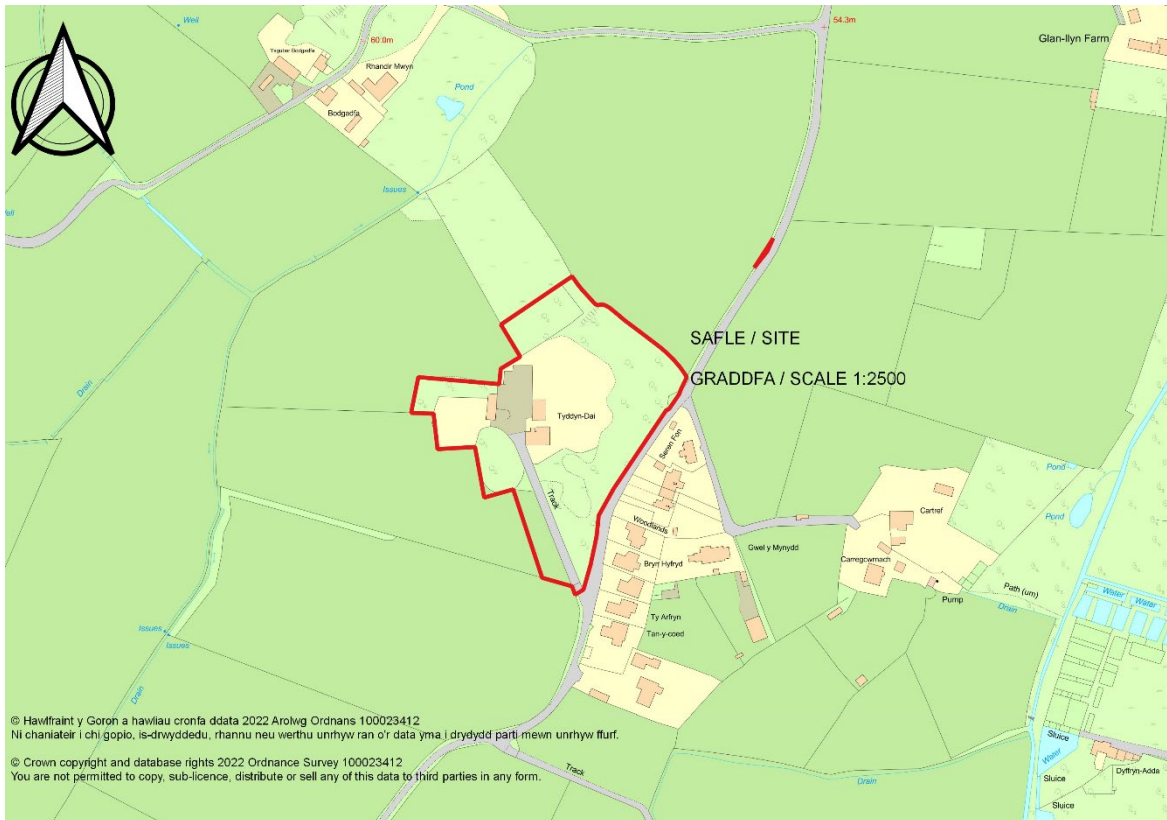


Application Reference: FPL/2021/61

Applicant: Mr and Mrs Garnett

Description: Full application for the conversion of an outbuilding into 2 holiday units, conversion of a detached double garage into an annexe together with associated development at

Site Address: Tyddyn Dai, Pentrefelin, Amlwch



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

Recommendation: Permit

### Reason for Reporting to Committee

At the request of the Local Member - Councillor Aled Morris Jones.

### Proposal and Site

The application is made for the conversion of an existing outbuilding into 2 holiday units, together with the conversion of an existing double garage into an annexe. Other associated development comprises improvements to the access to achieve required visibility splays and the provision of a passing place.

The application site comprises a residential dwelling and associated outbuildings set in large grounds located in the open countryside, some 0.4km from the development boundary of the nearby Urban

Service Centre of Amlwch. The site is also located within the designated Special Landscape Area (SLA) and contains a number of trees protected by a Tree Preservation Order.

## Key Issues

The key issues are whether the proposal complies with relevant local and national planning policies and whether the proposal is acceptable in terms of its location, design, appearance, highways safety and impacts upon TPO trees, the character and appearance of the SLA and the amenities of neighbouring properties.

## Policies

### Joint Local Development Plan

Policy ISA 1: Infrastructure Provision  
Policy TRA 1: Transport Network Developments  
Strategic Policy PS 2: Infrastructure and Developer Contributions  
Strategic Policy PS 14: The Visitor Economy  
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility  
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment  
Strategic Policy PS 5: Sustainable Development  
Strategic Policy PS 1: Welsh Language and Culture  
Policy TRA 4: Managing Transport Impacts  
Policy TRA 2: Parking Standards  
Policy PCYFF 3: Design and Place Shaping  
Policy PCYFF 1: Development Boundaries  
Policy PCYFF 2: Development Criteria  
Policy TWR 2: Holiday Accommodation  
Policy AMG 2: Special Landscape Areas  
Policy AMG 5: Local Biodiversity Conservation

Technical Advice Note 12: Design (2016)  
Technical Advice Note 18: Transport (2007)  
Technical Advice Note 5: Nature Conservation and Planning (2009)  
Technical Advice Note 23: Economic Development (2014)

Planning Policy Wales (Edition 11, February 2021)

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)  
Supplementary Planning Guidance - Replacement Dwellings and Conversions in the Countryside (September 2019)  
Supplementary Planning Guidance - Tourism Facilities and Accommodation - March 2021

## Response to Consultation and Publicity

Consultee	Response
Cynghorydd Richard Griffiths	No response at the time of writing the report.
Cynghorydd Aled Morris Jones	Request that the application be referred to the Planning and Orders Committee for determination.
Cynghorydd Richard Owain Jones	No response at the time of writing the report.
Cyngor Tref Amlwch Town Council	Concern regarding access and highway safety.

Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments and advice regarding ecology and biodiversity issues.
Ymgynghorydd Tirwedd / Landscape Advisor	Satisfied that no TPO trees would be affected by the proposal and that it would not significantly affect the qualities or characteristics of the SLA.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments and advice regarding the relevant policy framework.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Comments, no objection subject to conditions.
Ymgynghoriadau Cynllunio YGC	No observations to offer in terms of land drainage or local flood risk
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection.
Iechyd yr Amgylchedd / Environmental Health	Comments in relation to relevant environmental and H&S considerations.

The application was afforded statutory publicity. This was by the posting of personal notification letters to the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 03/09/2021.

At the time of writing the report, a total of 12 representations from 6 individuals have been received, the main points raised are summarised below:

- Concerns regarding road safety and increase in traffic / *The proposal has been assessed by the Highways Department (see main body of the report) whom have also been provided with copies of the neighbour representations received. Due regard has therefore been had to the relevant highway considerations and concerns raised.*
- Biodiversity and Geological Conservation concerns / *Statutory consultation has taken place with the Ecological Adviser, Senior Landscape and Tree Officer and NRW in addition the application is accompanied by relevant surveys and details and includes biodiversity enhancements.*
- Concerns regarding noise and disturbance / *The proposed holiday units are located to the rear of the existing dwelling on the property and are some 100m from neighbouring properties. There is therefore adequate separation between the development and nearby residential properties and it is unlikely that the development will give rise to such a significant level of noise and disturbance that refusal of the application on these grounds could be justified.*
- Concerns regarding waste disposal / *Given the scale of the development, 2 x 1 bed holiday units and an annexe, the development is unlikely to generate waste on such a scale as to be of significant concern. The operator will need to make appropriate arrangements with the relevant Local Authority Department/Agency in relation to waste disposal/collection.*
- Concerns regarding lack of consultation with neighbours / *The proposal has been publicised in accordance with statutory requirements as a result of which a number of representations have been received.*
- No need for holiday homes in the area which already has enough / *Policy TWR 2 of the JLDP requires consideration as to whether the development would lead to an overprovision of such accommodation in the locality, refer to assessment in main body of report.*
- Error/omissions contained in the application form / *The content of the application form is acknowledged, nevertheless due consideration has been given to all relevant material considerations as part of the assessment of the application.*
- Concern that annexe is intended to be or will become a further holiday unit / *The application must be assessed and determined on the basis of that for which it has been submitted and not speculation as to what may or may not happen at some future date. The use of the annexe will be controlled by a condition*

*to ensure that it remains as an annexe, incidental to the main dwelling. Any future proposals for the change of use of the annexe will require appropriate application to the Local Planning Authority.*

- *Approval of the development would set a precedent / Applications must be assessed and determined on their own merits.*
- *Concern regarding the content and accuracy of the SCP Transport Statement / The proposal has been assessed by the Highways Department (see main body of the report) whom have also been provided with copies of the neighbour representations received.*

## **Relevant Planning History**

11C134 - Defnyddio dau adeilad allanol presennol ar gyfer gwaith cydosod / diwydiannol ysgafn yn / Use of two existing outbuildings for light industrial / assembly work at Tyddyn Dai, Amlwch - Gwrthod / Refuse - 27.07.1988

11C134B - Newid defnydd a ehangu'r modurdy ac adeilad allanol presennol i fod yn 4 annedd ynghyd a gosod tanc septig newydd yn / Conversion and extension of existing garage and outbuilding to form 4 dwellings together with the installation of a new septic tank at Tyddyn Dai, Amlwch - Gwrthod / Refuse - 10.06.2008

## **Main Planning Considerations**

The application site is located in the open countryside in the designated Parys Mountain Special Landscape Area (SLA) which includes protected trees.

Policy PCYFF 1 of the JLDP relates to development boundaries and states that outside the development boundaries development will be resisted unless in accordance with specific policies in the Plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential.

The application site is not located within a development boundary and does not therefore accord with policy PCYFF1. It is therefore necessary to consider whether the proposal conforms with other specific plan policies.

Policy PCYFF 2 relates to development criteria and requires that proposals comply with relevant plan policies and national planning policy and guidance.

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 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.

Policy AMG 2 relates to Special Landscape Areas (SLA) and states that when considering a proposal within SLA's, there will need to be appropriate consideration to the scale and nature of the development ensuring that there is no significant adverse detrimental impact on the landscape. The development should aim to maintain, enhance or restore the recognised character and qualities of the SLA.

The proposed outbuilding conversion to create two, one bedroom holiday units involves the provision of new pitch slate roof structure and installation of new timber windows/doors in existing openings. No increase in the overall footprint of the existing building is proposed.

There is no specific development plan policy relating to annexes and this element of the application therefore falls to be considered under generic policies relating to design etc.

Other than the replacement of the existing garage doors with patio/bi-fold doors, no other external alterations are proposed. Any permission granted will be subject to a condition restricting its use to that of an annexe, incidental to the main dwelling.

The conversions are therefore considered to be acceptable in terms of their design which incorporates the use of appropriate materials and it is not considered that the development due to its scale would give rise to unacceptable impacts upon the character and appearance of the area, the qualities and characteristics of the designated SLA or the privacy and amenities of neighbouring properties in accordance with policies PCYFF2, PCYFF 3 and AMG 2.

Strategic Policy PS 14 of the JLDP relates to the visitor economy and states that whilst ensuring compatibility with the local economy and communities and ensuring the protection of the natural, built and historic environment the Councils will support the development of a year-round tourism industry by:

3. Managing and enhancing the provision of high quality un-serviced tourism accommodation, in the form of self-catering cottages and apartments, camping, alternative luxury camping, static or touring caravan or chalet parks;

4. supporting appropriately scaled new tourist provision and initiatives in sustainable locations in the countryside through the re-use of existing buildings, where appropriate, or as part of farm diversification, particularly where these would also benefit local communities and support the local economy and where they are in accordance with sustainable development objectives.

Policy TWR 2 relates to holiday accommodation and states that proposal will be permitted, provided they are of a high quality in terms of design, layout and appearance and conform with the relevant policy criteria.

Criterion ii. Requires that the proposed development is appropriate in scale considering the site, location and/or settlement in question,

Criterion iv. Requires that the proposal is not sited within a primarily residential area or does not significantly harm the residential character of an area

Criterion v. requires that the proposal does not lead to an over-concentration of such accommodation within the area.

The design and scale of the proposal is considered to be acceptable in accordance with criterion ii. of policy TWR 2.

The area in the immediate vicinity of the site is primarily residential, however there is a secondary school and leisure centre a short distance away, it is not therefore considered that the proposal would significantly harm the residential character of the area in accordance with criterion iv.

A business plan has been submitted with the application to assess the scheme's viability. It is considered that the business plan provides sufficient detail to satisfy the requirements of criterion v. of the policy.

Furthermore, section 4.6 of Supplementary Planning Guidance Tourism Accommodation and Facilities aims to define the issue of over-concentration with paragraph 4.6.1 stating that a high number of holiday accommodation or a concentration of holiday accommodation in a specific area can have a detrimental impact on the social fabric of communities.

- Paragraph 4.6.5 states that when assessing whether or not there is an over-provision of holiday accommodation, the following should be considered:

- Whether or not there is an even distribution of holiday accommodation across the area - A provision of holiday accommodation that has been distributed evenly across the area is a way of ensuring that it does not lead to pockets of empty properties during the winter and ensures that excess pressure is not applied on local services and infrastructure at the peak of the season;
- Sociocultural impact – If holiday accommodation permeates into a traditionally residential area it can lead to a change in people's values and behaviour, and consequently, lead to them losing their cultural identity.
- Impact on the amenities of local residents, e.g. complaints regarding noise, disturbance, increase in traffic etc.
- Lack of community facilities and services - Local businesses providing for the needs of visitors more than the needs of local residents and only opening on a seasonal basis.
- Pressure on local infrastructure - The capability and capacity of local infrastructure to cope at the peak of the season.
- Quantity of holiday accommodation - Favourable consideration will not be given to applications for self-serviced holiday accommodation when the existing combination of holiday accommodation and second homes within the Community/Town/City Council area is higher than 15%. Council Tax information should be used as the information source in order to find this information.

The most recent council tax data shows that the population of second homes and self-catering holiday accommodation in the Amlwch community council area is **8.64%**.

The proposal is therefore considered to accord with the provisions of criterion v policy TWR 2 of the JLDP.

Paragraph 3.2.1 of TAN 23: Economic Development states that the re-use and adaption of existing rural buildings has an important role in meeting the needs of rural areas for commercial and industrial development, and tourism, sport and recreation. In recognising this, local planning authorities are expected to adopt a positive approach to the conversion of rural buildings for business re-use, especially those buildings located within or adjoining farm building complexes on the basis that:

- a. They are suitable for the specific use;
- b. Conversion does not lead to dispersal of activity on such a scale as to prejudice town and village vitality;
- c. Their form, bulk, and general design are in keeping with their surroundings;
- d. Imposing conditions on a planning permission overcomes any planning objections, for example on environmental or traffic grounds, which would otherwise outweigh the advantage of re-use;
- e. If the buildings are in the open countryside, they are capable of conversion without major or re-complete reconstruction;
- f. Conversion does not result in unacceptable impacts upon the structure, form, character or setting where the building is of historic and/or architectural interest.

Further guidance is also contained in the Replacement Dwellings and Conversions in the Countryside SPG.

Paragraph 8.1 of the SPG states that in the context of Policy TWR 2 the building intended for conversion for alternative use should be suitable for the proposed use. The building in its current form (in terms of size) should be suitable; no extensive extensions should be required to enable the development.

No extensions, other than a new/replacement roof structure is proposed and consequently the proposal conforms with the guidance within the SPG and therefore accords with the provisions of policy TWR2.

Paragraph 9.1 states that any building in the countryside proposed for conversion should be a permanent building of sound construction. Developments that entail significant re-building work will not be permitted as this would be tantamount to construction a new building....

Paragraph 9.2 requires that any application for conversion should include a 'Structural Report' to prove that it is possible to convert the building without major or re-complete reconstruction.

A structural report has been submitted with the application and the LPA are satisfied that the structural report demonstrates that the existing building is structurally sound and capable of conversion without extensive re-building in accordance with bullet point e of paragraph 3.2.1 of TAN 23 and the guidance contained in the SPG.

The application is also accompanied by a Protected Species Survey Report which confirms that no bats were found to be using the building, however there was evidence of past swallow nesting. In accordance with the recommendations within the survey report and to satisfy the Council's duty under the Environment Wales Act 2016, biodiversity enhancements are proposed in the form of bat boxes and swallow nesting cups, all of which are detailed on the submitted plans and will be conditioned to be followed.

The Highways Department have been consulted on the proposals which includes improvements to the existing access and the provision of a new passing place. The Highways Department have also taken into account the submitted Transport Statement by SCP Transport Planning : Infrastructure Design and the objections received which have expressed concern in relation to access, traffic and highway safety.

They have concluded that the given the scale of the development, 2 x 1 bed holiday units and an annexe, that the proposal is not likely to give rise to a significant increase in traffic in the locality. They have further noted that there is no through road past the site, consequently traffic is not heavy and primarily local.

They are also satisfied that adequate visibility can be achieved from the access through the proposed access improvements which involve the reduction in the height of the boundary walls to improve visibility and also the proposed passing place which is being offered.

Initial concerns that protected trees may be affected by the proposed access works have been addressed, the proposed site plan 500/1250 Rev. B shows that no trees would be affected by visibility requirements.

Subject to conditions, there is therefore no objection to the development from an access, traffic or highway safety perspective.

Strategic Policy PS4 of the JLDP relates to sustainable transport, development and accessibility and requires that development will be located so as to minimise the need to travel.

Strategic Policy PS5 of the JLDP relates to sustainable development and states that development will be supported where it is demonstrated that they are consistent with the principles of sustainable development.

Criterion 2 gives priority to the effective use of land and infrastructure, prioritising wherever possible the reuse of previously developed land and buildings within the development boundaries or in the most appropriate places outside them in accordance with strategic policies PS17, PS13 and PS14.

Criterion 12 requires that proposals reduce the need to travel by private transport and encourage the opportunities for all users to travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport in accordance with strategic policy PS4.

Although proposals necessitating the use of private vehicles are not prohibited through the JLDP, Policy PS 5 promotes the application of sustainable development principles in all new developments, including directing development towards the most appropriate locations and reducing the need to travel by private transport.

Technical Advice Note 18: Transport states at 3.2 that where a development proposal is assessed as having relatively poor accessibility this may be sufficient grounds to refuse planning permission where this does not support the accessibility objectives set out in the development plan.

Paragraph 3.11 of TAN 18 states that development in rural locations should embody sustainability principles, balancing the need to support the rural economy, whilst maintaining and enhancing the environmental, social and cultural quality of rural areas. Most development should be located in places accessible by a range of travel modes.

The application site is located some 0.4km from the development boundary of Amlwch, 0.5km from a bus stop and within 1.5km from the Town Centre. It is therefore well located in terms of access to services, facilities and public transport and is therefore consistent with the principles of sustainable development.

In accordance with the Planning (Wales) Act 2015 Local Planning Authorities have a duty when making a decision on a planning application to have regard to the Welsh language, where it is relevant to that application. This is further supported by para 3.28 of Planning Policy Wales (Edition 11, 2021) together with Technical Advice Note 20.

The 'Maintaining Distinctive and Sustainable Communities' Supplementary Planning Guidance (SPG) (adopted July 2019) provides further guidance on how Welsh language considerations are expected to be incorporated into all relevant developments.

It is noted that there are certain types of developments where the proposal will require a Welsh Language Statement or a Welsh Language Impact Assessment Report. Thresholds for when a Statement / Report is expected to be submitted are highlighted in Policy PS1 of the JLDP together with Diagram 5 of the SPG. This proposal does not meet these thresholds.

Guidance on the types of relevant applications where the Welsh language needs to be considered is given in Appendix 5 (Screening Procedure) of the SPG (part D to F). The guidance contained in Appendix 5 states that all retail, commercial or industrial developments which do not require the submission of a Welsh Language Statement / Assessment should show how consideration has been given to the language.

Sufficient information has been provided as part of the planning application to satisfy the requirements of the policy in relation to the Welsh language considerations.

## **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 area, highway safety, the designated SLA or upon the privacy and amenities of neighbouring properties.

## **Recommendation**

That the application is permitted subject to the following conditions:

**(01) The development shall begin not later than five years from the date of this decision.**

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

**(02) The two holiday units hereby approved shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence. An up to date register shall**



**be kept at the holiday accommodation hereby permitted and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.**

Reason: To define the scope of this permission.

**(03) The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Tyddyn Dai.**

Reason: To define the scope of this permission.

**(04) Natural slates of uniform colour shall be used as the roofing material of the proposed holiday units.**

Reason: To ensure that the development is in the interests of amenity.

**(05) No development shall commence until details of the specification of the passing place as shown on drawing number SYL.922-20-PP 07 Rev A has been submitted to and approved in writing with the Local Planning Authority. Thereafter the passing place shall be completed in accordance with the agreed details prior before the use hereby permitted is commenced.**

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

**(06) The commencement of the development shall not take place until there has been submitted to and approved in writing by the Local Planning Authority, a Construction Traffic Management Plan (CTMP). The CTMP shall include;**

**(i) The routing to and from the site of construction vehicles, plant and deliveries.**

**(ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**

**(iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;**

**(iv) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**

**(v) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**

**(vi) The arrangements for loading and unloading and the storage of plant and materials;**

**(vii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**

**The construction of the development shall be completed in accordance with the approved plan.**

Reason: To ensure reasonable and proper control is exercised over construction traffic and construction activities in the interests of highway safety.

**(07) The access shall be laid out and constructed strictly in accordance with the submitted drawing number SYL.922-20-PP 07 Rev A before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.**

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

**(08) The access shall be constructed with 2.4 metres by 95 metres visibility splay in a Southerly direction and 140 metres visibility splay in a Northern direction strictly in accordance with the submitted drawing number SYL.922-20-PP 07 Rev A. The visibility splays shall be maintained free of any obstruction exceeding 1 metre in height above the level of the adjoining carriageway in perpetuity.**

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

**(09) The car parking accommodation shall be completed in full accordance with the details as shown on the submitted proposed site plan drawing number SYL.922-20-PP 06 Rev B 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.

**(10) The development hereby approved shall be carried out in accordance with the Mitigation and Recommendations detailed in section 8.0 of the Preliminary Bat Roost Assessment and Emergence Survey, Enfys Ecology dated 21.09.2020**

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

**(11) Full details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Thereafter the works shall be carried out and maintained in accordance with the approved details.**

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

**(12) 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:**

- **Location Plan: SYL.922-20-PP 01 Rev A**
- **Proposed Site Plan: SYL.922-20-PP 06 Rev B**
- **Proposed Access & Passing Bays: SYL.922-20-PP 07 Rev A**
- **Proposed (Outbuildings): SYL.922-20-PP 05**
- **Proposed (ECO ENHANCEMENT): SYL.922-20-PP 09**
- **Proposed (garage): SYL.922-20-PP 04**
- **Proposed (Material Palette): SYL.922-20-PP 08**
- **Structural Inspection and Report, HA Structures Ltd, 24.09.2020**
- **Preliminary Bat Roost Assessment and Emergence Survey, Enfys Ecology, 21.09.2020**

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, PS4, PS5, PS14, PS19, TRA2, TRA4, PCYFF1, PCYFF2, PCYFF3, TWR2, AMG2, AMG5.

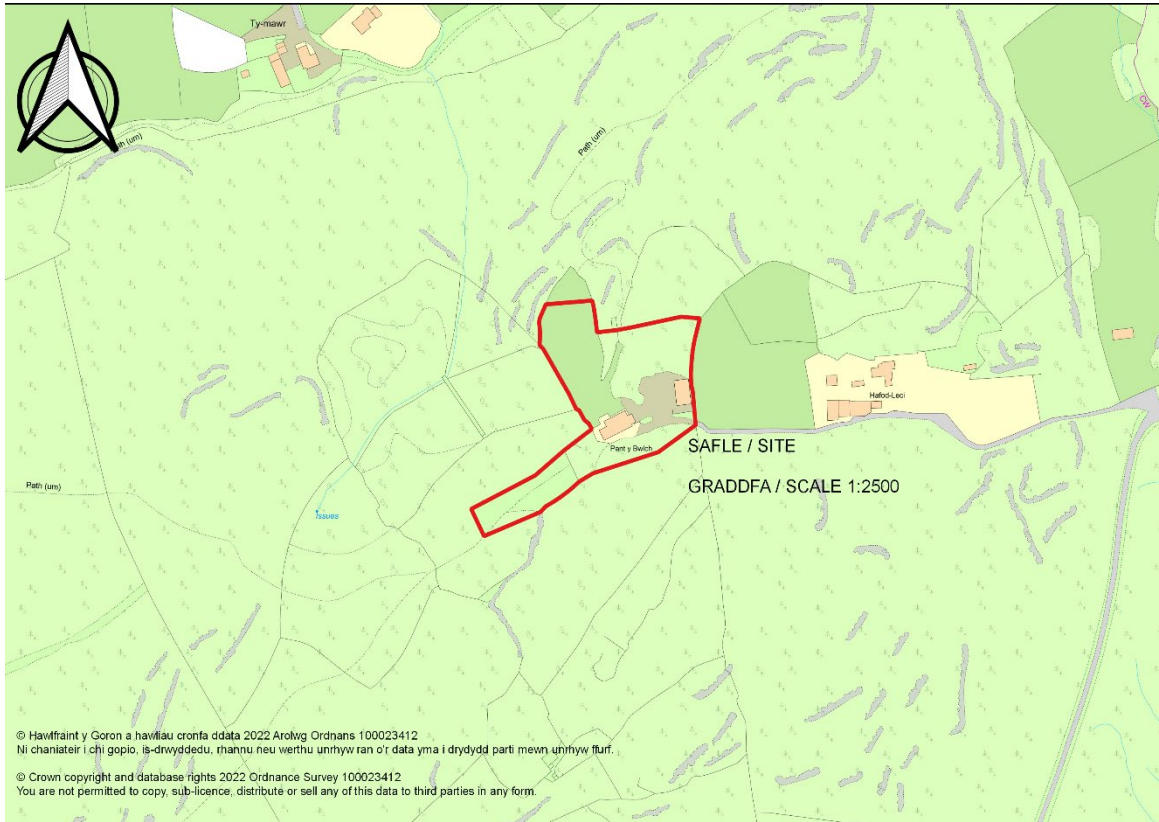
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

**Application Reference:** HHP/2021/303

**Applicant:** Mr Chris Brennan

**Description:** Full application for the demolition of existing garden room together with the erection of a home office/gym in lieu at

**Site Address:** Pant y Bwlch, Llanddona



**Report of Head of Regulation and Economic Development Service (Huw Rowlands)**

**Recommendation:** Permit

**Reason for Reporting to Committee**

Local Member Call-In on behalf of Llanddona Community Council (Proposal site near community council boundary)

**Proposal and Site**

The proposed development relates to the demolition of the existing timber garden room of the rural residential property of Pant Y Bwlch, Llanddona and the erection of a new replacement garden room consisting of a Home Office and Gym facility for recreational use by the applicant and their family

## Key Issues

The key issues raised is the suitability of the character/design of the new proposal and overdevelopment of the site which is located within the AONB and is larger than what is present.

## Policies

### Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping

Policy AMG 1: Area of Outstanding Natural Beauty Management Plans

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)

Planning Policy Wales (Edition 11, February 2021)

## Response to Consultation and Publicity

Consultee	Response
Cynghorydd Vaughan Hughes	No response
Cynghorydd Ieuan Williams	No response
Cynghorydd Margaret Murley Roberts	Referred to Committee
Cyngor Cymuned Pentraeth Community Council	No objection
Ymgynghorydd Tirwedd / Landscape Advisor	Comments
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	Footpath issue separate to Planning application as the location of the structure has been moved as part of a Revision to application.
Swyddog Cefn Gwlad a AHNE / Countryside and AONB Officer	No response
Dani Robertson	No response

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 16/02/2022. At the time of writing this report 1 Web Comment by Pentraeth Community Council was received noting No Objection towards the application.

## Relevant Planning History

22C223 - Cais llawn i ddymchwel ystafell wydr bresennol ynghyd ag addasiadau ac estyniadau yn / Full application for the demolition of existing conservatory together with alterations and extensions at - Pant y Bwlch, Llanddona. Caniatau/Permitted 09/01/2015

## Main Planning Considerations

The main planning consideration is the design and scale of the proposal at its location within the AONB (Area of Outstanding Natural Beauty) of the rural coastal area of Llanddona/Pentraeth Forest. Concerns have been raised in regards of the design of the proposal and whether the alterations are considered an

overdevelopment of the site as proposed garden room is larger than existing garden room. Concerns have also been raised regarding light pollution and reflection and glare caused by the new proposed home office/gym glazing.

Pant Y Bwlch is a rural property located within 10 acres of land in total, situated within Pentraeth Forest at an elevated sloping position with substantial views across towards the coastal Red Wharf Bay to the West and Traeth Llanddona area towards the North/East Elevation. The substantially large garden area of the property extends towards the rear and west side elevations of the dwelling surrounded by high in height mature trees and shrubs of Pentraeth Forest. This greenery surrounding the curtilage of the property provides additional screening to the new proposal.

The proposal is considered an improvement on the existing garden room/shed which is in a current state of disrepair with high quality durable materials chosen for the new proposed garden room/shed. The proposed elevations display the new garden room with a monopitch zinc roof sloping down along with the hillslope with no roof lights to be included. The walls of the new garden room are to be timber clad as well as timber windows and doors in keeping with the woodland setting surrounding the site. The modern design and material choices of the proposal are considered acceptable as is in keeping with the character of other new modern high quality developments within the locality and on Anglesey as a whole.

The main design concern raised is of the glazing of the proposed garden room at the front elevation. These windows will cover the whole front elevation from ground level up towards the lowest pitch point of the sloping roof, measuring approx. 1.75m in height, as well as additional smaller scale glazing on side elevations (one side with door opening) and a single rear elevation window. The proposal is smaller in scale than the existing main property of Pant Y Bwlch which has significant existing glazing including a fully glazed conservatory and 3 sets of patio doors at the front elevation, opening out towards the outdoor seating area of the wood balustrade 1st floor balcony. Having visited the site it is noted the front elevation of the proposed new garden room is at a high vantage point with views towards the sea and towards Red Wharf Bay at a distance. It is considered the structure will be at a considerable distance from public vantage points of the beach of Llanddona and coastal area of Red Wharf Bay. The front elevation of the garden room is nearest directly viewable from the opposite mainland (Red Wharf Bay) approx. 2.5km distance away. The proposal site is only viewable from the nearest beach of Llanddona when the tide is low only. It is considered the development proximity of the householder application development to neighbouring area is acceptable as the distance is greater than the Indicative Minimum noted in SPG Guidance Note 8: Proximity of Development.

The location of the proposal is at an important natural dark skies coastal area of Anglesey. Condition (03) is to be implemented to ensure the correct appropriate glazing is to be put in place to protect the dark skies and avoid light trespass and to avoid a detrimental visual impact to the surrounding area. Condition (04) is also to be implemented to ensure that the use of the garden room is ancillary to the main dwelling only. The ancillary use of the proposal has also been specified in the Planning Statement received as part of the application.

The Proposed development is subservient to the existing property in respects of scale and size and does not dominate the original elevation, therefore it is appropriate to the dwelling and its surrounding area.

(SPG – The form and proportion of a development should respect the character of the surrounding built environment and landscape. The visual impact of a proposed development must be considered carefully prior to submitting an application.)

The proposed design compliments and enhances the character of the existing property in line with Policy PCYFF3 and AMG 1 of the Anglesey and Gwynedd Joint Local Development Plan.

The form and proportion of the development also respect the character of the surrounding built environment and landscape in accordance with the guidance provided in the following Supplementary Planning Guidance Notes:

- Design Guide for the Urban and Rural Environment.

## **Conclusion**

It is considered that the proposal is acceptable in land use planning terms. Whilst detailed consideration has been given to the objections raised by the community council to the proposal it is not considered that the development will be detrimental to the character of the area to warrant a refusal. It is considered the proposal is acceptable with the inclusion of glazing condition (03) and use of garden room condition (04) as part of the decision.

## **Recommendation**

That the application is permitted subject to the following conditions:

### **(01) The development shall begin not later than five years from the date of this decision.**

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

### **(02) 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.**

- A.02.02 – Proposed Site Layout Rev C
- A.BLOCK – Site Block Plan Rev C
- A.01.01 – Proposed Plans + Elevations

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

### **(03) No development shall commence until a full detailed specification of all glazing to be incorporated throughout the front elevation of the Proposed New Garden Room is submitted to and agreed in writing with the local planning authority. The agreed details shall have a maximum target upper visible light transmission (VLT) factor of 0.65 +/- 0.05 and be installed and operational before occupation of the dwelling. Any replacement shall be of similar material, characteristics and size as that approved.**

Reason- In order to control solar reflection, bio-diversity and artificial light pollution

### **(04) The home office/gym hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling on land outlined in red on the location plan submitted under planning application reference HHP/2021/303.**

Reason: For the avoidance of doubt

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.

**Application Reference:** FPL/2022/43

**Applicant:** Mr Nathan Burdett

**Description:** Full application for the erection of 6 business units together with landscaping and associated development at

**Site Address:** Former Heliport Site, Penrhos Industrial Estate, Penrhos, Holyhead



**Report of Head of Regulation and Economic Development Service (Iwan Jones)**

**Recommendation:** Permit

**Reason for Reporting to Committee**

The application is submitted on behalf of the Local Authority.

**Proposal and Site**

The application is submitted for the erection of 6 business units together with landscape and associated development at the Former Heliport Site, Penrhos Industrial Estate, Holyhead. The proposed units will be used for the purposes of (Class B1), general industrial use (Class B2) and warehousing and distribution use (Class B8). The combined internal floor area of the proposed units is 916m<sup>2</sup>.

The application site comprises of previously developed land which amounts to total area of 0.69 hectares.

Immediately to the north of the site are 10 business units which were completed in 2020 which formed part of Phase 1. During 2021 a further 7 units were granted planning permission which form phase 2. The proposed development will essentially form phase 3. To the north and west there are existing industrial, business and commercial units forming part of the Penrhos Industrial Estate. Immediately to the south lies the A55 expressway.

Access is from the north west off the Penrhos Industrial Estate. The proposals includes car parking spaces, cycle stores, bin stores and landscaping.

### **Key Issues**

Whether or not the proposal complies with local and national policies, whether the proposal will have an impact upon the designated Area Of Outstanding Natural Beauty (AONB) and highway safety.

### **Policies**

#### **Joint Local Development Plan**

Joint Local Development Plan

Policy PCYFF 2: Development Criteria  
Policy PCYFF 4: Design and Landscaping  
Policy PCYFF 3: Design and Place Shaping  
Policy PCYFF 1: Development Boundaries  
Policy PCYFF 6: Water Conservation  
Policy PCYFF 5: Carbon Management  
Policy TRA 2: Parking Standards  
Policy TRA 4: Managing Transport Impacts  
Strategic Policy PS 1: Welsh Language and Culture  
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility  
Strategic Policy PS 5: Sustainable Development  
Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy  
Policy CYF 1: safeguarding, Allocating and Reserving Land and Uses for Employment Use  
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment  
Policy AMG 1: Area of Outstanding Natural Beauty Management Plans  
Policy AMG 5: Local Biodiversity Conservation

National Policy

Planning Policy Wales (2018), Edition 10  
Technical Advice Note (TAN) 18: Transport (2007)  
Technical Advice Note (TAN) 23: Economic Development

### **Response to Consultation and Publicity**

<b>Consultee</b>	<b>Response</b>
Dwr Cymru Welsh Water	Conditional Approval
Cyfoeth Naturiol Cymru / Natural Resources Wales	No Objection
Uned Datblygu Economaidd / Economic Development Unit	No Response



Ymgynghorydd Tirwedd / Landscape Advisor	The proposed development would not affect natural beauty or affect AONB features or special qualities.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No Objection
Draenio Gwynedd / Gwynedd Drainage	Due to the size and nature of the development it may be necessary to provide an application to the SAB for approval prior to the commencement of the building work.
North Wales Fire & Rescue Service	Dim Ymateb
GCAG / GAPS	Condition proposed requesting that an appropriate programme of mitigation be implemented during the development
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Principle of development is acceptable within the application site.
Iechyd yr Amgylchedd / Environmental Health	Informative Information
Llywodraeth Cymru (Priffyrdd/Highways)	Further information requested with respect to the anticipated annual average daily traffic that will be generated by the proposed development, and the anticipated impact this will have upon Junction 2 of the A55.
Cadw Scheduled Monuments	Proposed development will have no impact on the setting of the scheduled monuments
Cynghorydd Jeff M. Evans	No Response
Cynghorydd Glyn Haynes	No Response
Cynghorydd Robert Llewelyn Jones	No Response
Cyngor Tref Caerdybi / Holyhead Town Council	No Response
Gritten Ecology	Condition requested ensuring that mitigation measures in submitted ecological report being adhered to

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. An advert was also placed within the local newspaper. The latest date for the receipt of any representation was the 22/02/2022. At the time of writing this report, no letters of representation had been received.

### Relevant Planning History

46LPA910/CC Demolition of heliport buildings, the change of use of land to a civic amenity site and waste transfer station together with the siting of two portable buildings and the installation of a weighbridge, conditionally approved 04/08/09.

19LPA1023/SCR/CC – Screening opinion for the erection of business units, EIA not required 30/09/15.

19LPA1023A/CC Full application for the erection of 10 flexible business units together with associated parking and service yard, landscaping, electrical vehicle charging point, solar panels and two bin/recycling and cycling stores, conditionally approved 07/12/2015.

19LPA1023B/CC - Full application for the erection of 10 business units (Class B1, B2 and B8) on land at the former Safle Site, Penrhos Industrial Estate, Holyhead

FPL/2021/178 – Full application for the erection of 7 business units together with landscaping and associated development – Approved - 01/12/2021

## **Main Planning Considerations**

### **Principle of Development:**

The application site is located within the settlement boundary of Holyhead under the provisions of PCYFF 1 of the JLDP. Strategic policy PS 13 of the JLDP states that the council will facilitate economic growth by safeguarding and allocating sites and land for employment / business purposes under the provisions of CYF 1. The application site is allocated as proposal C10 under the provisions of CYF 1 which safeguards land for employment industrial purposes. The principle of the proposed development is therefore considered acceptable under policies of the JLDP.

New development on previously developed land is encouraged in Planning Policy Wales (PPW), on the grounds of sustainability to re-use such sites in existing settlements where there is vacant or under-used land for suitable uses such as that being applied for.

Given the considerations described above the principle is clearly acceptable.

### **Impact of the development on the Character and Appearance of the Area and the Area of Outstanding Natural Beauty:**

The application site is essentially surrounded by existing commercial / industrial developments and a waste water treatment plant. The boundary of the AONB at the nearest point runs along the railway line to the south west, and views from the AONB are available through the area to the rear of the Morrison's store. The AONB also borders the northern boundary of the Penrhos Industrial Estate near Penrhos Beach.

Whilst the application site is not within the AONB given the proximity of the AONB to the south west the impact on the setting of this landscape designation is a material consideration. PPW explains that the primary objective of designating AONB's is the conservation and enhancement of their natural beauty. Development Management decisions affecting AONB's should favour conservation of natural beauty, although it will be appropriate to have regard to the economic and social well-being of the areas.

As previously explained, the application comprises previously developed land on an existing industrial estate where the principle of development has clearly been established by the allocation under CYF 1 of the JLDP which means that there is an expectation that the application site will come forward for industrial development. These are significant material considerations which not only establish the principle of development in proximity to the AONB but are also significant economic and social well-being considerations which are appropriate for the Local Planning Authority to assess under the provisions of PPW.

In terms of the objectives of enhancing and conserving the AONB, the following considerations are material that the proposal will enhance previously developed land, as will the landscaping and external appearance subject to the considerations described below.

There is a statutory requirement for the Local Planning Authority to have regard to the AONB purposes. Regard has been taken of these statutory requirements in terms of the use of appropriate external materials, enhancing the application site via landscaping. The landscape specialist has assessed the application and is of the view that the proposed development would not affect natural beauty or affect AONB features or special qualities.

**Welsh Language:**

The planning application is accompanied by information which gives due consideration to the impact upon the Welsh Language. It concludes that the business units will draw on the local employment market in both construction and operation and that overall minor beneficial effects on the Welsh language are likely and as well as providing enhancements via bilingual signage and utilising the council's Economic Development Unit to support the local supply chain.

**Effect upon the amenities of neighbouring properties:**

The impact of the proposal, in particular upon the amenity of nearby land users should be considered in accordance with the criteria as set out in Policy PCYFF2 of the JLDP. Specific consideration should be given to criteria 6 which stipulates that planning permission should be refused if the proposed development would have an adverse impact on the health, safety or amenity of occupier of local residence or other land and property users.

The application site is not located within a residential area of Holyhead. Given the nature of the proposal and distance to nearby residential properties and other land and property users, it is not considered the proposed development would have a detrimental effect upon the amenities of the properties.

**Local Highway Authority:**

The application will be accessed from the north west, linking the public highway to an internal road which will serve the units. Each unit will have their own parking spaces. The Local Highway Authority have assessed the proposal and are satisfied with the application.

Welsh Government has also been consulted upon the application and have requested that further information with respect to the anticipated annual average daily traffic that will be generated by the proposed development, and the anticipated impact this will have upon Junction 2 of the A55 is submitted as part of the application. At the time of writing this report, the applicant is in the process of submitting the requested information.

**Other Material Considerations:**

The boundary of the application site is located some 250m northeast of scheduled monument Ty Mawr Standing Stone and some 500m north west of scheduled monument Trefignath Burial Chamber and will be in view from the scheduled monuments.

Topography and vegetation will provide some screening of the development from both monuments, but the proposed buildings will be visible. They will be however with the building of the Penrhos Business Park behind them and with the large Morrison's Supermarket buildings and the buildings of the first phase of the development adjacent to them. As such, it is considered there is already substantial modern development in this view and therefore any additional buildings will not have any effect on the way that the burial chamber is experienced, understood and appreciated. Cadw has been consulted upon the application and have concluded that the proposed development will have no impact on the setting of the scheduled monuments.

In addition, Gwynedd Archaeological Planning Service has been consulted upon the application. Due to the past historic nature of the area, a condition has been recommended to ensure that an appropriate programme of mitigation be implemented during the development. This mitigation will allow for any archaeological material to be properly and appropriately assessed, recorded and if necessary, removed.

In terms of ecology no objections are raised by the council's Ecological and Environmental Officer or NRW subject to the mitigation measures in submitted ecological report being adhered to and this has been regulated via a planning condition.

## Conclusion

It is considered that the principle of the development aligns with National planning policy together with the Joint Local Development Plan. The proposal is considered acceptable in technical terms and there will be no harm to the amenities of the locality, nearby AONB, historic environment or highway safety.

## Recommendation

Welsh Government consultation response remains outstanding at the time of writing the report. If the submitted information is considered acceptable, conditional approval is recommended.

**(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 approved plans, and contained in the form of application and in any other documents accompanying such application as listed below, unless specified otherwise in any conditions of this planning permission:**

**Location Plan – 39696-WOOD-XX-SK-A-0001\_SO Rev P01  
GA Elevations – 39696-WOOD-XX-P3-SK-A-0003 Rev P01  
GA Plans – 39696-WOOD-XX-P3-XK-A-003 Rev P01  
General Arrangement and Setting Out – 21069/401 Rev P1  
GA Roof Plan – 39696-WOOD-XX-P3-SK-A-0005 Rev P01  
GA Sections – 39696-WOOD-XX-P3-SK-A-006 Rev P01  
Site Plan 39696-WOOD-XX-P3-SK-A-0002\_S0 Rev P01  
Soft Landscape Plan – 3969-XX-DR-L-0001 Rev A  
Surfacing Layout – 21069/402 Rev P1  
Access Road Upgrade – 21069/405 Rev P1  
Access Road Vertical Alignments – 21069/404 Rev =P1  
Drainage Details Sheet 1 – 21069/502 Rev P1  
Drainage Details Sheet 2 – 21069/503 Rev P1  
Drainage Details Sheet 3 – 21069/504 Rev P1  
Drainage Layout – 21069/501 Rev P1  
Planning Statement  
Habitat Suitable Index (HIS) and EDNA Survey for Great Crested Newts – EE.880.20.TY  
Preliminary Ecological Appraisal**

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

**(03) All construction, maintenance, repair work(s) in connection with the development hereby approved shall proceed strictly and entirely in accord with the Preliminary Ecological Appraisal and Habitat Suitability Index (HIS) and EDNA Survey for Great Crested Newts EE.880.20.TY**

Reason: To safeguard any protected species present.

**(04) No development shall commence until full details of a lighting scheme for the development has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the scheme approved under the provisions of this condition and shall be operational before the use hereby permitted is commenced and then operated and maintained in accordance with the approved scheme for the lifetime of the development.**

Reason: To conserve the Area of Outstanding Natural Beauty and safeguard ecology, highway safety and prevention of light pollution.

**(05) 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 surrounding land have been submitted to an approved in writing by the Local Planning Authority. The development shall be constructed in accord with the slab and proposed levels approved under the provisions of this condition.**

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

**(06) a) No development (including topsoil strip or other groundworks) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details.**

**b) A detailed report on the archaeological work, as required by condition (a), shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork.**

Reasons:

1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2021 and TAN24: The Historic Environment.

2) To ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

**(07) All planting in the approved details of landscaping contained in (3969-XX-DR-L-0001 Rev A) shall be carried out in the first planting seasons 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 10 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 the area as required in JLDP Policies PCYFF 3 and PCYFF 4.

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.

**Application Reference:** FPL/2021/370

**Applicant:** Mr M Owen

**Description:** Full application for amendments to planning permission reference FPL/2019/212 for the conversion of the outbuilding into holiday let accommodation at

**Site Address:** Chwarelau, Brynsiencyn



## Report of Head of Regulation and Economic Development Service (Gwen Jones)

**Recommendation:** Permit

### Reason for Reporting to Committee

The planning application is reported to the Planning Committee at the request of both local members due to highway concern.

### Proposal and Site

This is a full planning application for amendments to planning permission reference FPL/2019/212 for the conversion of the outbuilding into holiday let accommodation at Chwarelau, Brynsiencyn.

### Key Issues

The key issues are whether the amendments are acceptable from a design and highway safety point of view.

## Policies

### Joint Local Development Plan

Policy PCYFF 1: Development Boundaries  
Policy PCYFF 2: Development Criteria  
Policy PCYFF 3: Design and Place Shaping  
Policy PCYFF 4: Design and Landscaping  
Policy TWR 2: Holiday Accommodation  
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility  
Policy TRA 4: Managing Transport Impacts  
Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character  
Policy AMG 5: Local Biodiversity Conservation

Supplementary Planning Guidance - Replacement Dwellings and Conversions in the Countryside (September 2019)

### Response to Consultation and Publicity

Consultee	Response
Cynghorydd Bryan Owen	Call in request due to Highway safety
Cynghorydd Peter Rogers	Call in request due to issues relating to the adoption of the road
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Satisfied with the passing bay that has been constructed and also satisfied with the amendments to the parking area.

The proposal has been advertised distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 02/03/2022. At the time of writing this report, 6 no letters of representation had been received at the department.

The main objections as follows:-

- Passing bay should be located in the location as shown on the previous application
- Passing bay that has been constructed is not up to standard and does not have a hard surface
- Passing bay constructed is dangerous and on a blind corner
- Accidents nearly happened on the road
- Issues with whether this road is private or adopted
- The road is used by neighbours and access is needed 24/7
- Why is 4 parking spaces, enlargement of building and separate septic tank needed for 1 holiday let
- Previous planning applications refused in the past due to road being unsafe to cater extra traffic.

In response to the objections raised:

- This planning application has been submitted as the applicant did not firstly agree to the location of the passing bay prior to undertaking the work.
- The Highways Authority has confirmed that they are satisfied with the passing bay that has been constructed.

- The status of the road is not a consideration for this planning application.
- Consideration has been given to the amendments and it is considered that they comply with the policies of the Joint Local Development Plan. The proposal will now connect to the existing septic tank on the land at Chwarelau.
- Each planning application is considered on its own merits. However, it is important to note that the conversion of the outbuilding to holiday use has been approved under planning application FPL/2019/212.

### **Relevant Planning History**

FPL/2019/212 - Full application for conversion of the outbuilding into holiday let accommodation, demolition of part of the outbuilding, alterations and extensions together with the construction of a new vehicular passing bay on land at - Chwarelau, Brynsiencyn -Permit

45C491 -Full application for the conversion of outbuilding into holiday accommodation, demolition of part of the outbuilding together with alterations and extensions at - Chwarelau, Brynsiencyn - Refused

### **Main Planning Considerations**

#### **Previous Planning Permission**

Planning permission was granted under planning application reference FPL/2019/212 to convert the outbuilding into holiday let accommodation, demolition of part of the outbuilding, alterations and extensions together with the construction of a new vehicular passing bay on land at - Chwarelau, Brynsiencyn.

#### **Amendments**

##### **Passing Bay**

Condition (06) of the previous permission required the applicant to provide details of the construction and location of a passing bay prior to the commencement of work on site. The passing bay was completed without discharging the condition. The passing bay has been completed in a different location than was shown on the approved drawings. However, the highways department have confirmed that they are satisfied with the construction and location of the passing bay that has been constructed.

##### **Parking Arrangements**

The parking arrangements has been amended, where cars will park in front of the outbuilding instead of within the curtilage of Chwarelau. The Highways Authority has confirmed that they are satisfied with the new parking arrangements.

##### **Amendments to the building**

The amendments to the building are as follows:-

- South East elevation – 2 no french doors inserted instead of 2 no windows and a door as previously approved
- North West elevation – 1 no door added to extension
- South West elevation – The approved extension has been moved slightly, the addition of a small extension and porch

It is considered that the amendments are acceptable and will not have a negative impact upon adjacent residential properties no more than the approved scheme.

### **Conclusion**



The Highways Authority has confirmed that they are satisfied with the passing bay that has been constructed and the new parking arrangements. The amendments to the building is considered minor in nature and will not have a negative impact upon the area or any adjoining residential property. The amendments are considered acceptable and comply with policies of the Joint Local Development Plan.

## **Recommendation**

That the application is permitted subject to the following conditions:

**(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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order), the development permitted by Classes A, B, C, D, E and F of Part 1 of Schedule 2 are hereby excluded.**

Reason: To ensure that the development is in the interests of amenity.

**(03) Natural slates of uniform colour shall be used as the roofing material of the proposed building.**

Reason: For the interest of visual amenity.

**(04) The development work shall take place in accordance with Section 8.1 Bat Mitigation of the Preliminary Ecological Assessment and Emergence Survey for Bats prepared by Egniol Environmental Ltd, Version 1.0 dated July, 2018 submitted under application reference FPL/2019/212.**

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

**(05) The development shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence or by any persons exceeding a period of 28 days in any calendar year. An up to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.**

Reason: To define the scope of this permission.

**(06) The car parking accommodation shall be completed in full accordance with the details as shown on drawing number GA001 Rev B before the holiday unit is occupied 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.

**(07) The commencement of the development shall not take place until there has been submitted to and approved in writing by the Local Planning Authority, a Construction Traffic Management Plan (CTMP). The CTMP shall include;**

**(i) The routing to and from the site of construction vehicles, plant and deliveries.**

**(ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**

**(iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;**

**(v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**

**(vi) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**

**(vii) The arrangements for loading and unloading and the storage of plant and materials;**

**(viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**

**The construction of the development shall be completed in accordance with the approved plan.**

Reason: To ensure reasonable and proper control is exercised over construction traffic and construction activities in the interests of highway safety.

**(08) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted under planning application reference FPL/2021/370 and FPL/2019/212 and in accordance with the conditions imposed.**

- **Location and Block Plan GA001 Rev B**
- **Proposed Elevations and Floorplans – GA004**
- **Structural Appraisal Report Sam P Jones Cyf – 1718481/01/A received with planning application FPL/2019/212.**
- **Preliminary Ecological Assessment and Emergence Survey for Bats – Egniol Version 1.0 dated July 2018 received with planning application FPL/2019/212.**

Reason: For the avoidance of doubt.

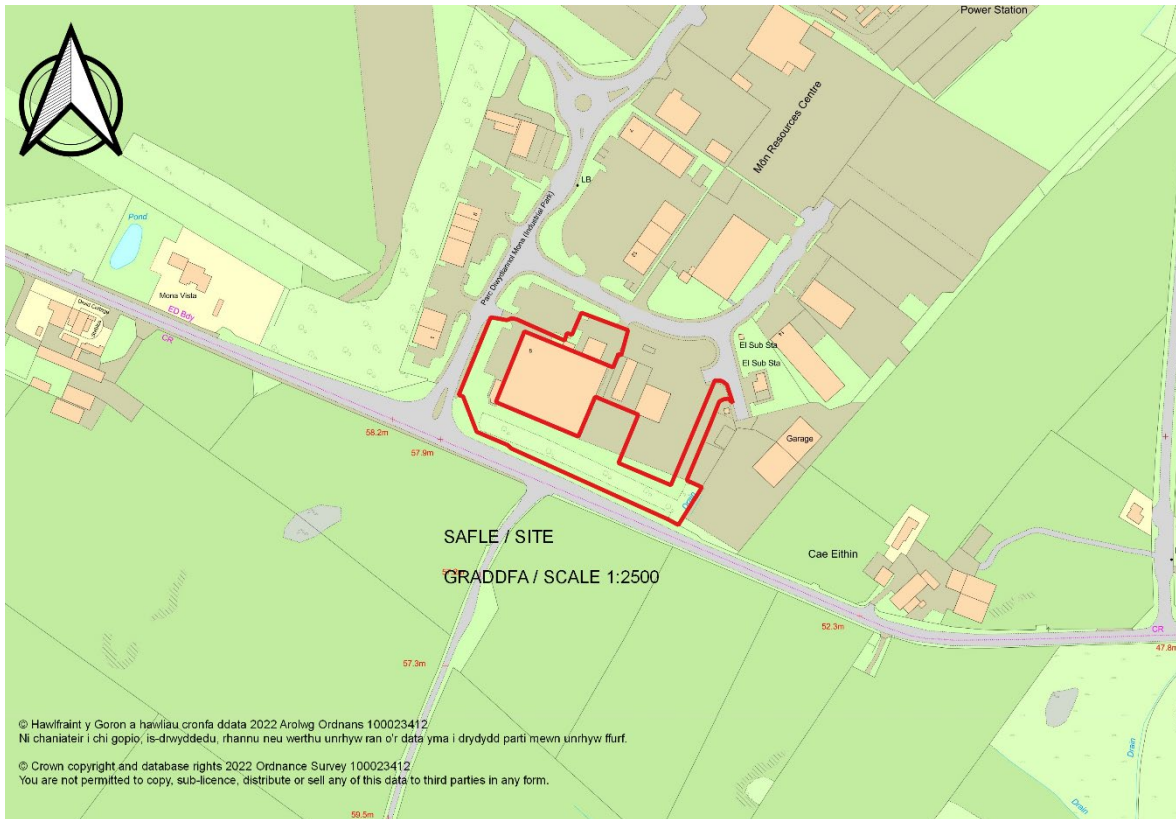
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

**Application Reference: FPL/2022/36**

**Applicant:** Mona Island Dairy Ltd

**Description:** Full application for extension and alterations to existing building (including extension approved as part of planning application FPL/2020/234), erection of additional silos, creation of car parking area, creation of new vehicular and pedestrian access, landscaping together with associated works

**Site Address:** Mona Island Dairy, 8 Mona Industrial Park, Mona



**Report of Head of Regulation and Economic Development Service (Iwan Jones)**

**Recommendation:** Permit

**Reason for Reporting to Committee**

The planning application encompasses council owned land.

**Proposal and Site**

The application relates to the Mona Dairy Building which is located on the entrance to the Mona Industrial Estate. Whilst the remainder of the Industrial Estate is located towards the north of the site, the A5 highway is immediately to the south of the site.

Planning Permission was granted in 2019 under reference 14C28H/2/ECON to adapt and extend the existing unit on this site into a cheese production factory including the erection of 17 milk silos. A separate application was subsequently granted permission under reference FPL/2022/234 for an extension to the existing building to create a brining area, erection of an Effluent Treatment Plant building together with other associated works.

The current application forms the third phase of development in relation to the cheese production factory. The proposed development includes an extension to an existing / previously approved building. There would also be additional silos erected, creation of car parking area and a new vehicular and pedestrian access together with landscaping and other associated works.

## **Key Issues**

Whether or not the proposal is justified in this location, complies with local and national policies and whether the proposal will have a detrimental impact upon highway safety and nearby residential properties.

## **Policies**

### **Joint Local Development Plan**

Anglesey and Gwynedd Joint Local Development Plan (2017) "JLDP":

Strategic Policy PS 1: Welsh language and culture

Strategic Policy PS 2: Infrastructure and developer contributions

Policy ISA 1: Infrastructure Provision

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

Policy TRA 2: Parking Standards

Policy TRA 4: Managing Transport Impacts

Strategic Policy PS 5: Sustainable Development

Policy PCYFF 1: Development Boundaries

Policy PCYFF 2: Development Criteria

Policy PCYFF 3 Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Policy PCYFF 5: Carbon Management

Policy PCYFF 6: Water Conservation

Strategic policy PS 13: Providing Opportunity for a Flourishing Economy

Policy CYF1: Safeguarding, allocating and reserving land and units for employment use

Strategic Policy PS 19: Conserving and where appropriate enhancing the natural environment

Policy AMG 5: Local Biodiversity Conservation

Planning Policy Wales Edition 11 (2021) "PPW"

Technical Advice Note (TAN) 5: Nature Conservations and Planning

Technical advice note (TAN) 18: transport

Technical Advice Note (TAN) 23: Economic Development (2014)

Technical Advice Note (TAN) 20: Planning and the Welsh Language (2017) "TAN 20"

Technical Advice Note (TAN) 24: The Historic Environment (2017) "TAN 24"

Planning Circular 01/03: Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas

Welsh Government's Building Better Places: Placemaking and the Covid-19 Recovery (July 2020)

## Response to Consultation and Publicity

Consultee	Response
Draenio Gwynedd / Gwynedd Drainage	Due to the size and nature of the development it may be necessary to provide an application to the SAB for approval prior to the commencement of the building work. Information provided indicates that the developer is considering sustainable techniques to manage surface water, however until an application is made to the SAB there remains some uncertainty whether the proposed site layout would enable full compliance with the suite of national SuDS standards.
Llywodraeth Cymru (Priffyrdd/Highways)	No Objection
Gritten Ecology	Satisfied with the proposed development including the submitted Preliminary Ecological Assessment . Amendments requested to the submitted landscaping plan to including more native species planting has been addressed by means of an amended plan.
Rheolwr Polisi a Strategaeth / Policy & Strategy Manager	No Response
Priffyrdd a Trafnidiaeth / Highways and Transportation	Construction Traffic Management Plan condition is requested as part of any permission.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No Objection. Satisfied the proposed development will not have a negative impact upon protected species nor any protected sites.
GCAG / GAPS	No Objection
Ymgynghorydd Tirwedd / Landscape Advisor	Following the receipt of an amended landscape plan no objection raised, Condition recommended to ensure the landscaping scheme is implemented
Cadw Scheduled Monuments	No Response
Cynghorydd Bob Parry	No Response
Cynghorydd Dylan Rees	No Response
Cynghorydd Nicola Roberts	No Response
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments contained within the main core of the report
Iechyd yr Amgylchedd / Environmental Health	Conditions proposed to ensure that the Noise Assessment Report and mitigation measure are carried out.
Dwr Cymru Welsh Water	Concerns raised that the proposed development will cross a Welsh Water easement.
Diogelu – Y Weinyddiaeth Amddiffyn / MOD Safeguarding	No Response

Uned Datblygu Economaidd / Economic Development Unit	The proposal development is supported given the significant level of investment proposed, the jobs to be created on the site and in associated agricultural units in Wales.
Cyngor Cymuned Bodffordd Community Council	No Response

The proposal has been advertised through the erection of a site notice and the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 09/03/2022. At the time of writing this report, no letters of representation had been received.

### **Relevant Planning History**

14C28H/2/ECON - Full application for alterations and extensions which includes the installation of silos at Conditionally approved 25.06.19.

14C28C/TR Erection of a 25,000 square foot speculative food production unit Conditionally approved 03.12.97. Condition (08) of the planning permission restricted the use of the building to B1, B2 and B8 purposes. This planning permission did not extend to the eastern plot now partly encompassed by the planning permission subject to this report. There are no restrictions in terms of working hours or days on this planning permission.

FPL/2020/234 - Full application for the erection of food production warehouse, extension to existing building to create brining area, erection of Effluent Treatment Plant (ETP) tank, associated balance tank and structures (part retrospective in relation to foundations), creation of attenuation ponds, erection of building to accommodate DAF units, alterations to existing access points along with amendments to existing parking, de-adoption of part of existing adopted highway with landscaping and associated works

### **Main Planning Considerations**

#### ***Planning History & Context:***

Planning permission has been granted in 2019 under reference 14C28H/2/ECON to adapt and extend the existing unit on this site into a cheese production factory including the erection of 17 milk silos. The proposal also entailed extending the development onto part of the adjoining industrial plot to the south east of the application site, this part of the development comprised 20 vertical silo tanks, tanks and an evap building with tallest of the structures on this part of the development attaining a height of around 14.2 metres. It was accepted at the time that the cheese production factory would operate 7 days a week on 24 hour basis.

The second phase was approved in 2021 under reference FPL/2020/234. The permission included the erection of food production warehouse, extension to existing building to create brining area, erection of Effluent Treatment Plant (ETP) tank, associated balance tank and structures (part retrospective in relation to foundations), creation of attenuation ponds, erection of building to accommodate DAF units, alterations to existing access points along with amendments to existing parking, de-adoption of part of existing adopted highway with landscaping and associated works.

The second phase would enable the business in creating a modern cheese production factory on this site which would increase production from 2,500 tonnes to 7,800 tonnes per annum and broaden the variety of cheese which will be produced.

The current application forms the third phase of the development. The proposed development comprises an extension to the existing / approved buildings. This would allow a larger warehouse, creation of office accommodation / training room and facilities for staff together with a pallet store.

The application also entails the erection of additional six silos along the western elevation. The highest points of the siloes would be consistent with existing height of the building. A further 18 silos would be erected to the north of the building which would be consistent to the height of the proposed extension.

Alterations to the approved layout is also being proposed. The proposed development would see the car parking provision related to the south of the building, which result in 36 car parking spaces being located with an area of landscaping. Changes to the layout would also include a vehicular access from the north east which would be accessible from the internal estate road.

Landscaping is proposed across the site, particularly along the southern boundary. Off-site ecology mitigation measures is also being proposed which will include the plantation for a new woodland.

The expansion would result in increasing production from 7,800 tonnes to 18,000 tonnes per annum upon completion, 150 million litres of milk from 35 Welsh farms would be converted to 18,000 tonnes of cheese.

***Principle of Development:***

Strategic policy PS 5 states that development will be supported where it can be demonstrated to be consistent with the principles of sustainable development and complies with the listed criteria (1. to 8.) where applicable. Of relevance to the proposal is that it will contribute towards a varied range of employment opportunities and the promotion of a varied and responsive local economy that encourages investment that supports the settlement strategy in the plan.

Strategic policy PS 13 states that whilst seeking to protect and enhance the natural environment the council will facilitate economic growth in accordance with the spatial strategy by (4) amongst other means supporting economic prosperity of rural communities by facilitating extension of existing businesses.

The proposed development is located within an area forming part of allocation C31 under policy CYF 1 JLDP which safeguards the Mona Industrial Estate for B2 (General Industrial) and B8 (Storage and Distribution). As per the comments of the council's Economic Development Units the proposal to create a modern cheese production facility on this site is supported given the significant level of investment proposed, the jobs to be created on the site and in associated agricultural units in Wales. The expansion by Mona Island Dairy will support rural employment directly in the factory (in addition to the existing jobs) and indirectly by sourcing from local dairy farms and through the wider supply chain.

Whilst the application site and the industrial estate as a whole are located away from the nearest settlements at Gwalchmai and Bodffordd, they are located on the main Holyhead to Bangor bus route (which are highest order settlements in the settlement strategy of the JLDP) and there is a bus stop on the industrial estate in close proximity to the application site. In this regard the proposed development can be regarded as being in a relatively sustainable location based on the accessibility to public transport in Anglesey's rural context.

Given that the unit subject to the planning permission already has a lawful use as a cheese production factory and that the application site is located within an allocation which safeguards the industrial estate for these purposes the principal of the development is clearly acceptable.

***Welsh Language:***

In accordance with the Planning (Wales) Act 2015 Local Planning Authorities have a duty when deciding on a planning application to have regard to the Welsh language, where it is relevant to that application. This is further supported by para 3.28 of Planning Policy Wales (Edition 11, 2021) together with Technical Advice Note 20.

The 'Maintaining Distinctive and Sustainable Communities' Supplementary Planning Guidance (SPG) (adopted July 2019) provides further guidance on how Welsh language considerations are expected to be incorporated into all relevant developments.

Information has been submitted providing due consideration of the impact of the development upon the Welsh Language.

It is concluded that the proposed development would provide a significant investment to the surrounding area which would create numerous direct and indirect jobs. The first and second phases of the development would create 64 full time positions whilst the third phase subject to this application will create a further 20 full time roles. The proposed development would also work with numerous local farmers and create opportunities for the local construction sector during its development. In addition, the applicant is committed to supporting the local supply chain in North Wales where possible and investing in young people by working very closely with local education providers such as Coleg Menai.

The applicant is also committed to providing a Welsh name for the development which is expected to be 'Llaethdy Mona'.

Given the above considerations, it is therefore considered that the proposed development would not have a negative impact upon the Welsh Language.

#### ***Residential Amenity:***

As previously noted, the application site is located within allocation C31 which allocates the site for B2 purposes. As explained previously the application site has been granted planning permission for a cheese production factory which would operate 7 days a week for 24 hours a day. These are material considerations in assessing the impact of the development on the residential amenities of the area.

The nearest residential properties are at Cae Eithin to the south east and Mona Vista to the north west. Both are around 200 meters away from the application site. In addition there are other use commercial uses on the Mona Industrial Estate.

No further plant is proposed to be installed as part of the third phase. The 2.5 acoustic fence to the same specification as that approved as part the previous application will still be proposed along the eastern boundary of the site with an exception to allow the new vehicular access. In terms of noise, the Council's Environmental Health Section has confirmed that subject to the adherence to the submitted noise report together with providing an acoustic fence along the site boundary; the section have no objections to the proposed development.

#### ***Highways:***

The proposal entails the creation of a new vehicular access to the north east in order to provide access for cars to the proposed car park to the south of the building. The car park would provide a total of 36 car parking spaces including two accessible bays. Other associated highway developments include a new pedestrian access which is proposed from the car parking area to the west of the application site to connect within the pedestrian walkway into the estate. HGV's would continue to use the existing access points.

The Local Highways Authority have assessed the application and is satisfied with eth proposed development subject to a condition requesting that a Construction Traffic Management Plan is submitted and approved.

#### ***Ecology and Biodiversity:***



The Council has a duty under the Environment Wales Act (2016) to seek to maintain and enhance biodiversity whilst carrying out its functions as described in the comments of the Ecological and Environmental Adviser.

The application is accompanied by a Preliminary Ecological Assessment (PEA). It concludes that the wider site retains some significant biodiversity interest in the form of marginal trees and vegetated ditch with potential for breeding birds, roosting and foraging bats.

The Preliminary Ecological Assessment includes off site provision which would also act as mitigation measures for the previous phase. At the time of writing this report several sites are being discussed, a definitive location has not yet been finalised. Nevertheless, details of the mitigation measures have been submitted which would include bird plantation woodland reptile, bird nesting habitat, semi improved wildflower grassland and hedgerow creation.

The Ecological Adviser has assessed the application and was satisfied with the proposed development including the submitted PEA. Amendments requested to the submitted landscaping plan to including more native species planting has been addressed by means of an amended plan.

Since the mitigation measures would be provided off site, a legal agreement is required as part of any permission to ensure its implementation. The agreement would also include the requirements to provide a sum of £1,000 each year for a period of 20 years to ensure that the ecological measures is successfully managed.

#### ***Special Landscape Area “SLA”:***

Policy PCYFF 4 which requires that all proposals should integrate into their surroundings, proposals that fail to show in a manner appropriate to the nature, scale and location how landscaping has been considered will be refused. The application site is located on an industrial estate and the development will primarily be viewed against the backdrop of the existing industrial estate and in the context of the adjacent airfield.

The site is not within a designated landscape but is adjacent to the northwest corner of the Malltraeth Marsh & Surrounds Special Landscape Area (SLA) – separated by the A5. The SLA does not have a defined setting and the site has a long-established industrialised appearance. It is not considered that the SLA would be affected by the proposal.

The original submission proposes to remove boundary vegetation along the A5 corridor which will have a localised effect as it provides a valuable screen which will not be replaced within PCYFF 4 considerations. While it is compensated somewhat by a higher quality design and finish, it was considered that its removal does not respect, retain or complement a positive feature of the site, as required by the policy.

An amended landscaping plan has been received which will provide a more effective screening than the original submission. A condition will be attached to the permission to ensure that landscaping scheme is implemented in the first planting season after completion or first use of the development whoever is sooner.

#### ***Other Material Considerations:***

Mona Airfield is located in close proximity to the north west and is used by military aircraft for training purposes. The application is accompanied by a Bird Hazard Management Plan that sets out management measures for the control of bird hazards under normal circumstances. The Ministry of Defence consultation response is outstanding at the time of writing this report.

There is a scheduled ancient monument (SAM) (Graiglas Barrow) around 380 metres to the south west of the application site. When considering development proposals that affect the setting of a scheduled there

is a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains. As previously stated, two phases has previously been approved at the site which is taken into account when assessing its impact upon the nearby SAM. GAPS have raised no objection to the application whilst no response has been received by CADW at the time of writing this report.

The proposed development site is in close proximity to the public water mains. As such an easement of 3m either side of the centreline of the 90mm watermain, 4m either side of the centreline of the 200mm water mains, and 5m either side of the centreline of the 16-inch trunk watermain is required. Welsh Water have been consulted upon the application and stated that it appears that parts of the retaining wall, access ramp and silos to the north of the proposed development would be located within the required easements. At the time of writing this report the applicant is assessing these concerns and is in the process of attempting to resolve matters by undertaking surveys of the site.

## **Conclusion**

The principle of the development is acceptable on this industrial estate location and is supported in terms of the investment and jobs and that that are proposed.

There are a number of consultation responses which are unresolved at the time of writing. These include the MOD, Cadw and Welsh Water. Work is being undertaken by the applicant in addressing the comments concerns raised by Welsh Water.

In terms of the Well-being of Future Generations (Wales) Act 2015 it is considered that the proposed development contribute towards a more prosperous and resilient Wales in terms of the economic improvements being proposed as part of the development.

## **Recommendation**

That subject to the receipt of acceptability by the outstanding consultation responses listed in the report that planning permission is GRANTED subject to the following planning conditions and any others recommended by outstanding consultees. A legal agreement would also be required to ensure that the off-site ecological mitigation measures are carried out and managed accordingly.

### **(01) The development shall begin not later than five years from the date of this decision.**

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

### **(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the approved plans, and contained in the form of application and in any other documents accompanying such application as listed below, unless specified otherwise in any conditions of this planning permission:**

**Location Plan – 20335\_P3\_P 100 Rev D**

**Acoustic Fence Detail – 20335\_P-601**

**Phase 3 Drainage Strategy p2018-011 Rev D**

**Hard Landscape Design – 636-STO-00-00-DR-L-0001 Rev P02**

**Soft Landscape Design – 636-STO-00-00-DR-L-0002 Rev P02**

**Proposed Sections – 20335\_P3\_P\_302**

**Site Plan Proposed – 20335\_P3\_P 102 Rev E**

**Proposed Ground Floor Plan – 20335\_P3\_P 200 Rev D**

**Proposed Elevations – 20335\_p3\_p 210 Rev E**

**Proposed Roof Plan – 20335\_P3 201 Rev D**

**Noise Assessment Report (01 September 2021) RS Acoustic Engineering Mona Dairy Phase II**

**Landscape Design Palette – 636-STO-XX-XX-RP-L-0001**

## **Ecological Assessment and Mitigation Proposal – Eco Scope Ecological Solutions**

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

**(03) Prior to the installation of any external lighting, full details of a lighting scheme for the development including Lux levels (lumen per square metre) must be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the lighting scheme approved under the provisions of this condition. The lighting shall be maintained in accordance with the approved scheme for the lifetime of the development and there shall be no additional lighting installed.**

Reason: To prevent of light pollution.

**(04) The site shall be landscaped strictly in accordance with 636-STO-00-00-DR-L-0002 Rev P02 in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.**

Reason: In the interest of the visual amenities of the locality and to secure an ecological enhancement.

**(05) Development shall take place in accordance with descriptions and colours of all the materials proposed to be used on the external surfaces of the development within the following documents:  
Application Forms;  
Proposed Elevations – 20335\_p3\_p 210 Rev E**

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

**(06) The construction and the operation of the development hereby approved shall proceed strictly and entirely in accord with the Noise Assessment Report (01 September 2021) RS Acoustic Engineering. The noise mitigation measures in the Acoustic Report and the acoustic fence shown drawing number 20335\_P-601 hereby approved shall be completed/erected in their entirety prior to the commencement of the use hereby approved. In the event that the fence is replaced for whatever reason, the replacement shall be carried out immediately and in accordance with the approved detail.**

Reason: To safeguard the amenities of occupants of residential properties in the vicinity.

**(07) No building hereby approved shall be erected beyond slab level until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority, in consultation with MOD. The Bird Hazard Management Plan shall include design measures to minimise any increase in the numbers of hazardous species (primarily large or flocking birds) as a result of the development proposed, in particular provisions to prevent gulls from breeding (using appropriate licensed means) on site should be provided. The development shall be carried out strictly in accordance with the details set out in the approved strictly in accordance with the details set out in the approved Bird Hazard Management Plan in perpetuity or until RAF Mona is no longer operational.**

Reason: To minimise the potential of the works approved to provide a habitat desirable to hazardous large

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.