

Rhif y Cais: 34C635/ECON Application Number

Ymgeisydd Applicant

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Codi adeilad deulawr newydd fel Hwb Gweithredol yr Heddlu ynghyd a gwaith allanol cysylltiedig ar dir yn

Erection of a new two storey Operational Police Hub building together with associated external works on land at

Penyrsedd, Industrial Estate, Llangefni



Planning Committee: 06/06/2012

Report of Head of Planning Service (DPJ)

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. Former industrial units on the application site have been demolished and crushed and the site is vacant.

The development would accommodate North Wales Police's Llangefni operational hub, which comprises a centralised fast response team serving Anglesey. This would provide an approximate gross internal floor area of 1190m² in the form of a two storey building with associated parking and a perimeter fence around the development. Externally the building would be of an industrial/commercial appearance and clad with profiled metal sheeting.

The proposed vehicular access would be in the same position as the existing access onto the main 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 30

Stopped Ynys Mon Unitary Development Plan

EP4 – Other Employment Opportunities

Planning Policy Wales (March 2002)

Technical Advice Note 15 "Development and Flood Risk"

4. Response to Consultation and Publicity

Local Member No comments received at the time of writing.

Community Council No comments received at the time of writing.

Highways: No comments received at the time of writing.

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

Conservation Officer

1. The subject site has been cleared of former industrial buildings ready for a proposed new use.
2. The site is accessed off the main spinal road which runs North to South and is surrounded on three sides by commercial land and buildings with the Council Offices and land to the east.
3. From a built environment perspective the proposed building does appear to be most appropriate and fit for purpose. It's height, scale, massing, the materials, colour and design are of a high quality and all are in real context with the area. The proposed hard and soft landscaping are also appropriate and fit for purpose in the context of the proposed building and the local area.

Ecological Adviser No ecological comments on this case at this time.

Environmental Services Informatives recommended.

Welsh Water Conditional permission.

Environment Agency Satisfied that the proposed site is suitably elevated above the Afon Cefni and as such is not at risk of flooding from this source. The submitted Design and Access Statement states that sustainable drainage principles are to be used in the surface water design but no details have been received and on this basis a condition is recommended.

5. Relevant Planning History

Planning application reference numbers 34LPA418 and 34LPA928 relate to the former commercial industrial use of the site.

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. Conditions have been recommended on these matters.

Other Issues

Conditions 12, 13 and 14 relate to the Breeam standard on commercial buildings and information is awaited from the applicant to complete the requirements of these conditions.

7. Conclusion

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

8. Recommendation

That planning permission is approved subject to the receipt of information from the applicant and the following any other conditions recommended by outstanding consultees:

(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
	Site Location Plan
<u>1457.ex.01 rev a</u>	<u>Existing Site Survey</u>
<u>1457.222 rev c</u>	<u>Proposed External Works</u>
<u>1457.224</u>	<u>Proposed Site Sections</u>
<u>1457.225</u>	<u>Vehicle Wash Plan Room</u>
	<u>Thorlux Key</u>
<u>1457.226</u>	<u>Fence and Gate Details</u>
<u>1457.220 rev a</u>	<u>Proposed Bins & Bike Shelter and Heat Pump Enclosure</u>
<u>1457.203 rev b</u>	<u>Proposed Elevations</u>
<u>1457.215</u>	<u>Proposed Sections Sheet Two</u>
<u>1457.205 rec c</u>	<u>Grounf Floor Detail Layout</u>
<u>1457.206 rev c</u>	<u>First Floor Deail Layout</u>

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) The use of external lights in the development shall not commence until the lighting has been installed in accord with plans hereby approved (Thorlux Key received 13.04.12 the or any other drawing as maybe approved in writing by the local planning authority). Thereafter the approved details shall be retained in accordance with the approved specification and no additional external lighting shall be installed.

Reason To safeguard the amenities of the area.

(04) The building(s) hereby permitted shall only be constructed with slabs at levels indicated on the approved drawing No1457.224 at end insert unless otherwise approved in writing by the local planning authority.

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

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

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

(06) 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.

(07) 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.

(08) 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.

(09) 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 pervert the increased risk of flooding on and off-site.

(10) 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.

(11) 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.

(12) 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.

(13) 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.

(13) 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 [minimum standard] and a minimum of [X credits] under Ene1 - Reduction of CO2” Emissions has been achieved for that individual building in accordance with the requirements of [BREEAM] [date].

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

(14) 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 formatives

Environmental Services memo 23.04.12

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)