

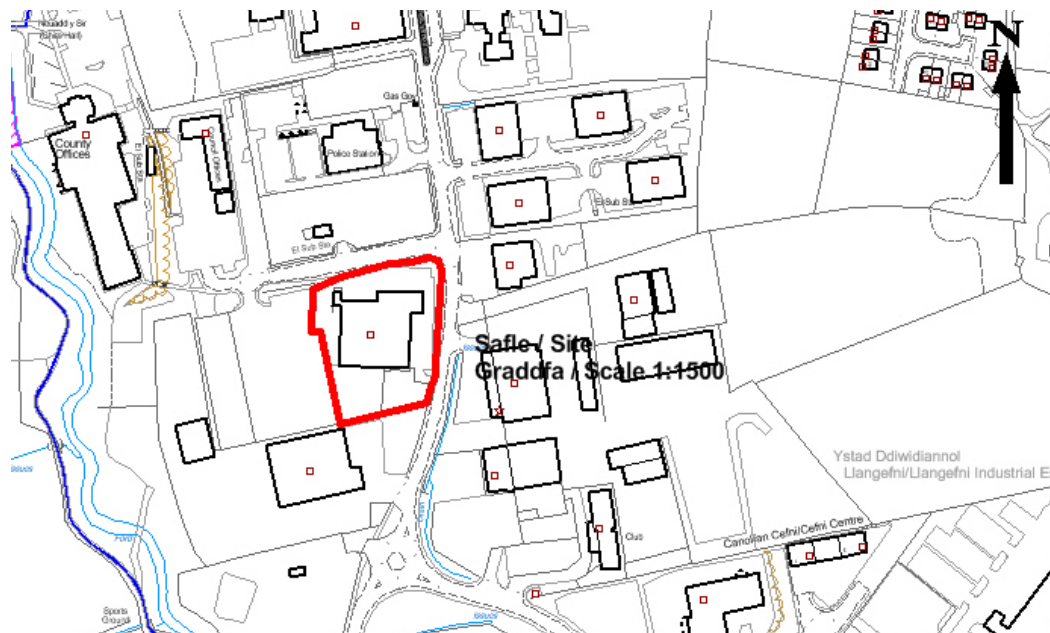
Rhif y Cais: **34LPA1015B/CC** Application Number

Ymgeisydd Applicant

Head of Service Economic

Cais llawn i godi 5 o unedau busnes hyblyg ynghyd â pharcio cysylltiedig ac iard wasanaeth, tirlunio, pwynt i wefru cerbydau trydan, panelau solar a 2 storfa ar gyfer biniau ailgylchu a lle i gadw beics ar safle'r hen / Full application for the erection of 5 flexible business units together with associated parking and service yard, landscaping, electrical vehicle charging point, solar panels and two bin \ recycling and cycling stores on the site of the former

Hyfforddiant Môn Training, Industrial Estate, Llangefni



Planning Committee: 04/11/2015

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is reported to the committee because the Isle of Anglesey Council is the land owner.

1. Proposal and Site

The application is located on a principal approach of the Llangefni Industrial estate, in vicinity of commercial and municipal uses and recently approved industrial units which are currently nearing completion. Former training units on the application site have been demolished and crushed and the site is vacant.

The development would involve the erection of 5 industrial units in one block.

The units will be for industrial and business use and each unit will be fitted out internally to accommodate the requirements of individual occupiers.

The building will be a L shaped construction and will be accessed via the existing access on the Industrial estate Road.

2. Key Issue(s)

- Principle of Development
- Drainage & Flooding
- Relationship with surrounding

3. Main Policies

Gwynedd Structure

B1 Employment Provision

Ynys Mon Local Plan

2 – New Jobs

Stopped Ynys Mon Unitary Development Plan

EP4 – Other Employment Opportunities

Planning Policy Wales (November 2012)

Technical Advice Note 15 “Development and Flood Risk”

4. Response to Consultation and Publicity

Cllr Bob Parry: No comments received at the time of writing.

Cllr Dylan Rees: No comments received at the time of writing.

Cllr Nicola Roberts: No comments received at the time of writing.

Town Council: No comments received at the time of writing.

Highways: Conditions

Drainage The applicant should provide design & construction details for the surface water attenuation.

Natural Resources Wales: No comments received at the time of writing.

Environmental Services: Comments regarding construction

Economic Development: Supportive.

In addition to the above no comments were received as a result of statutory publicity.

5. Relevant Planning History

The site was formerly used for training purposes.

34LPA1015A/CC/SCR Screening opinion for 5 industrial units No EIA required 19/6/15

6. Main Planning Considerations

Principle of development

The application site is within the settlement boundary of Llangefni in the adopted Ynys Mon Local Plan and the Stopped Ynys Mon Unitary Development Plan.

Policy 2 "New Jobs" of the Ynys Mon Local Plan (December 1996), Policy B1 of the Gwynedd Structure Plan (November 1993), EP 4 of the Stopped Ynys Mon Local Plan and Planning Policy Wales lists criteria to be assessed in a considering employment developments.

Planning Policy Wales provides guidance on the use of previously developed land and it is the Assembly Government's objective for the more sustainable use of land and to encourage regeneration to encourage development on these sites.

The application site comprises previously developed land located within the settlement and it's re-development for proposed use accords with the aforementioned planning policy framework; detailed considerations are assessed below.

Relationship with Surroundings

As indicated previously in the report the site comprises a former industrial site adjacent to commercial and municipal uses. The scale, industrial/commercial design and materials are considered to be high quality and in accord with the surroundings. A condition has been recommended requiring landscaping of the site which provides for the retention of existing trees.

Drainage and flooding

Foul drainage will be connected to the public sewer. Surface water drainage will be attenuated and connected to the existing surface water drainage serving the former buildings on the application site. Surface water from the car parking areas will pass through an interceptor..

7. Conclusion

Subject to the receipt of consultation responses from the outstanding consultees listed in the report the proposal is acceptable.

8. Recommendation

Permit

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

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

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

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

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

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

(05) No development shall commence until a 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 agreed in writing by the Local Planning Authority in liaison with Dwr Cymru Welsh Water's Network Development Consultants.

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

(06) No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent the increased risk of flooding on and off-site.

(07) 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.

(08) 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.

(09) The materials and colours in the "Schedule of External Materials" shall be used in the implementation of the development hereby approved unless otherwise approved in writing by the local planning authority.

Reason: To ensure a satisfactory appearance to the development.

(10) Each new non-residential building hereby permitted shall be constructed to achieve a minimum [Building Research Establishment Environmental Assessment Method (BREEAM)] (or subsequent equivalent quality assured scheme) overall [minimum overall standard] and achieve a minimum of [X credits] under category Ene1 - Reduction of CO2 Emissions in accordance with the requirements of [BREEAM] [date]. The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason To ensure that the development meets nationally recognised sustainability credentials.

(11) Construction of any building hereby permitted shall not begin until an 'Interim Certificate' has been submitted to the Local Planning Authority, certifying that a minimum [BREEAM] overall excellent and a minimum of 8 credits under Ene1 - Reduction of CO2" Emissions has been achieved for that individual building in accordance with the requirements of [BREEAM] [2008].

Reason To ensure that the development meets nationally recognised sustainability credentials.

(12) Prior to the occupation of the individual building hereby permitted, a 'Final Certificate' shall be submitted to the Local Planning Authority, certifying that a minimum [BREEAM] overall [minimum standard] and a minimum of [x credits] under 'Ene1 - Reduction of CO2" Emissions' has been achieved for that building in accordance with the requirements of [BREEAM] [date].

Reason To ensure that the development meets nationally recognised sustainability credentials.

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

9. Other Relevant Policies

Gwynedd Structure Plan

D29 (Design)

FF11 (Traffic) FF12 (Parking Standards)

FF15 (Pedestrian Requirements)

Anglesey Local Plan

1 (General Policy)

5 (Design)

26 (Parking)

Stopped Anglesey Unitary Development Plan

GP1 (Development Control Guidance)

GP2 (Design)

TR10 (Parking Standards)

Isle of Anglesey Parking Standards (2008)

Isle of Anglesey Design Guide (2008)