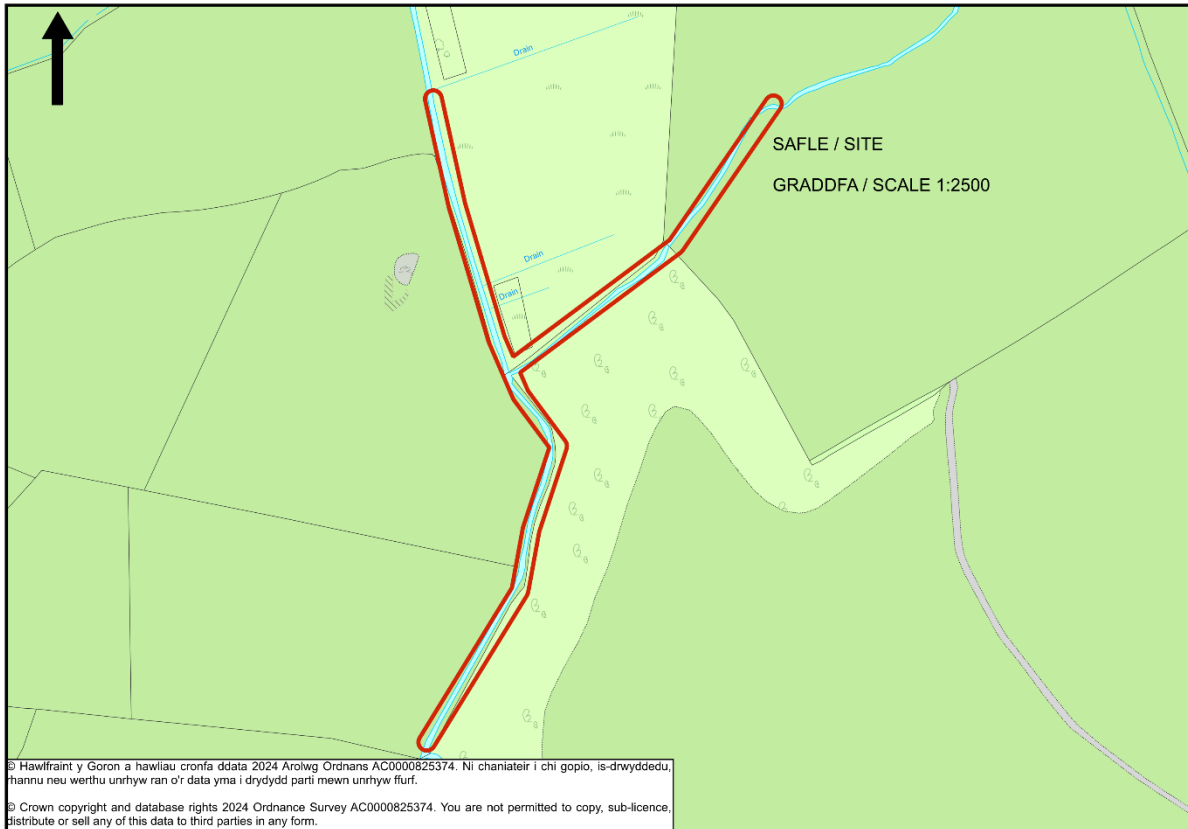


Application Reference: FPL/2024/209

Applicant: Mr Bob William-Parry

Description: Retrospective application for the retention of the river restoration works to the Afon Braint and the Afon Eyr Uchaf on land adjacent

Site Address: Penhesgyn Household Waste Management Centre, Penmynydd.



Report of Head of Regulation and Economic Development Service (Colette Redfern)

Recommendation: Permit

Reason for Reporting to Committee

The application is made by the Isle of Anglesey County Council.

Proposal and Site

The proposal is for the retention of restoration works to the Afon Braint which will result in a more natural, diverse hydrological regime to improve habitat for aquatic species and improvements to flood management and water quality.

The site lies to the north-west of the Penhesgyn Household Waste Recycling Centre in an open countryside location between Penmynydd and Menai Bridge.

Key Issues

The applications main issues are;

- i. Impact on environment

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries

Policy PCYFF 4: Design and Landscaping

Policy AMG 5: Local Biodiversity Conservation

Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 5: Nature Conservation and Planning (2009)

Technical Advice Note 15: Development and Flood Risk (2004)

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments
Cyfoeth Naturiol Cymru / Natural Resources Wales	Requested further information and confirmed that the additional information was acceptable
Ymgynghorydd Tirwedd / Landscape Advisor	No response
Cynghorydd Sonia Williams	No response
Cynghorydd Robin Wyn Williams	No response
Cynghorydd Dyfed Wyn Jones	No response
Cyngor Cymuned Penmynydd a Star Community Council	No response
Draenio / Drainage	Standard comments
Dwr Cymru Welsh Water	No comments
Iechyd yr Amgylchedd / Environmental Health	Standard comments
Mr Robin Williams	No response
Adain Eiddo / Property Section	No response

The planning application was advertised by distributing letters to adjacent units and the placing of a notice near the site. The application was also advertised in the local newspaper. The expiry date to receive representations was the 27th September 2024. At the time of writing the report no letters of representations had been received at the department.

Relevant Planning History

No relevant site history

Main Planning Considerations

i. **Impact on environment** - The proposal involves works to the bed and banks of a defined main river and as such the environmental impacts of the scheme are a key material consideration. The main objectives of the scheme are to improve the ability of the river to deal with flood water whilst also improving its ecological value. The main engineering operations of the scheme involve the reprofiling of the river banks along with the creation of shallow wetland scrapes which are interconnected to the main river channel in times of flood. The reprofiling of the river banks involve widening the river channel along with reducing the level of the adjoining river bank which increases the cross sectional area of the river channel and thus allows a greater capacity for flood water. In turn, this will reduce the flood risk upstream of the site. The shallow wetland scrapes will also act as a reservoir for flood water and further improve the rivers capacity to accommodate flood water. Minimizing, adapting and mitigating the impacts of climate change is one of the key themes of the Joint Local Development Plan. This scheme will positively contribute towards this theme.

Biodiversity and Ecology - As noted above, the other key objective of the scheme is to improve the ecological value of the river's aquatic and riparian habitats. Within the river channel itself, a number of features will be installed, including boulders, flow deflectors and small dams. These features will create a variety of habitats such as deeper pools and riffles, whilst also creating areas of faster flows which will self clean the gravel beds and thus reinstate important trout spawning habitat. The shallow wetland scrapes will provide seasonal areas of standing water, which will provide important habitat for amphibians and birds. In addition to the above, a number of wetland tree species such as willow will be planted to further increase the biodiversity value of the area.

Under policy AMG 5 and the Councils duty under The Environmental Act (2016), it is expected that all proposals demonstrate a net gain to biodiversity. The above measures will deliver the required net gain and were welcomed by the council Ecology. The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered.

The application submission was supported by a Green Infrastructure Statement, which was assessed by the Local Authority Ecology Officer. The statement was considered satisfactory and commensurate with the scale of the application.

A survey of the site found that Invasive species were present on the site and the agent confirmed that this would be disposed of in a safe manner at Penhesgyn Waste Recycling Centre.

During a site inspection it was observed that works had commenced on site and was near completion. The agent has confirmed that the invasive species was disposed of in a controlled safe manner.

Conclusion

The proposal will not have a detrimental impact on the environment, biodiversity and ecology of the locality and complies with current policies.

Recommendation

That the application is permitted subject to the following conditions:

(01) 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**
- **Proposed site plan**
- **Water Vole and Otter Survey - Wildbanks Conservation - July 2024**
- **Penhesgyn Household Waste Recycling Centre Landfill River Restoration - North Wales Rivers Trust - June 2024**

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

(02) The development shall take place in accordance with Section 5.1 Conclusion contained within the Water Vole and Otter Survey by Wildbanks Conservation dated July 29th 2024 submitted under application reference FPL/2024/209.

Reason: To safeguard any protected species

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.