdd yr ystad yn cael ei gynnal yn unol â'r manylion a gymeradwywyd cyn belled â bod y defnydd a ganiateir drwy hyn yn parhau.

Rheswm: Er mwyn lleihau peryglon, rhwystr ac anhwylystod i ddefnyddwyr y briffordd a'r fynedfa.

(23) Ni chaniateir dechrau unrhyw waith datblygu a ganiateir yma hyd nes: (a) Bod safle'r cais wedi bod yn destun cynllun manwl i ymchwilio a chofnodi llygriad a bod adroddiad wedi ei gyflwyno i'r awdurdod cynllunio lleol a'i gymeradwyo ganddo. (b) Cynigion manwl yn unol â'r arferion gorau cyfredol ar gyfer symud ymaith, cynnwys neu unrhyw ffordd arall o wneud llygriad o'r fath yn ddiniwed (y "Cynigion Llygru") a'u bod wedi eu cyflwyno i'r awdurdod cynllunio lleol a'u cymeradwyo ganddo. (c) Ar gyfer pob rhan o'r datblygiad rhaid ymgymryd â chynigion llygru sy'n berthnasol i'r rhan honno (neu unrhyw ran fyddai'n cael ei effeithio gan y datblygiad, naill ai cyn neu yn ystod y fath datblygiad fel bydd yn briodol. (d) Os deuir ar draws unrhyw lygredd yn ystod y gwaith datblygu nad oedd wedi ei nodi yn flaenorol ac sy'n dod o ffynhonnell wahanol ac/neu o fath gwahanol i'r rhai fydd wedi eu cynnwys yn y "Cynigion Llygru" yna rhaid cyflwyno "Cynigion Llygru" wedi eu diwygio i'r awdurdod cynllunio lleol. (e) Os canfyddir pethau wedi eu halogi ar y safle yn ystod y gwaith datblygu mewn ardaloedd yr oedd disgwyl iddynt yn flaenorol fod yn lân, yna rhaid i'r gwaith o'u hadfer gael ei wneud yn unol â'r "Cynigion Llygru" fydd wedi eu cytuno.

Rheswm: Er mwyn sicrhau bod unrhyw halogiad sy'n bresennol yn cael ei drin yn foddhaol.

(24) Serch y cynlluniau a'r wybodaeth gefnogol a gyflwynwyd ni chaniateir i'r datblygiad a ganiateir yma ddechrau hyd nes y bo cynllun ar gyfer draenio'r safle mewn ffordd gynhwysfawr ac integredig ac yn dangos sut y byddir yn delio â draenio dŵr budr, dŵr wyneb a dŵr tir wedi ei gyflwyno i'r awdurdod cynllunio lleol ac wedi derbyn ei ganiatâd ysgrifenedig. Rhaid i'r manylion a gymeradwyir o dan ddarpariaethau'r amod hwn fod wedi eu cwblhau cyn bod neb yn byw yn y datblygiad neu unrhyw ddyddiad arall a all gael ei gymeradwyo yn ysgrifenedig gan yr awdurdod cynllunio lleol. Rhaid i rediad dŵr wyneb a gynhyrchir gan y datblygiad fod wedi ei gyfyngu i'r storm gritigol 1 mewn 100 mlynedd (gan ganiatáu ar gyfer newid hinsawdd).

Rheswm: Er mwyn sicrhau bod cyfleusterau draenio effeithiol yn cael eu darparu ar gyfer y datblygiad, ac na fydd unrhyw effeithiau andwyol yn digwydd i'r amgylchedd nac i eiddo cyfagos ac er mwyn sicrhau

and approved in writing by the local planning authority. The access and estate roads shall be maintained according to the approved details for as long as the use hereby approved continues.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(23) No development approved by this permission shall be commenced until: (a) The application site has been subjected to a detailed scheme for the investigation and recording of contamination and a report has been submitted to and approved by the local planning authority. (b) Detailed proposals in line with current best practice for the removal, containment or otherwise rendering harmless such contamination (the "Contamination Proposals") have been submitted to and approved by the local planning authority. (c) For each part of the development contamination proposals relevant to that part (or any part that would be affected by the development) shall be carried out either before or during such development as appropriate. (d) If during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the "Contamination Proposals" then revised "Contamination Proposals" shall be submitted to the local planning authority. (e) If during development work site contaminants are found in areas previously expected to be clean, then their remediation shall be carried out in line with the agreed "Contamination Proposals."

Reason To ensure that contamination present is satisfactorily remedied.

(24) Notwithstanding the plans and supporting information submitted the development hereby approved shall commence until a scheme for the comprehensive and integrated drainage of the site demonstrating how foul water, surface water and land drainage will dealt with has been submitted to and approved in writing by the local planning authority. The details approved under the provisions of this condition shall be completed prior to the occupation of the development or any other date as may be approved in writing by the local planning authority. Surface water run-off generated by the development shall be limited to the 1 in 100 year critical storm (allowance for climate change)

Reason To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or adjacent properties and to ensure satisfactory

storio / cael gwared ar ddŵr wyneb o'r datblygiad mewn ffordd foddhaol.

Cynghorion

Memo Draenio 03.04.13

Llythyr Dŵr Cymru 12.12.12 a chynlluniau

Memo Gwasanaethau Amgylcheddol 19.10.11, 23.11.12

Llythyr Asiantaeth yr Amgylchedd 19.03.13

Memo Priffyrdd 29.11.12

Cynghorir yr ymgeisydd i gysylltu gydag Adran Priffyrdd y Cyngor a chytuno ar leoliad compownd y safle, cynllun rheoli traffig, unrhyw gyfleusterau golchi olwynion cerbydau, oriau a dyddiau gweithredu a rheolaeth a gweithrediad cerbydau adeiladu, yn cynnwys cyfleusterau parcio staff a chontractwr.

Bydd yn rhaid cael caniatâd ysgrifenedig blaenorol yr Awdurdod Lleol i gwlfertu unrhyw ddyfrgwrs o dan delerau Deddf Iechyd y Cyhoedd 1936, a chaniatâd ysgrifenedig blaenorol gennym ni o dan dermau Deddf Draenio Tir 1991/Deddf Adnoddau Dŵr 1991. Rydym yn edrych i osgoi cwlferu, ac ni fydd caniatâd yr awdurdod yn cael ei roi fel arfer i waith o'r fath ar wahân i groesi mynedfeydd.

storage of/disposal of surface water from the development.

Informatives

Drainage memo 03.04.13

Welsh Water letter 12.12.12 & plans

Environmental Services memo 19.10.11, 23.11.12

Environment Agency letter 19.03.13

Highway memo 29.11.12

The applicant is advised to contact the council's Highways Section and agree the site compound location, traffic management scheme, any vehicle wheel washing facilities, hours and days of operation and the management and operation of construction vehicles, including staff and contractor parking facilities.

Any culverting of a watercourse requires the prior written approval of the Local Authority under the terms of the Public Health Act 1936, and the prior written consent from us under the terms of the Land Drainage Act 1991/Water Resources Act 1991. We seek to avoid culverting, and its consent for such works will not normally be granted except for access crossings.

13.2

Rhif y Cais: **46C427K/TR/EIA/ECON** Application Number

Ymgeisydd Applicant

**Land and Lakes (Anglesey) Ltd
c/o HOW Planning LLP
40 Peter Street
Manchester
M2 5GP**

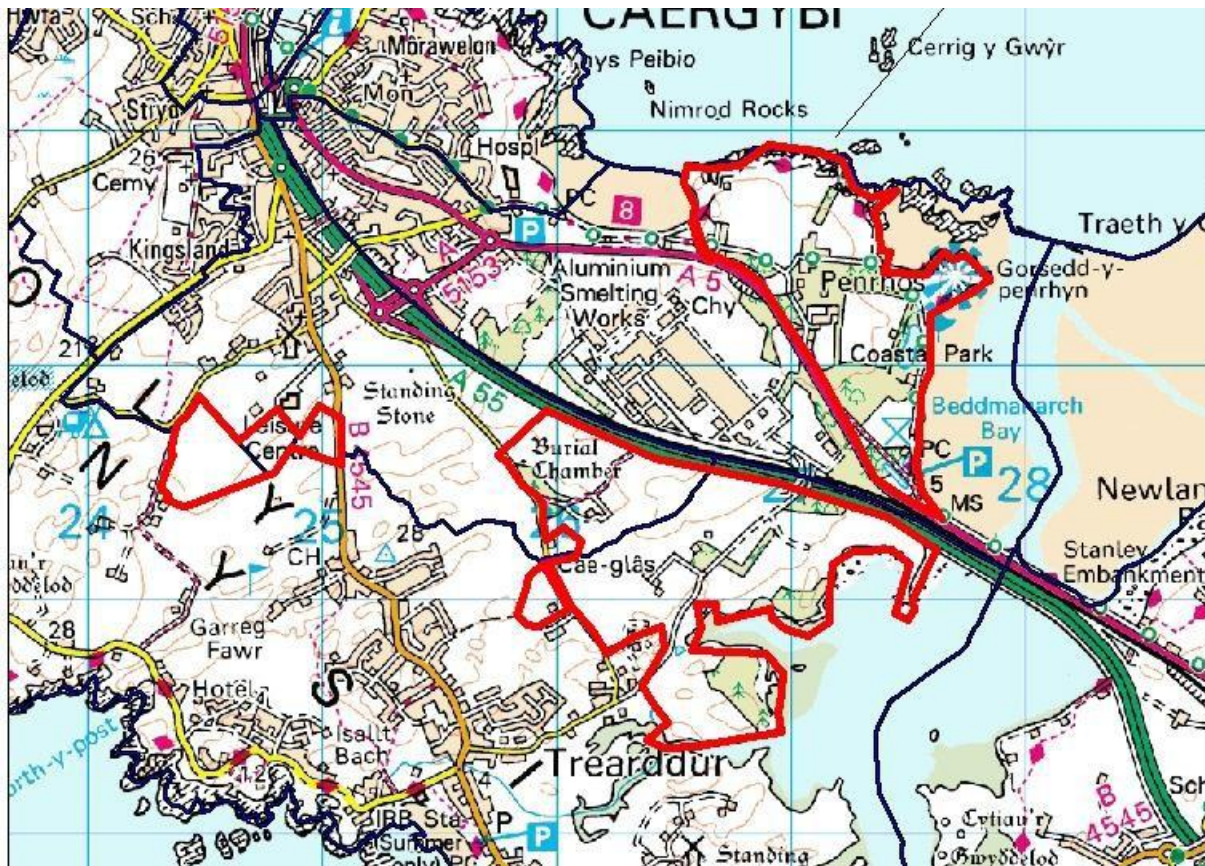
Cais cynllunio hybrid sy'n cynnig: Amlinellol gyda'r holl faterion wedi eu cadw'n ôl ac eithrio dull mynediad, ar gyfer : Pentref Hamdden ym Mharc Arfordirol Penrhos, Ffordd Llundain, Caergybi yn cynnwys: Hyd at 500 o unedau hamdden newydd gan gynnwys porthdai a bythynnod newydd; Adeilad canolbwynt canolog newydd gan gynnwys derbynfa gyda chyfleusterau hamdden gan gynnwys parc dwr isdrofannol dan do, neuadd chwaraeon dan do, caffis, bariau, bwytai ac adwerthu; Adeilad canolog newydd ar gyfer Marchnad Ffermwyr; Adeilad hamdden a sba canolog newydd; Canolfan chwaraeon dwr a chaffi newydd ar safle'r hen Dy Cwch; Dymchwel y Baddondy ac adeiladu bwyty ar ei safle; Dymchwel adeiladau eraill gan gynnwys tair ysgubor amaethyddol a thair annedd; Darparu a chynnal 29 hectar o ardaloedd cyhoeddus gyda maes parcio i'r cyhoedd a gwelliannau i'r llwybr arfordirol gan gynnwys: Rhodfeydd a reolir o fewn 15 hectar i goetir, cadw a gwella Pwll Grace, Pwll Lili, Pwll Sgowtiaid gyda llwyfannau gweld, y Fynwent Anifeiliaid Anwes, y Gofeb, y Ty Pwmp a maes picnic gyda gorsafoedd bwydo adar a chuddfannau gwyllo adar, gydag arwyddion dehongli addysgiadol a dwyieithog trwy'r cyfan; Creu trywydd cerfluniau newydd trwy goetir a llwybrau pren a gwell cysylltiad gyda Llwybr yr Arfordir; Bydd y traeth yn parhau i fod yn hygrych i'r cyhoedd gan ddarparu mynediad diogel i'r dwr bas; Canolfan Bwer a Gwres gyfun. Tir yn Cae Glas - Codi llety a chyfleusterau pentref hamdden sydd wedi eu dylunio i'w defnyddio yn y lle cyntaf fel llety dros dro i weithwyr adeiladu ar gyfer Wylfa B ar dir Cae Glas, Parc Cybi, Caergybi yn cynnwys: Hyd at 315 o borthdai i'w hisrannu yn y lle cyntaf fel llety ar gyfer gweithwyr niwclear; Adeilad canolbwynt canolog gan gynnwys derbynfa a chantîn ar gyfer y llety; Cyfleuster Parcio a Theithio gyda hyd at 700 o lecynnau parcio ceir; Gwesty newydd; Adeilad canolbwynt wrth ochr llyn yn cynnwys bwyty, caffi, adwerthu a bar; Cae pêl-droed glaswellt newydd a chae criced; a Canolfan Bwer a Gwres Gyfun. I'w haddasu wedyn (ar ôl adeiladu Wylfa B) i fod yn estyniad i Bentref Hamdden Parc Arfordirol Penrhos gan gynnwys: Porthdai ac adeiladau cyfleusterau wedi eu hadnewyddu i greu llety gwyliau o safon uchel (hyd at 315 o borthdai i

A hybrid planning application proposing: Outline with all matters reserved except for means of access, for: A leisure village at Penrhos Coastal Park, London Road, Holyhead comprising: up to 500 new leisure units including new lodges and cottages; Central new hub building comprising reception with leisure facilities including indoor sub-tropical water park, indoor sports hall, and cafes, bars, restaurants and retail; Central new Farmer's Market building; Central new spa and leisure building; A new café and watersports centre at the site of the former Boathouse; Demolition of the Bathing House and the construction of a restaurant at its former location; Demolition of other existing buildings including three agricultural barns and three residential dwellings; Providing and maintaining 29 hectares of publicly accessible areas with public car parking and enhancements to the Coastal Path, including: Managed walkways within 15 hectares of woodland, the retention and enhancement of Grace's pond, Lily Pond, Scout's pond with viewing platforms, the Pet Cemetery, War Memorial, the Pump House and picnic area with bird feeding stations and hides with educational and bilingual interpretation signage created throughout; Creation of a new woodland sculpture trail and boardwalks and enhanced connection to the Coastal Path; The beach will continue to be accessible to the public providing safe access to the shallow shelving water; A Combined Heat and Power Centre Land at Cae Glas: The erection of leisure village accommodation and facilities which have been designed to be used initially as a temporary construction workers accommodation complex for Wylfa B at land at Cae Glas, Parc Cybi, Holyhead comprising: Up to 315 lodges which will be initially sub divided for nuclear workers accommodation; Central hub building providing reception and canteen ancillary to accommodation; A Park and Ride facility comprising up to 700 car parking spaces; A new hotel; A lakeside hub comprising restaurant, café, retail and bar; New grass football pitch and cricket pitch; and a Combined Heat and Power Centre. To be subsequently converted (post Wylfa B construction) into an extension to the Penrhos Coastal Park Leisure Village comprising: Refurbished lodges and facility buildings to create high quality holiday accommodation (up to 315 family lodges); A Visitor Centre and Nature Reserve allowing controlled

deuluoedd); Canolfan Ymwelwyr a Gwarchodfa Natur sy'n caniatáu mynediad i'r cyhoedd dan reolaeth; a Canolfan Dreftadaeth gyda lle parcio i ymwelwyr. Tir yn Kingsland - Codi datblygiad preswyl a ddyluniwyd i'w ddefnyddio yn y lle cyntaf fel llety i weithwyr adeiladu yn Kingsland, Ffordd Kingsland, Caergybi yn cynnwys: Hyd at 320 o dai newydd i'w defnyddio yn y lle cyntaf fel llety dros dro i weithwyr adeiladu. I'w haddasu wedyn (ar ôl adeiladu Wylfa B) i fod yn ddatblygiad preswyl a fyddai'n cynnwys: Hyd at 360 o anheddau mewn tirwedd o safon uchel a llecynnau agored. Bydd datblygiadau atodol ar gyfer pob cam o'r gwaith datblygu, gan gynnwys darpariaethau ar gyfer parcio, ardaloedd gwasanaeth, llecynnau agored a pheiriannau/gwaith. Manylion llawn ar gyfer newid defnydd yr adeiladau Stad cyfredol ym Mharc Arfordirol Penrhos, Ffordd Llundain, Caergybi gan gynnwys newid defnydd: Twr y Beili ac adeiladau allanol yn Fferm Penrhos o dy clwb criced i fod yn ganolfan wybodaeth i ymwelwyr, bwyty, caffi, bariâu ac adwerthu; Ysgubor y Fferm ac Adeiladau Trol o fod yn adeiladau fferm i fod yn ganolfan ar gyfer hurio beiciau ac offer chwaraeon; Y Twr o ddefnydd preswyl i fod yn llety i reolwyr a swyddfa atodol; a Ty Beddmanarch o annedd i fod yn ganolfan i ymwelwyr

public access; and Heritage Centre with visitor parking. Land at Kingsland: The erection of a residential development which has been designed to be used initially as temporary construction workers accommodation at land at Kingsland, Kingsland Road, Holyhead comprising: Up to 360 new houses to be initially used as temporary construction workers accommodation. To be subsequently converted (post Wylfa B construction) into a residential development comprising: Up to 320 residential dwellings set in high quality landscaping and open spaces. Each phase of development will have ancillary development comprising car parking, servicing areas, open spaces and plant. Full detail for the change of use of the existing Estate buildings at Penrhos Coastal Park, London Road, Holyhead including the change of use for: The Bailiffs Tower and outbuildings at Penrhos Home Farm from a cricket clubhouse to a visitors information centre, restaurant, café, bars and retail; Home Farm Barn and Cart Buildings from farm buildings to cycle and sports hire centre; The Tower from residential to a Managers accommodation and ancillary office; and Beddmanarch House from residential to a visitors centre.

Parc Arfordirol Penrhos \ Penrhos Coastal Park, Cae Glas a Kingsland, Caergybi \ Holyhead



Planning Committee: 02/04/2014

Report of Head of Planning Service (DPJ)

Recommendation:

For Information Only

Reason for Reporting to Committee:

That members note the decision of the Welsh Government not to call in the above planning application for the reasons contained in their letter of 07.03.14 enclosed as Appendix 1.

That Members note that the detailed requirements of the planning obligation are now to be settled and the conditions finalised and, in accordance with the resolution of 6th November 2013, a report on these will be provided prior to the planning decision being issued.

Department for Housing and Regeneration
Adran Tai ac Adfywio



Llywodraeth Cymru
Welsh Government

Mr E Gwyndaf Jones
Chief Planning Officer
Isle of Anglesey County Council
Llangefni
Anglesey
LL77 7TW

Ein Cyf/Our ref: qA1053934/1
Eich Cyf/Your ref: 46C427K/TR/EIA/ECON
Dyddiad/Date: 7 March 2014

Dear Mr Jones

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 77 CALL IN REQUEST
TOWN AND COUNTRY PLANNING (NOTIFICATION) (WALES) DIRECTION 2012
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012
OUTLINE PLANNING APPLICATION FOR THE PROPOSED DEVELOPMENT AT
PENRHOS, CAE GLAS AND KINGSLAND, HOLYHEAD, ANGLESEY
APPLICATION NO. 46C427K/TR/EIA/ECON**

1. I refer to your letter dated 19 November 2013 to the Welsh Ministers notifying the application for planning permission referred to in the title of this letter under the Town and Country Planning (Notification) (Wales) Direction 2012. The Welsh Ministers also received requests for application no. 46C427K/TR/EIA/ECON to be called in for their determination. Likewise, they received requests for the final decision on application no. 46C427K/TR/EIA/ECON be left to the Council to make.
2. Section 77 of the Town and Country Planning Act 1990 enables the Welsh Ministers to direct that an application shall be referred to them instead of being dealt with by a local planning authority. This power falls within the portfolio of the Minister for Housing and Regeneration, Carl Sargeant AM.
3. The Welsh Government's policy on calling in planning applications is set out in *Planning Policy Wales (PPW) (Edition 6, February 2014)*. The Welsh Government considers that local planning authorities, as elected bodies, should be left to make decisions about development proposals wherever possible. The Welsh Ministers do not, in practice, call in many planning applications and will only do so where the proposal raises issues of more than local importance.



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4. To assist the Minister in his consideration of whether the application raises issues of more than local importance policy colleagues within the Welsh Government were consulted for their views. Their responses are contained at Annex 1 to this letter.
5. National planning policy in relation to Areas of Outstanding Natural Beauty (AONBs) is set out in PPW at paragraph 5.5.6 and states that:

“In National Parks or AONBs, special considerations apply to major development proposals which are more national than local in character.”

Paragraph 5.5.6 states that applications for major developments should not take place in AONBs except in exceptional circumstances and sets out the assessments that should be included in the consideration of such applications.

6. PPW advises that call-in is generally only considered appropriate where an application raises planning issues of more than local importance and that it could be considered appropriate where, for example, proposals are in conflict with national planning policies. In considering whether an application for planning permission should be called in the Welsh Ministers are concerned with whether the local planning authority has identified the planning issues and the relevant planning policies, and how the authority has assessed those issues and policies. It therefore does not follow that just because a proposal is more national than local in character that it will automatically be called in for determination by the Welsh Ministers.
7. As the application is for major development within the Anglesey AONB the Council has identified that paragraph 5.5.6 of PPW is relevant and has considered and assessed the application against it. The question of call-in is essentially about who should be the decision maker on an application for planning permission and not whether planning permission should be granted or not. Call-in is not concerned with whether the Welsh Ministers agree with the weight that the local planning authority has attached to the policies when determining an application; that is a matter entirely for the local planning authority and cannot be considered as part of the call-in process. Whilst it is for a local planning authority to reach its own conclusions on the issues raised in relation to the potential impact on the Anglesey AONB however, the Welsh Ministers would expect to see details of the evidence and assessments on which the conclusion was based.
8. The Council Officer's Report identifies that the planning application is considered to be major development and should not take place in an AONB except in exceptional circumstances. It is clear from the Council Officer's Report that the local planning authority in considering the application has had regard to the assessments listed in paragraph 5.5.6 of PPW for the consideration of applications for major developments in AONBs.
9. The Minister is of the view that the Council has identified the relevant planning issues and planning policies, and that the assessments undertaken by the Council relating to the impact on the Anglesey AONB are adequate. He also considers that the Council Officer's Report does provide consideration of the advice from NRW.

10. In relation to NRW's concerns whether the Council's committee should have resolved to approve the application prior to the finalising of the Section 106 Agreement, the Council has indicated that the resolution by the Planning Committee was to endorse authority to Officers at the Council to negotiate matters further with the applicant and stakeholders only. The Minister is of the view that NRW's concerns can be addressed through other mechanisms, such as continued negotiation of the Section 106 Agreement, other than through the call-in regime. In considering whether to call-in a planning application the Welsh Ministers are unable to take the planning merits of the proposed development into account which also applies to whether a Section 106 Agreement is adequate or not. The Heads of Terms as drafted are not detailed but it is anticipated that the detailed provisions will be a matter for negotiation between the applicant and your Council.
11. Having considered the issues associated with the application in the light of the Welsh Government's policy on call-in and the advice provided by the consultees, it is the Minister's view that the Council has balanced the environmental, economic and other policy considerations in coming to its view on the application, and has had regard to the assessments required for major development proposals in an AONB as set out in PPW. In view of this he is of the opinion the issues raised by the application are not of more than local importance. The Minister therefore does not consider the application should be called in for determination by the Welsh Ministers and it is now for your Council to determine the application as it sees fit.
12. In reaching his decision the Minister did not consider the planning merits of the proposed development and his decision not to call in the application should not in any way be taken as a reflection on the planning merits of the proposal.
13. I am directed by the Minister to refer to the Direction contained in the letter dated 11 December 2013 made under Article 18 of the above Order, in respect of the above application. The Direction was issued to stop the Council from granting planning permission for this application or any development of the same kind as that which forms part of or includes the site to which the application relates. The Direction was issued in order to allow the Welsh Ministers time to consider whether the planning application should be called in for their determination.
14. As the Minister has concluded that the application should not be called in, in exercise of his powers under Article 31 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, the Minister for Housing and Regeneration hereby cancels the Direction dated 11 December 2013 made under Article 18 of the Order.
15. Your Council has jurisdiction for deciding whether environmental impact assessment is required for this proposal and this matter has not been considered. Any screening opinion will need to be made available for public inspection.

16. It would assist us if a copy of any planning decision which your Council issues could be sent to my colleague, John Saunders (Ext 3878).

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Andrew Ward', written in a cursive style.

Andrew Ward MRTPI
Decisions Manager
Planning Division

Signed under authority of the Minister for Housing and Regeneration,
one of the Welsh Ministers

ANNEX 1 – Policy Colleagues’ Responses

i) Welsh Government Planning Policy Branch with responsibility for national planning policy on: flood risk development issues

“It is noted that a small part of the application area is identified as being within Zone C2 of the TAN15 Development Advice Map. TAN15 identifies that the proposed development of holiday chalets would be classified as Highly Vulnerable Development, and therefore should not be permitted in Zone C2 as identified in Section 6 of TAN15.

However as the Zone C2 designation affects only a small area of the application it is necessary to have regard to paragraph 11.1 of TAN15. This states that where a site falls partially within Zone C it will be a matter for the planning authority to judge whether to apply Section 6, although it is probable that an assessment in accordance with Section 7 and Appendix 1 will be required.

Paragraph 11.1 also identifies that the Environment Agency [now NRW] will assist planning authorities in coming to their decision on whether the consequences of flooding are acceptable.

It is noted that a Flood Consequence Assessment (FCA) has been prepared by Capita Symonds in support of the application. Whilst I have some reservations about the lack of modelling to support the assertions made in the FCA, and the format of the document not clearly covering the requirements set out in paragraph A1.5 of TAN15, I acknowledge that NRW’s response has indicated that they are satisfied with the level of detail in the FCA.

Consequently, on balance and in regard to paragraph 11.1 of TAN15, it is not possible to conclude that the proposed development would be contrary to national planning policy on flood risk. Therefore intervention on flood risk grounds is not recommended.”

ii) Welsh Government Planning Policy Branch with responsibility for national planning policy on: residential development issues

“This is an outline application for a “leisure village” at Penrhos Coastal Park, Holyhead providing up to 500 new leisure units on three sites (Kingsland, Cae Glas and Penrhos), including lodges, cottages and conversion of existing buildings. It is proposed that the accommodation would initially be used as temporary housing for the construction workers for Wylfa B power station. The units at the Cae Glas site would subsequently be converted into holiday lodges and those at Kingsland would be sold as market and affordable housing (in 2027-29).

The Kingsland element of the proposal is largely within Holyhead under the (unadopted) UDP. Other parts of the three sites are in the open countryside or allocated for employment, recreation and community facilities. The Cae Glas and Penrhos sites are in an AONB and part of the Cae Glas site is in a green wedge.

The construction of Wylfa B is a decision of the UK Government and the Council has recognised in a Position Statement the need to accommodate the construction workers.

According to the Officer’s Report, the “legacy” housing at the Kingsland site is not required to address housing need as Anglesey currently has a 5.8 year housing land supply (as at 1 April 2012). However, the use of this accommodation for market and affordable housing is not envisaged until 2027-29 and therefore falls outside the current five-year housing land supply timeframe and could therefore be factored into future decisions on other housing proposals. The Officer’s Report also states that there is little scope for locating the temporary accommodation elsewhere.

Under national policy, the planning system should support economic and employment growth alongside social and environmental considerations within the context of sustainable development, including aligning jobs and services with housing, wherever possible, so as to reduce the need for travel, especially by car (Planning Policy Wales, paragraph 7.1.3). National policy also states that major developments should not take place in AONBs except in exceptional circumstances. This may arise where there is demonstrated to be an overriding public need and refusal would be severely detrimental to the local economy and there is no potential for locating the development elsewhere or meeting the need in some other way (Planning Policy Wales, paragraph 5.5.6). National policy also includes a presumption against inappropriate development in green wedges, except in very exceptional circumstances where other considerations outweigh any harm which such development would do to the green wedge (Planning Policy Wales, paragraph 4.8.15).

The Officer's Report provides a detailed assessment of the above issues and recommends that the application be approved as it is considered that the proposal will provide significant economic benefits.

*Based on the information available, the proposal does not appear to be contrary to national policy and therefore **call-in is not recommended.***

iii) Welsh Government Planning Policy Branch with responsibility for national planning policy on: minerals and landfill issues

"There do not appear to be any issues of more than local importance in relation to minerals or land contamination. On this basis of these issues, non intervention is recommended."

iv) Welsh Government Planning Policy Branch with responsibility for national planning policy on: economic development and retail issues

"This is an outline application for a major "leisure village" development at Penrhos Coastal Park, Holyhead providing up to 500 new leisure units on three sites (Kingsland, Cae Glas and Penrhos), including lodges, cottages and conversion of existing buildings. Other uses spread over the three locations include, a central new hub building comprising reception with leisure facilities including indoor sub-tropical water park, indoor sports hall and cafes, bars, restaurants and retail; new Farmer's Market building; Central new spa and leisure building; and a new café and water sports centre at the site of the former Boathouse; a Combined Heat and Power Centre at Cae Glas; a Park and Ride facility comprising up to 700 car parking spaces; a new hotel; a lakeside hub comprising restaurant, café, retail and bar; new grass football pitch and cricket pitch

The application proposes that the accommodation would initially be used as temporary housing for the construction workers for Wylfa B power station. The units at the Cae Glas site would subsequently be converted into holiday lodges and those at Kingsland would be sold as market and affordable housing (in 2027-29).

The Kingsland element of the proposal is largely within Holyhead under the (unadopted) UDP. Other parts of the three sites are in the open countryside or allocated for employment, recreation and community facilities. The Cae Glas and Penrhos sites are in an AONB and part of the Cae Glas site is in a green wedge.

The construction of Wylfa B is a decision of the UK Government and the Council has recognised in a Position Statement the need to accommodate the construction workers.

National Planning Policy

Planning Policy Wales (PPW) Chapter 7 paragraphs 7.1.1 and 7.1.2 define economic development as development of land that generates wealth, jobs and incomes. Paragraph 7.1.2 explains that it is essential that the planning system makes provision for the needs of the

entire economy and not just those defined as B-B8. PPW (7.1.3) states that the planning system should support economic and employment growth alongside social and environmental considerations within the context of sustainable development, including aligning jobs and services with housing, wherever possible, so as to reduce the need for travel, especially by car.

Local planning authorities should adopt a positive and constructive approach to applications for economic development. Local planning authorities should take account of the likely economic benefits of the development (PPW 7.6.1). Local planning authorities should consider numbers and types of jobs created; whether the development will address economic disadvantage or support regeneration priorities; and contribute to wider spatial strategies such as the growth and regeneration of certain areas.

In addition local planning authorities should look favourably on proposals for new onsite low carbon energy generation (PPW 7.4.1).

PPW Chapter 11 indicates that tourism is vital to economic prosperity and job creation in many parts of Wales and can be a catalyst for environmental protection, regeneration and improvement (PPW 11.1.1). Sustainable tourism is encouraged where it contributes to economic development, conservation, rural diversification, urban regeneration and social inclusion, and recognises the needs of visitors and local communities. Appropriate tourist-related commercial development in new destinations should be encouraged. In rural areas, tourism-related development is an essential element in providing for a healthy, diverse, local and national economy. It can contribute to the provision and maintenance of facilities for local communities (PPW 11.1.7).

The Report recognises that all three sites sit within an AONB and that major developments should not take place except in exceptional circumstances. PPW (5.5.6) states that such exceptional circumstances may arise where, after rigorous examination, there is demonstrated to be an overriding public need and refusal would be severely detrimental to the local economy and there is no potential for locating the development elsewhere or meeting the need in some other way. The Report is of the view that taking into account the national policies in PPW in respect of economic development, need is demonstrated.

Officer Report

The Officer Report (referred to as the Report) considers the economic benefits of the proposal to be of significance and should be given considerable weight. The Report makes extensive reference to PPW in its assessment, particularly Chapter 7 Economic Development.

The Report explains that the development plan for Anglesey comprises the Gwynedd Structure Plan (approved November 1993) and the adopted Ynys Local Plan (adopted December 1996). The Report recognises that PPW advises that "Where development plan policies are outdated or superseded local planning authorities should give them decreasing weight in favour of other material considerations, such as national planning policy, in the determination of individual applications.

The Report presents the views of the Economic Development Unit which states that a proposal of this scale on Anglesey is a unique opportunity to transform the socio-economic fortunes of the Island (potentially for generations). The Island has over recent years suffered the lowest GVA in the UK, endured outward migration of 16-24 year old and increased economic inactivity. This proposal (along with other major energy related development) will hopefully change this trend and this point needs to be made explicit.

The Report explains that the need for the development is an important consideration in determining the planning application. The Construction worker's accommodation is required to deliver a nationally important infrastructure project supported by the UK and Welsh Government. Sole reliance on either existing residential or tourism accommodation on the

Island cannot deliver the required number of accommodation units and that a mixed approach in accordance with the Position Statement would provide a feasible and viable approach.

The Report expresses the opinion that failure to provide an appropriate site for workers' accommodation in accordance with the council's Position Statement on workers accommodation, could delay or prolong the build period of Wylfa B which is likely to have negative impacts on the local economy.

The Report considers that the need for additional employment in Holyhead and the surrounding area to try to reverse the adverse impacts of recent major job losses is undisputed. The development represents a potential investment of a significant level of capital into the local economy, during both construction and operation, assisting to diversify the local economy and providing an important complementary development to other public and private sector regeneration projects for the area. The applicant considers that if permission is refused, there will be no new long term job creation nor will any of the other benefits of the scheme be delivered. The acute need for economic growth and regeneration, and major intervention to significantly improve the economic prospects for the local community will remain unfulfilled and are likely to become more acute.

In relation to PPW section 7.6.1, the Report estimates the proposal will create up to 420 jobs per year in the construction sector; and 465 FTE operational jobs (rising to 615 FTE once multiplier effects are considered). Planning Officers acknowledge that the proposals represent a 'step change' in the economy of Anglesey.

The Report considers that policy in PPW (7.1.3) regarding aligning jobs and services with housing for sustainability reasons weighs in favour of the proposed development in terms of the proposed nuclear workers accommodation at Holyhead, given the services available and the sustainability credentials of the settlement of Holyhead. It is also considered to weigh in favour of the provision of a significant tourism/leisure facility.

The Report identifies policy in PPW (7.1.4) which states that economic development should be steered toward the most appropriate locations rather than preventing or discouraging development, and considers the application is broadly in accordance with this aim.

The Report states that there is a national need for tourism proposals such as this. Tourism Partnership North Wales has stated that "The Land and Lakes project would be of national significance in terms of tourism development and promotion. It will contribute to the national objectives of Visit Wales' Tourism 2020, i.e. to grow tourism in Wales by 10%, between 2013 and 2020."

As part of the submission a Regeneris Report which accompanied the application assessed likely socio economic impacts of the development. In response, the council commissioned URS to undertake an assessment of the anticipated impacts of the Land and Lakes development (which includes assessment of the Regeneris Report).

Recommendation

Based on the information provided the local planning authority appears to have had due regard to both national and local planning policy and carried out a detailed assessment of the application and its issues. It has considered the potential benefits of the economic, social and environmental elements of the application together with its potential impacts. From an economic development perspective the proposal does not appear to be contrary to national policy and therefore call-in is not recommended."

v) Welsh Government Planning Policy Branch with responsibility for national planning policy on: issues surrounding Welsh language

“National planning policy on the Welsh language is contained in Planning Policy Wales, and supplemented by guidance in Technical Advice Note (TAN) 20. This was recently updated and it advises local planning authorities that consideration should be given to impacts on the Welsh language when preparing a development plan. It also provides guidance for applying mitigation measures to address or reduce the impact of proposals on the language.

In considering this request I have read the relevant reports prepared by the local planning authority and am satisfied that they have given due consideration to national planning policy on the Welsh language. The Language Impact Assessment report prepared by the applicants has been scrutinised by the Joint Planning Policy Unit with appropriate regard given to national planning policy and to the authority’s own planning policies and guidance. Their analysis recognises opportunities and threats to the Welsh language arising from the proposed development, and makes clear that effective mitigation measures will be expected as part of the development.

*For these reasons, I **do not recommend** that the application is called in.”*

vi) Welsh Government Development Management Branch with responsibility for planning issues associated with Hazard Installation Control Zones and airfield safeguarding

“The application covers three separate development sites: Penrhos, Cae Glas and Kingsland. The Penrhos and Kingsland sites both fall outside the Plan A area and do not meet the consultation criteria for Plan B. Therefore they do not need to be considered further for the purposes of this response.

Parts of the Cae Glas development site, however, fall within the ambit of Plan A for the RAF Valley safeguarding zone.

The outline planning application does not specify the height of any part of the proposed development, however, based on the description it is assumed that the 45.7 metre consultation height will not be exceeded. In any case the Ministry of Defence has been consulted and are content.

In view of the above, there does not appear to be any safeguarding issues that would warrant this application being called-in.”

vii) Welsh Government Resource and Delivery Branch with responsibility for planning issues associated with recreation, leisure and tourism

“I have considered this application in accordance with RAD Branch’s responsibilities for tourism and recreation planning policy, and offer the following observation.

The development proposal is an application for development of three separate sites. One of the sites proposed for development involves removal of public access to privately owned land, currently used for recreational purposes. Whilst I note that the application proposes some level of mitigation and enhancement of associated rights of way, the loss of access to land and the provision of members-only access to recreational and leisure opportunities developed as part of the proposal do not in my view accord with the thrust of PPW 11.1.11 or TAN 16.

I note the support of the North Wales Tourism Alliance, which takes the view that the development proposal is of “national significance” for the tourism industry in Wales. The development proposal would fill a quality niche in the tourism sector in the North Wales area, and offers associated inward investment and economic development opportunities. Whilst I

concur with the Alliance that the development would provide an enhanced tourism offer in the region, the impact of the increase in tourism revenue, directly and indirectly associated with the leisure/tourism development is identified as a significant consideration in the officer's report, and I do not consider that the more-than-local impact on tourism increase is of itself a sufficient justification to recommend call-in.

On the balance of the above I do not recommend that we recover this application for the Minister's decision."

viii) Welsh Government Network Management Branch with responsibility for planning issues associated with transport

"Prior to use of the Cae Glas site as workers accommodation associated with any proposed works at Wylfa nuclear power station, full details of the forecast trip generation and mitigation of the impact on the trunk road network shall be submitted to and approved by the highway authority in writing .

The Welsh Government Transport Division has no objection in principal with the application."

ix) Cadw with responsibility for planning issues associated with the historic landscape

"The proposal is located with the vicinity of the following scheduled ancient monuments:

Cae Glas:

AN011 Trefignath Burial Chamber within boundary.

AN092 Tre-Arddur Hut Group & An012 Ty Mawr Standing Stone outside but near to boundary.

Kingsland:

AN012 Ty Mawr Standing Stone,

AN034 Porth Dafarch Hut Circles

AN033 Plas Meilw Hut Circles nearby but nor directly affected.

The proposed development is also in the vicinity of the following listed buildings:

Milestone

Candle Tower and walls adjoining remains of Penrhos House

Tower, walls and courtyard buildings

Bailiff's Tower with boundary wall, gates and attached outbuildings at Penrhos Home Farm

Barn and cart sheds, Penrhos Home Farm

Water tower

The Betting Stand (aka Rotten Tower)

The Battery

Stanley Tollhouse

In Cadw's opinion the scheduled areas and intervisibility of the above monuments would be largely unaffected and would raise no particular concerns in respect of the listed buildings. The normal planning application process should be adequate to ensure the details of the scheme are appropriate and Cadw, therefore, would not support call-in."

x) Natural Resources Wales with responsibility for planning issues associated with Site of Special Scientific Interest (SSSI), Areas of Outstanding Natural Beauty (AONB's) and Woodland Grant Schemes

"1. Thank you for your letter of 7 November requesting our views on whether the above application should be called in. NRW are of the opinion that this application should be called in for the following reasons:

- The current proposal and associated s.106 agreement does not adequately address the concerns raised by NRW or reflect the advice given.
 - Prior to approval of the application, we would have expected to see considerable progress on the detailed mitigation proposal, with clear reference to our advice to the Isle of Anglesey County Council (IoACC).
 - The need for a determination as to whether there is a national need for the application in its current form in an AONB, in line with the provisions of PPW.
2. The primary issue for NRW is that there will be a significant adverse impact on the Anglesey Area of Outstanding Natural Beauty (AONB). This is accepted by both the applicant and by the IoACC Planning Officer in his report recommending approval. We consider that impact on the adjacent SSSIs can be appropriately mitigated or compensated for, but for the AONB there will be a significant residual impact that planting and landscaping can reduce in the long term but not wholly eliminate. The local planning authority assessed those issues and came, via the Environmental Impact Assessment (EIA) process, to roughly similar conclusions about impacts.
3. However, the extent of that impact remains uncertain. The matter is complicated because the application is in outline and the details, and therefore the extent of the impacts, are the subject of ongoing discussions, which it is hoped will be resolved in the Section 106 provisions and conditions applied to the permission. **(Your question 1 refers)**

CCW (NRW's predecessor body) previously objected to this proposal as it was not satisfied that the applicant had considered the implications on the AONB and the provisions of Planning Policy Wales (PPW), and a concern that the landscape assessment and EIA did not fully recognize the extent of the adverse impacts. Following extensive discussions with the developer, and reassurances that necessary mitigation would be developed through the s.106 agreement, NRW withdrew its objection. Understood that as the application was in outline, the design detail would be the subject of future reserved matters applications, and would be the subject of ongoing discussions with the developer. We stated that our concerns over the impact on the AONB remained and we proposed a number of amendments to the design that could form part of such discussions and that we believed were necessary to alleviate impacts.

4. Our position is summarised in the IoACC Planning Officers Report to the Committee of 2nd November, Page 91;

"It is noted that NRW have concerns over the overall impact of the development on the AONB. It is also noted that they are not objecting and it is considered that provided the mitigation is undertaken, which will be subject to a section 106 agreement and appropriate conditions, then the effect on the environment can be moderated appropriately and the AONB qualities preserved and enhanced."

5. *Their report is accurate up to the word 'moderated'. While we consider that "the effect on the environment can be moderated" by conditions and amendments to the details of the proposal, it is not our view that they can be appropriately moderated for the AONB or that the overall AONB qualities will be preserved and enhanced. "Moderated appropriately" relates to the impacts on the SSSI and not the AONB. IoACC appears to conflate our view that the impacts on the SSSI can be moderated appropriately with our concerns about the AONB. (See paragraph 2 above for an accurate summary of our response.)*
6. *Our strong advice was that the consequent issue for the IoACC, in accordance with the provisions of PPW, was therefore whether it could be demonstrated that there was an overriding public need for the development and that refusal would be severely detrimental to the local economy and that there was no potential for locating the development elsewhere or meeting the need in some other way, **(Your question 3 refers)***

NRW's current position.

7. *It is clear that the current proposal, in its current form, will cause an adverse impact, the extent of which is yet to be fully determined, on an AONB. It is still not clear from the information we currently have whether our concern over the residual impacts have been resolved.*
8. *In relation to your question 5, we have to date given strong and detailed advice on the significance and importance of the AONB, the scale of impacts, and the importance of adhering to the provisions of Para 5.5.6 of PPW. We have also advised on the conditions needed to minimize impacts.*
9. *NRW has had no indication of any progress in implementing the conditions we consider necessary to minimize adverse effect. However, we note that many of the conditions attached to the IoACC Planning Officer's original report of 2 October are unenforceable, as they provide no indication of when the various schemes/information are to be submitted for approval by the authority, or whether and when the approved details should be implemented.*
10. *Under these circumstances there is likely to be significant residual adverse effects on the AONB, which can only be justified on the basis of overriding public need. Both the applicants and the IoACC Planning Officer consider that there is a national need for the proposal, in particular because of the accommodation needs produced by construction of the Nuclear Power station proposed.*
11. *Given that the justification for and objections to the proposal are both national in character, it is our view that the proposal should be called in.*

 For completeness we have provided summary answers to the specific questions you raise, listed below.

(i) What do you consider to be the issues raised by the application which are relevant to your remit?

There will be an adverse impact on the AONB which can be minimized but not wholly mitigated.

(ii) Has the local planning authority identified those issues in its consideration of the application?

Yes

(iii) Has the local planning authority identified the national planning policies and legislation/directives relevant to those issues?

Yes

(iv) Has the local planning authority assessed those issues in an appropriate manner? Here we are not asking whether or not you agree with the conclusions of the authority on the merits of the issue – that is not something we can take into consideration – but whether the authority’s assessment has been made in a reasonably robust way, using up-to-date methodology and knowledge.

Although the LPA has identified the issues in their report, their assessment and how they have reached their conclusions is vague in part, and does not demonstrate that a robust and transparent approach has been taken, particularly regarding the issue of alternatives and why the application has been aggregated into a whole.

(v) Does your consideration of these issues lead to you to conclude that the application is one which should be determined by the Welsh Ministers rather than the local planning authority? It would be appreciated if you would give your reasons for your conclusion.

See the last 2 paragraphs in the section on NRW’s current position above.”