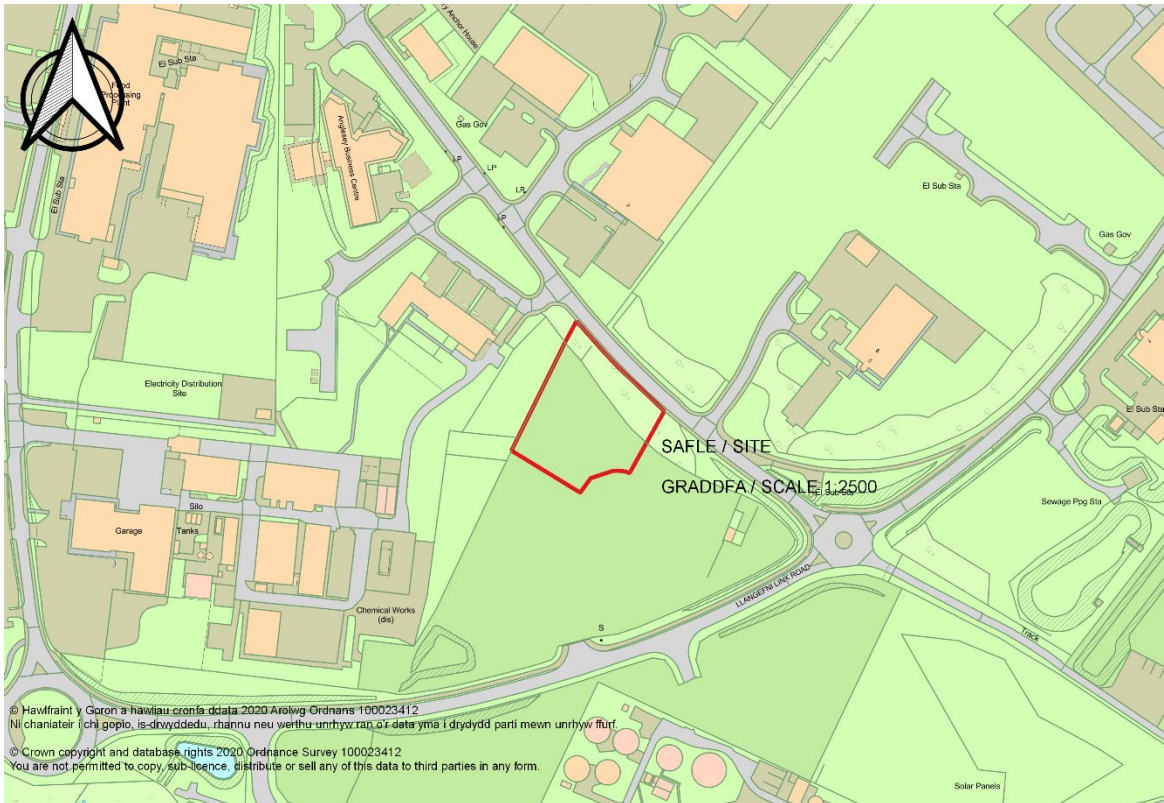


**Application Reference: FPL/2021/100**

**Applicant:** Highways, Waste and Property Pennaeth Gwasanaeth/Head of Service (Highways, Waste & Property)

**Description:** Full application for the erection of 6 business units (Use Class B1, B2 and B8) together with associated development on Plot 1

**Site Address:** Tregarnedd Industrial Park, Llangefni



**Report of Head of Regulation and Economic Development Service (Joanne Roberts)**

**Recommendation:** Permit

**Reason for Reporting to Committee**

The application is submitted by the County Council.

**Proposal and Site**

The application is submitted for the erection for 6 business units for B1, B2 and B8 uses together with associated development on Plot 1 Tregarnedd Industrial Park, Llangefni.

The application site is located to the South of the existing industrial estate adjacent to the former Pebock Chemical Works. The site is a designated employment site under policy CYF 1 of the Anglesey & Gwynedd Joint Local Development Plan.

## Key Issues

The key issues are whether the proposal accords with relevant local and national policies and is acceptable in terms of siting, design and impacts upon the character and appearance of the area.

## Policies

### Joint Local Development Plan

Strategic Policy PS 5: Sustainable Development  
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility  
Strategic Policy PS 2: Infrastructure and Developer Contributions  
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change  
Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy  
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment  
Policy ISA 1: Infrastructure Provision  
Policy TRA 2: Parking Standards  
Policy TRA 4: Managing Transport Impacts  
Policy PCYFF 2: Development Criteria  
Policy PCYFF 4: Design and Landscaping  
Policy PCYFF 3: Design and Place Shaping  
Policy PCYFF 1: Development Boundaries  
Policy CYF 1: safeguarding, Allocating and Reserving Land and Uses for Employment Use  
Policy AMG 5: Local Biodiversity Conservation  
Planning Policy Wales (Edition 11, February 2021)  
Technical Advice Note 5: Nature Conservation and Planning (2009)  
Technical Advice Note 11: Noise (1997)  
Technical Advice Note 12: Design (2016)  
Technical Advice Note 18: Transport (2007)  
Technical Advice Note 20: Planning and the Welsh Language (2017)  
Technical Advice Note 23: Economic Development (2014)  
Supplementary Planning Guidance - Planning and the Welsh Language (2007)  
Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)

### Response to Consultation and Publicity

Consultee	Response
Cynghorydd Nicola Roberts	No response at the time of writing the report.
Cynghorydd Dylan Rees	No response at the time of writing the report.
Cynghorydd Bob Parry	No response at the time of writing the report.
Cyngor Tref Llangefni Town Council	No objection.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection.
Iechyd yr Amgylchedd / Environmental Health	Comment / conditions.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments.
Ymgynghorydd Tirwedd / Landscape Advisor	Comments / conditions.

Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments / conditions.
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	Comments / conditions.
Dwr Cymru Welsh Water	Comments / conditions.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Comments / conditions.
Uned Datblygu Economaidd / Economic Development Unit	No response at the time of writing the report.
Ymgynghoriadau Cynllunio YGC	Comments.
HSE Consultations Major Hazard Sites	Advise against.

The application was afforded statutory publicity.. This was by the posting of personal notification letter to the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 22/07/2021.

At the time of writing the report no representations had been received.

### Relevant Planning History

RM/2019/11 - Cais am faterion a gadwyd yn ôl ar gyfer codi 7 uned busnes ynghyd a creu mynedfa i gerbydau a ddatblygiadau cysylltiedig ar dir yn / Application for reserved matters for the erection of 7 business units together with the construction of a vehicular access and associated development on land at - Ystad Ddiwydiannol Bryn Cefni Industrial Park, Llangefni - Caniatáu / Permit - 08.01.20

DIS/2019/114 - Cais i ryddhau amodau (06) (Gwaith archeolegol) (08) (Manylion goleuadau) (10) (Manylion traenio) o ganiatâd cynllunio 34LPA1034/CC/ECON ar dir yn / Application to discharge conditions (06) (Archaeological work) (08) (Lighting details) (10) (Drainage details) of planning permission 34LPA1034/CC/ECON on land at - Stad Diwydiannol Bryn Cefni Industrial Park, Llangefni - Amod Wedi'i Ryddhau yn Rhannol / Condition Partially Discharged - 11.02.20

34LPA1034/CC/ECON - Cais amlinellol gyda'r holl faterion wedi eu cadw'n ôl ar gyfer dau blot, sef defnydd busnes (Dosbarth B1), defnydd diwydiannol cyffredinol (Dosbarth B2) ac i'w defnyddio fel warws ac i ddosbarthu (Dosbarth B8) fel estyniad i'r parc busnes ar dir / Outline application with all matters reserved for two plots for business use (Class B1), general industrial use (Class B2) and warehousing and distribution use (Class B8) as an extension to the existing business park on land at - Stad Diwydiannol Bryn Cefni Industrial Park, Llangefni - Caniatáu / Permit 19.06.17

### Main Planning Considerations

The application is submitted for the erection for 6 business units for B1, B2 and B8 uses together with associated development on Plot 1 Tregarnedd Industrial Park, Llangefni.

The application site is located within the development boundary of the Urban Service Centre of Llangefni in accordance with policy PCYFF 1. The site is allocated for employment use (C11) under policy CYF 1 of the JLDP.

Outline planning permission was granted in June 2017 for the development of the site and adjacent land for 7 business units under planning permission reference 34LPA1034/CC/ECON and reserved matters approval was subsequently granted for the development in January 2020 under planning permission reference RM/2019/11.

The principle of the development has therefore been established and the permission remains extant. The current application is for full planning permission in relation to plot 1.

Policy CYF 1 of the JLDP relates to safeguarding, allocating and reserving land and units for employment use and states that land and units on existing employment sites listed are safeguarded for employment/business enterprises and are shown on the proposals map. The application site is allocated for B1, B2 and B8 uses under site ref C11.

Policy PCYFF 3 relates to design and place shaping and requires that all proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Proposals, including extensions and alterations to existing buildings and structures will only be permitted provided they conform, where relevant to the policy criteria.

Criterion 1 requires that it complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment.

Criterion 2 requires that it respects the context of the site and its place within the local landscape, including its impact on important principle gateways into Gwynedd or into Anglesey, its effects on townscape and the local historic and cultural heritage and it takes into account of the site topography and prominent skylines or ridges.

Criterion 3 requires that it utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate, in line with policy PCYFF 4.

The proposal is considered to be acceptable in terms of design and appearance, is in keeping with existing nearby buildings on the industrial Park and is of a high quality. It is therefore considered that the proposal accords with policy PCYFF 3.

Policy PCYFF 4 of the JLDP relates to Design and Landscaping and states that all proposals should integrate into their surroundings. Proposals that fail to show (in a manner appropriate to the nature, scale and location of the proposed development) how landscaping has been considered from the outset as part of the design proposal will be refused.

Policy AMG 5 of the JLDP relates to Local Biodiversity Conservation and states that proposals must protect and, where appropriate, enhance biodiversity that has been identified as being important to the local area by:

- a. avoiding harmful impacts through the sensitive location of development;
- b. considering opportunities to create, improve and manage wildlife habitats and natural landscape including wildlife corridors, stepping stones, trees, hedges, woodlands and watercourses.

A proposal affecting sites of local biodiversity importance will be refused unless they can conform with all the following criteria:

1. that there are no other satisfactory alternative sites available for the development
2. the need for the development outweighs the importance of the site for local nature conservation
3. that appropriate mitigation or compensation measures are included as part of the proposal.

Landscaping is being proposed as part of the development. The existing mature landscaping across the northern and eastern boundary is being retrained as part of the proposed development.

The proposed landscaping design is a mixture of grassland cover to most of the site with areas of meadow mixture around the wetland areas. The landscape officer has assessed the application and is satisfied with the proposal subject to a condition ensuring that the landscaping scheme is carried out and maintained for the lifetime of the development.

The application is also accompanied by a Construction Environmental Management Plan (CEMP) in relation to ecological resources and including long term/ongoing landscape and ecology maintenance actions (which covers the wider site subject to previous applications). The Ecological Adviser has reviewed the CEMP and is satisfied with the submitted details and that it will lead to biodiversity enhancement subject to conditions/agreements that they be carried out, managed and maintained in accordance with the CEMP.

The proposed landscaping and CEMP therefore accord with the provisions of policies PCYFF 4 and AMG 5.

Natural Resources Wales have been consulted in relation to the proposal. Concerns have been raised in relation to the potential impact of the development upon protected species (Great Crested Newts) and invasive species but NRW consider that these concerns can be overcome through the imposition of appropriate conditions.

Gwynedd Archaeological Planning Service have also been consulted on the proposals. They have confirmed that archaeological mitigation is already being implemented in relation to the conditions of the earlier consents and that the fieldwork in relation to Plot 1 has been completed. They further confirm that there are no archaeological implications in relation to the revised proposals. The permission will however be subject to a condition requiring the submission of the report on the archaeological fieldwork.

The application site is located adjacent to the former Peboc Chemical Works and continues to be within the HSE consultation zone despite the fact that the factory is no longer in operation. Consultation with the HSE is undertaken via their Planning Advice Web app and a standard response is generated based on the application details inputted. In this case the automatic HSE response was to 'advise against' the development. However, in light of the fact that the hazardous installation is no longer operational, it is considered that the advice in this case holds little weight and that refusal of the application on this basis could not be justified.

## **Conclusion**

The proposed development is therefore considered to be acceptable and conforms with the above mentioned policies and it is not considered that the development will give rise to an unacceptable impact upon the character and appearance of the area subject to conditions.

## **Recommendation**

Permit

**(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.**

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

**(02) All planting in the approved details of landscaping contained in 42493-WOOD-XX-P1-DR-L-0003\_S1\_P03 Soft Landscape Plan Sheet 1 and Sheet 2 shall be carried out in the first planting season following the use of the site or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The planting shall be retained for the life of the development hereby approved.**

Reason: In order that the proposal integrates into its surroundings as per requirements of policies PCYFF 3 and PCYFF 4.

**(03) Full details of all external lighting proposed to be used on the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby approved. Such details shall include the following:**

- That all lights shall be directed onto the application site only and not onto any surrounding land or properties including the nearby Cefni River.
- Full details of all lights including luminaire, lamp, beam widths and any anti-glare hoods to be used.
- A report on any light spillage (including lux levels) onto any surrounding land or properties arising from the external lighting proposed.

**No external lighting other than that approved under this condition shall be used on the development. The external lighting approved shall be installed in strict accordance with the details approved in writing by the Local Planning Authority.**

Reason: To avoid / minimise wildlife impacts.

**(04) In the event of any contamination being found, no further development shall be carried out until a suitable Remediation Strategy is submitted and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.**

Reason: In the interest of public health.

**(05) The buildings hereby approved shall be used for the purposes identified in use classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Orders 1987.**

Reason: To define the scope of this permission.

**(06) The car parking accommodation shall be completed in full accordance with the details as submitted under drawing reference 42493-WOOD-XX-P1-DR-L-0001\_S1\_P01 S1 before the use hereby permitted is commenced and thereafter retained solely for those purposes.**

Reason: In the interest of highway safety.

**(07) No development shall commence until an amphibian Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan shall include, but not necessarily be limited to the following:**

i. Build upon the principles outlined in the ecological submissions (references: Field, S. (2021). Land to the South-East of Bryn Cefni Industrial Estate, Llangefni: Construction and Environmental Management plan in respect of Ecological Resources (including Long-term/Ongoing landscape and ecology maintenance actions). Wood. Unpublished.

- Submission of further details and associated plans concerning GCN avoidance and mitigation measures including, but not limited to:
  - fence design, specifications and locations;
  - considerations of access;
  - monitoring and maintenance requirements; and
  - supervised removal (submission to include proposed timescales and reporting requirements).

ii. Submission of further details concerning on-site and off-site compensatory proposals including plans, extent, access, current and proposed tenure. Details shall identify areas of terrestrial and aquatic habitat to be retained, enhanced and created. Submission to include timescales and reporting requirements.

- **Submission of a long-term site management (not less than 25 years) that includes:**
- **defined aims and objectives;**
- **habitat management prescriptions;**
- **contingency measures if fish or invasive non-native species (INNS) are detected;**
- **proposals that are capable of being implemented in the event of failure to undertake or to appropriately undertake identified or contingency actions;**
- **site liaison and wardening;**
- **licensing requirements for undertaking habitat management and surveillance; current and any proposed changes to tenure of the compensation area; and**
- **persons or bodies responsible for undertaking management and surveillance together with required skills and competencies; reporting requirements; and proposed dates for updating or revising the management plan.**

iii. **Submission of measures designed to prevent the accidental capture/killing of newts (amphibians) during operational (and decommissioning) phases of the scheme (i.e. post construction). This is essentially the installation and maintenance of an amphibian friendly surface water management system that does not include gully pots (or other similar features).**

iv. **Details of timing, phasing and duration of construction activities and conservation measures.**

v. **Timetable for implementation together with demonstrating that works are aligned with the proposed development.**

vi. **Ecological Compliance Audit, including key performance indicators.**

vii. **Persons responsible for implementing the works.**

**The Conservation Plan shall be carried out in accordance with the approved details.**

Reason: To ensure that an approved amphibian Conservation Plan is implemented, which protects species affected by the development.

**(08) A Landscape & Biodiversity Management Plan (“the Plan”) shall be submitted to and approved in writing by the local planning authority prior to the commencement of the use hereby approved. Thereafter the approved Plan shall be both implemented and strictly adhered to for the lifetime of the development hereby approved in accordance with the timetable provided in the approved Plan. The submitted Plan shall include management responsibilities and maintenance schedules for all landscaped areas and biodiversity features as detailed in the submitted Construction and Environmental Management Plan in Respect of Ecological Resources, Wood Group UK Ltd, Nov 2020, Document Revision 5 and the Landscape and Ecological Management & Monitoring Plan, Middlemarch Environmental, Report No: RT-MME-155120-02, Rev A, July 2021 (as far as it relates to Plot 1) together with a timetable both for implementation and subsequent management.**

Reason: In the interests of safeguarding landscape and biodiversity.

**(09) No development or phase of development, with the potential to impact on invasive species, shall commence until a Biosecurity Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The risk assessment shall include measures to control, remove or for the long-term management of invasive species both during construction and operation. The Biosecurity Risk Assessment shall be carried out in accordance with the approved details.**

Reason: To ensure that an approved Biosecurity Risk Assessment is implemented to secure measures to control the spread and effective management of any invasive non-native species at the site.

**(10) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission:**

- **Plot 1 Site Location Plan: 42493-WOOD-XX-P1-DR-A-0002 S2**
- **Drainage Layout: 20125/501 P3**
- **Drainage Details Sheet 1: 20125/502 P2**
- **Drainage Details Sheet 2: 20125/503 P2**
- **Elevations: 42493-WOOD-XX-P1-DR-A-0005 P02**
- **General Arrangement: 20125/401 P3**
- **Permeable vs Impermeable: 2015/510 P2**
- **Plot 1 External Hardworks Plan: 42493-WOOD-XX-P1-DR-L-0001\_S1\_P01 S1**
- **General Arrangement Plan: 42493-WOOD-XX-P1-DR-A-0001 P01**
- **Site Plan: 42493-WOOD-XX-P1-DR-A-0003\_S2\_P02.1 S2**
- **Soft Landscape Plan Sheet 1: 42493-WOOD-XX-P1-DR-L-0003\_S1\_P03 S1**
- **Soft Landscape Plan Sheet 2: 42493-WOOD-XX-P1-DR-L-0003\_S1\_P03 S1**
- **Surfacing Layout: 20125/403 P3**
- **Construction and Environmental Management Plan in Respect of Ecological Resources, Wood Group UK Ltd, Nov 2020, Document Revision 5.**
- **Landscape and Ecological Management and Monitoring Plan, Report No: RT-MME-155120-02, Rev A, Middlemarch Environmental, July 2021**
- **Great Crested Newt Method Statement, Report No: RT-MME-155120-01, Middlemarch Environmental, August 2021**
- **Drainage Strategy, Doc No: 20125/E01, Revision A, February 2021**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PS1, PS2, PS4, PS5, PS6, PS13, PS19, ISA1, TRA2, TRA4, PCYFF1, PCYFF2, PCYFF3, PCYFF4, CYF1, AMG5.

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.