

Proposal and Site

The application is for an extension to the existing building together with the demolition of the existing workshop together with the erection of a replacement workshop at Safle 5, Amlwch Industrial Estate, Amlwch.

Key Issues

The key issues are if the proposal complies with current policies, if the proposal is an overdevelopment of the site and whether the proposal would have a negative impact on the existing building, the surrounding area or neighbouring residential properties.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 1: Development Boundaries
Policy PCYFF 4: Design and Landscaping
Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy
PS 1: Welsh Language and Culture
PS 4: Sustainable transport, development and accessibility
PS 5: Sustainable Development
PS 6: Alleviating and Adapting to the Effects of Climate Change
PS 13: Providing opportunity for a flourishing economy
TAN 15: Development and Flood Risk
TRA 2: Parking Standards
TRA 4: Managing Transport Impacts
CYF 1: Safeguarding, Allocating and reserving land and units for employment use

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

Planning Policy Wales (Edition 11)

Technical Advice Note 12: Design (2016)

Response to Consultation and Publicity

Consultee	Response
Cyngor Tref Amlwch Town Council	No Objection
Cynghorydd Aled Morris Jones	No Response
Cynghorydd Derek Owen	No Response
Cynghorydd Liz Wood	No Objection
Cyfoeth Naturiol Cymru	Flood Consequences assessment requested and received. Advisory Notes provided
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Advice Given
Iechyd yr Amgylchedd / Environmental Health	Observations

Priffyrdd a Trafnidiaeth / Highways and Transportation	No comments to make in relation to the Highway
Ymgynghoriadau Cynllunio YGC	Observations
Dwr Cymru Welsh Water	Condition and Advisory Notes
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Observations

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 07/12/2022. At the time of writing this report, no letter of representation had been received at the department.

Relevant Planning History

11C197A - Dymchwel yr adeilad presennol ynghyd a chodi adeilad newydd ar gyfer defnydd fel gweithdy pensaer, trwsio a storio yn / Demolition of existing building together with the erection of a new building for use as joinery workshop, repairs and storage at - Site 5,Amlwch Business Park,Amlwch. Caniatau / Permitted 10/04/2008

Main Planning Considerations

The main planning considerations are whether the proposal complies with current policies, and whether the development would have any negative impacts on the area or any neighbouring properties.

Location/Siting:

The proposed development is located on the Llwyn Onn Industrial Estate Amlwch which has been designated as a 'secondary' employment site under Policy CYF 1 of the JLDP for B1, B2 and B8 uses. Consequently, the principle of the proposal is acceptable under Policy CYF 1.

The proposed development is considered acceptable and would reflect a typical development seen on an industrial estate together with nearby sites.

It is not considered that the proposal will have a negative impact upon the immediate area, surrounding landscape or any immediate Industrial Unit as it is improvement to the site with the use of high quality durable building materials.

It is considered the application complies with Policy PS 13 of the JLDP: Supporting economic prosperity and sustainability of rural communities by facilitating appropriately scaled growth of rural enterprises, extension of existing businesses and diversification by supporting the re-use of existing buildings, the development 'live work' units, working from home, and by encouraging the provision of sites and premises in appropriate accessible locations consistent with the Plan's Spatial Strategy and in line with Strategic Policies PS5 and PS6.

It is considered this application facilitates appropriate growth for the business providing essential modernization and refinement at the site, futureproofing the longstanding local business.

Flooding:

Natural Resources Wales were consulted as part of this application and stated that the development site is within Zone C2 of the Flood Risk Map: (C2 - Used to indicate that only less vulnerable development should be considered subject to application of justification test, including acceptability of consequences. Emergency services and highly vulnerable development should not be considered.)

We as a LPA must determine whether the development within a C2 Zone is Justified by following the Criteria tests (i)/(ii) to (iv) of Section 6 of TAN 15. It is considered the development (Within Amlwch Industrial Estate) is a location which is necessary to contribute to key employment objectives and is located at previously developed land. The application therefore passes the tests (ii) and (iii).

The final test required is (iv) in which the applicant must demonstrate, through the submission of an FCA, that the consequences of flooding can be managed to an acceptable level.

A Flood Consequences Report (FCA) is therefore required to be produced to pass test the final test (iv) for sufficient Justification to be provided for the location of the development within the C2 Flood Risk Map zone.

An FCA report was prepared for the application site and received by the agent of the application. The report concluded that the site can be at risk of flooding by the adjacent Afon Goch river and that the depth of flooding is expected to be shallow. This development includes the removal of an existing building which is close to the river and a new building erected to the east of the site which is a further distance from the river. The report lists the various flood risks at the site and provides Mitigation measures to be put in place (including a Flood Checklist) as part of the development to adequately control the consequences of flooding such that the development can reasonably comply with the requirements of TAN15.

Design:

Policy PCYFF3 states that proposal must be expected to demonstrate a high quality design and should complement and enhance the character and appearance of the site. It is considered this new development is of high quality design with use of high quality/durable building materials and complements the industrial setting of the Amlwch Industrial Estate

The current workshop at the site is in a state of disrepair and no longer fit for purpose. The new workshop unit is designed to be more durable and long lasting and is considered an improvement at the site. The measurements for the new workshop is Length 10.6m, width 7.6m and max height 3.6m. The floor area approx. 81m². It is considered the new workshop is an improvement in siting to existing buildings as the new workshop will be located further away from the river on the site, Afon Goch than the existing detached outbuildings, which are to be demolished. The application also includes the proposed new extension to the main workshop unit building at the site to provide an additional 99m² to the existing floor area of approx. 154m². It is considered this extension is in keeping with the existing main unit in terms of pitched roof design and matching roof levels providing additional workshop/storage space.

Adjacent Residential Properties:

The proposal site is located within the main hub of the industrial estate with no immediate residential properties nearby. The nearest residential properties are located at Salem Street, Amlwch approx. 181m away. It is considered the proximity and setting of the proposal is considered acceptable in terms of impact on neighbouring properties.

The proposed works are located within site of a business which operates within the Amlwch Industrial Estate. This Industrial Estate is located at a considerable distance to existing Residential areas of the Port town. With its proposed location confined within the industrial site consideration has been given to the requirements of Policy PCYFF2: Development Criteria to ensure that the development does not have a negative impact upon the health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance.

Biodiversity Enhancement:

It is important that biodiversity and ecosystem resilience considerations are taken into account at an early stage in development plan preparation and when proposing or considering development proposals. In line with Wales "biodiversity enhancement" policy it is recommended a couple of bird boxes and bat box to be

installed at site. This has been requested to agent and implemented in Proposed Drawings received by agent. This promotes the resilience of ecosystems, so far as consistent with the proper exercise of those functions.

Conclusion

The industrial units will not look out of place on the Industrial Estate and the proposal is considered acceptable and complies with the relevant policies. It is not considered that the development will give rise to an unacceptable impact upon the character and appearance of area. It is considered the development accords with the relevant development plan policies. The proposal complies with Technical Advice Note 12: Design, Paragraph 4.11 Promoting sustainability through good design, Planning Policy Guidance (Wales) Edition 11 and policies contained within the Joint Local Development Plan.

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.

- **2216-A3-09: Proposed 3d Views**
- **2216-A3-02: Location/ Block Plan Proposed**
- **2216-A3-07: Proposed Elevations Replacement Workshop**
- **2216-A3-05: Proposed Elevations**
- **2216-A3-08: Proposed Floor Plan**
- **2216-A3-04: Proposed Floor Plan**
- **Caulmert Limited: Flood Consequences Assessment – Site 5, Amlwch Industrial Estate (November 2022, reference 5647-CAU-XX-XX-RP-C-0300.S4-C0)**

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: PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4, PS 13, PS 1, PS 4, PS 5, PS 6, TAN 15, TRA 2, TRA 4, CYF 1

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.